



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd

Oakland, NJ 07436

FOR SALE

OFFICE CONDO

170 KINNELLON RD UNIT 36

170 KINNELLON RD | KINNELLON, NJ 07405



PRESENTED BY:

PATRICK VARELAS

201.400.5344

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Why rent when you can own this sun-filled 900 sq ft professional office condo designed for flexibility and growth. A spacious reception/sitting area welcomes clients and can easily be reconfigured to add multiple private offices or a dedicated conference room. The suite features a private back office, kitchenette, storage closet, and private restroom all within a well-maintained, recently updated complex offering abundant visitor parking and one reserved space for this unit. Conveniently located near Route 23 and major highways, it provides easy access for employees and clients alike. Ideal for professionals, consultants, or small firms seeking a modern, efficient workspace and long-term equity.

Internet is the only utility to pay. Monthly reserve contribution \$145.39 Maintenance fee: \$354.61 Electric: \$ 73.10 Total: 573.10

PROPERTY HIGHLIGHTS

- See below

OFFERING SUMMARY

Sale Price:	\$129,777
Number of Units:	53
Lot Size:	18,255 SF
Building Size:	869 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	29	93	554
Total Population	82	261	1,553
Average HH Income	\$187,939	\$187,943	\$190,745

PROPERTY DESCRIPTION



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PROPERTY HIGHLIGHTS

900 sq ft professional office condoSun-filled, flexible layoutReception/sitting area (convertible to multiple offices or conference room)Private back officeKitchenetteStorage closetPrivate restroomRecently updated complexAbundant visitor parking + 1 reserved spaceConvenient to Route 23 and major highways

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 900 sq ft professional office condo
- Sun-filled, flexible layout
- Reception/sitting area (convertible to multiple offices or conference room)
- Private back office
- Kitchenette
- Storage closet
- Private restroom
- Recently updated complex
- Abundant visitor parking + 1 reserved space
- Convenient to Route 23 and major highways



FOR SALE
OFFICE BUILDING

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LOCATION INFORMATION

IN THIS SECTION

[REGIONAL MAP](#)

[LOCATION MAP](#)

[ADDITIONAL PHOTOS](#)

REGIONAL MAP



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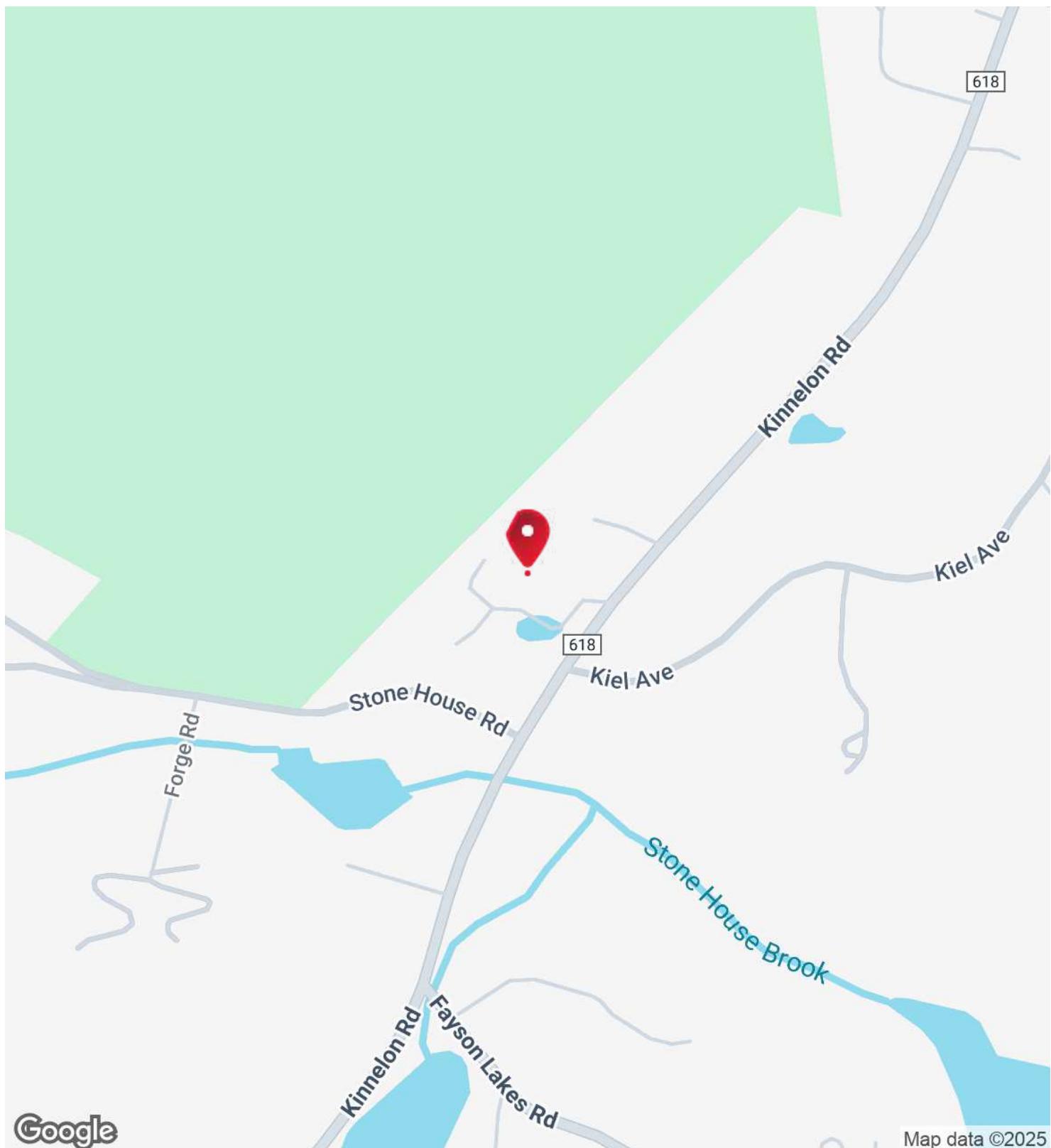
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LOCATION MAP



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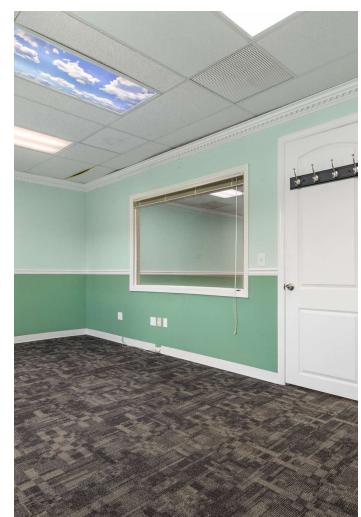
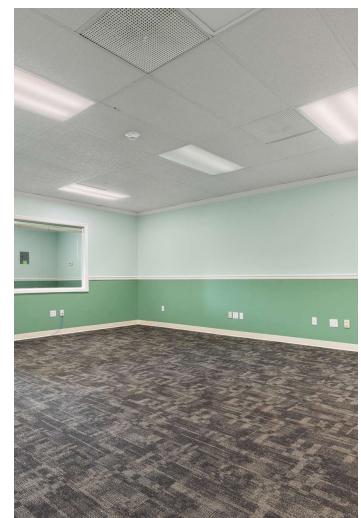
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ADDITIONAL PHOTOS



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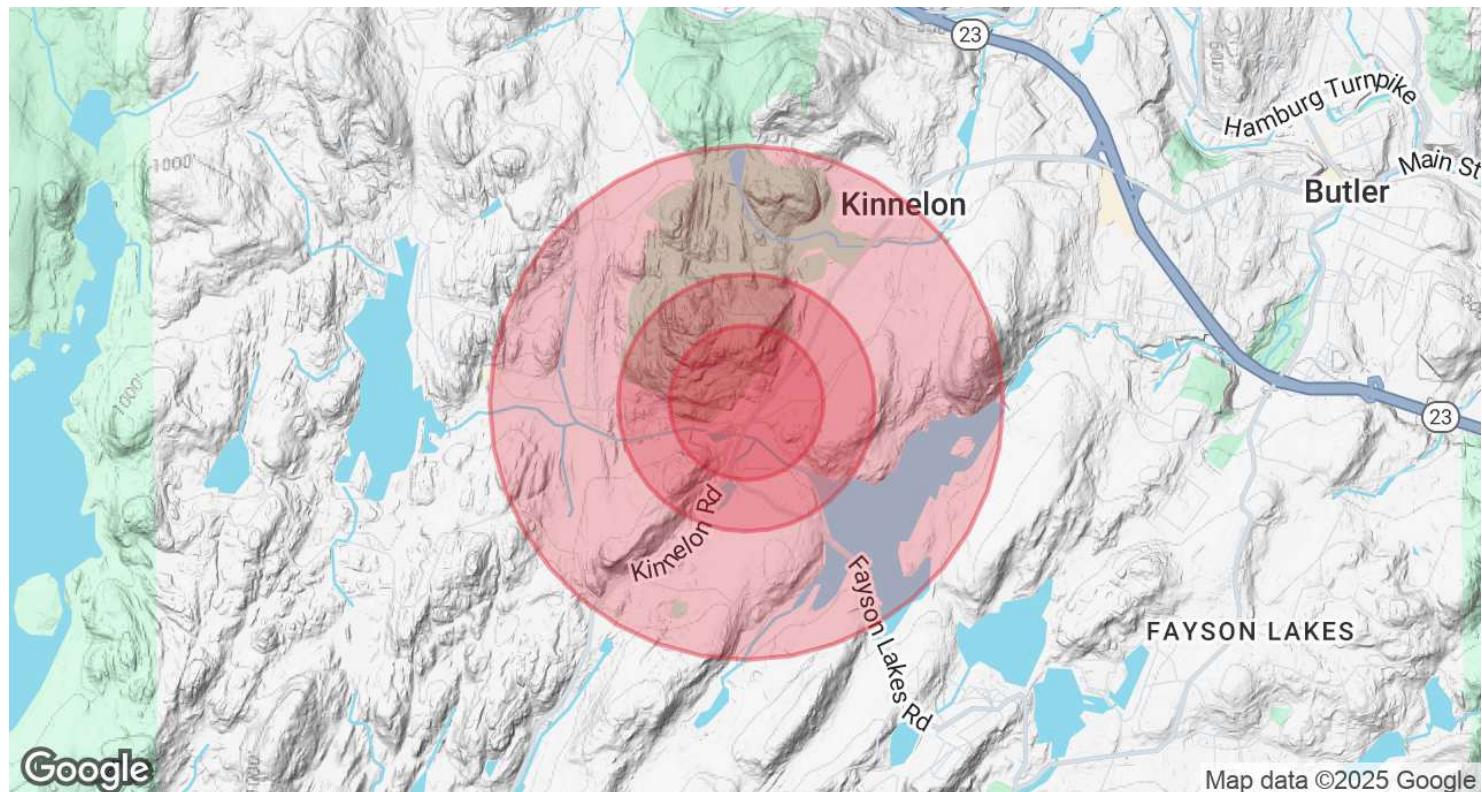
DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

FLOOR PLANS

DEMOCRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	82	261	1,553
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	93	554
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$187,939	\$187,943	\$190,745
Average House Value	\$754,192	\$755,926	\$753,318

Demographics data derived from AlphaMap

FLOOR PLANS

