



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR SALE

OFFICE CONDO

170 KINNELON RD UNIT 36

170 KINNELON RD | KINNELON, NJ 07405



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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

FOR SALE
OFFICE BUILDING

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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

FOR SALE OFFICE BUILDING

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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 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

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 900 sq ft professional office condo
- Sun-filled, flexible layout
- Reception/sitting area (convertible to multiple offices or conference room)
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- Storage closet
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LOCATION INFORMATION

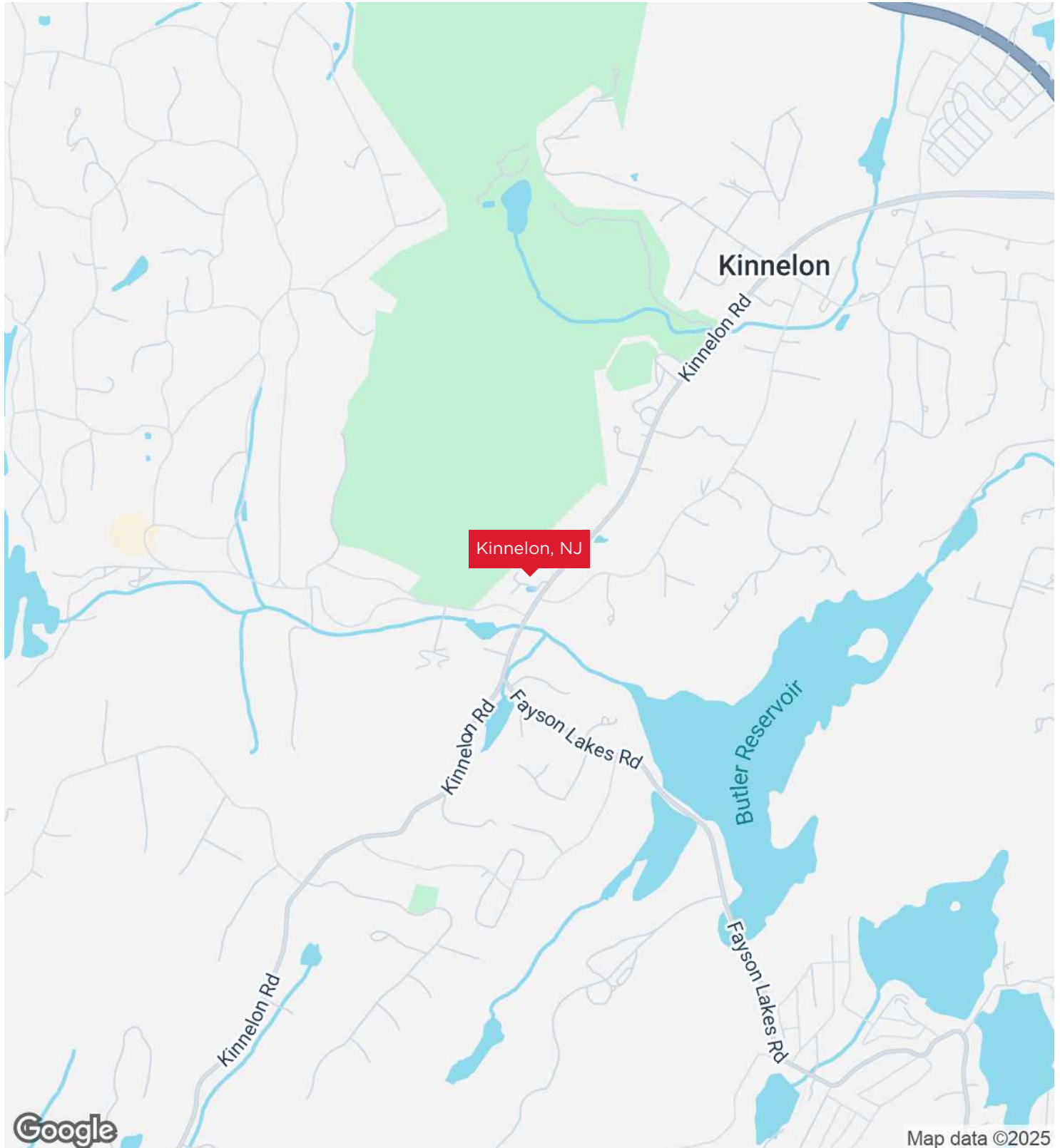
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

ADDITIONAL PHOTOS

REGIONAL MAP



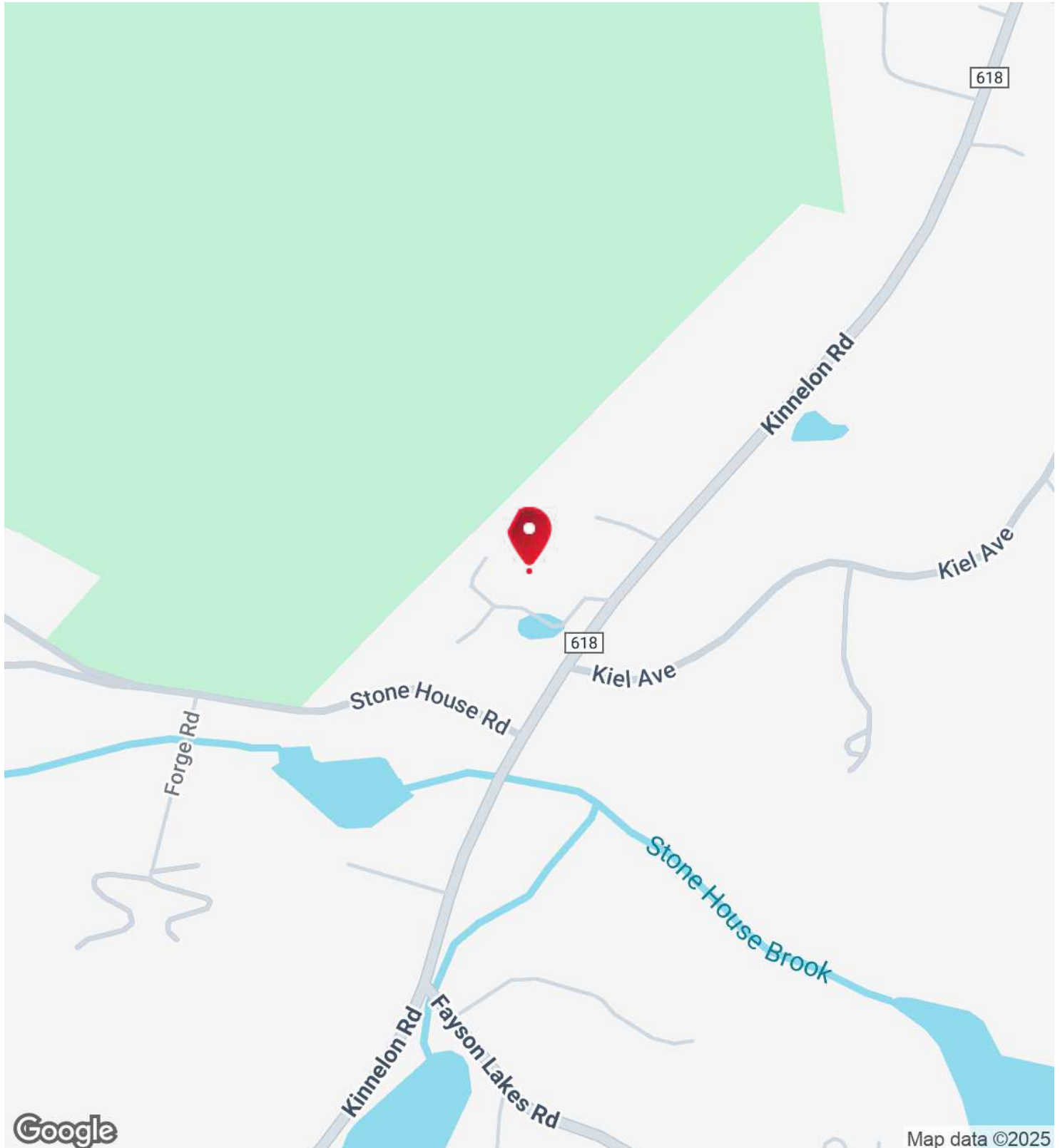
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LOCATION MAP



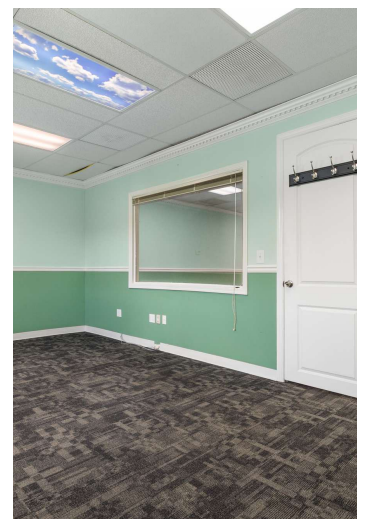
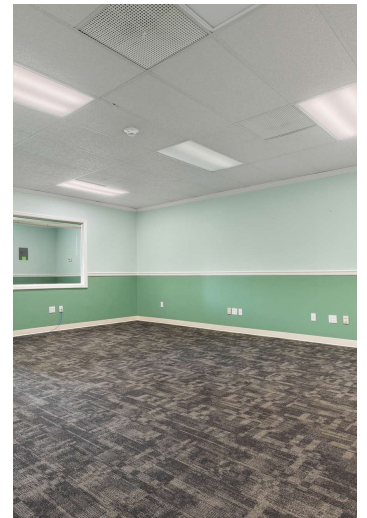
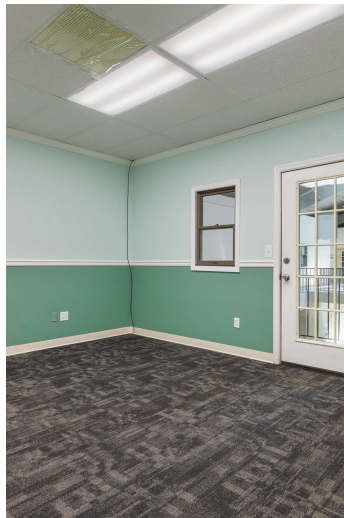
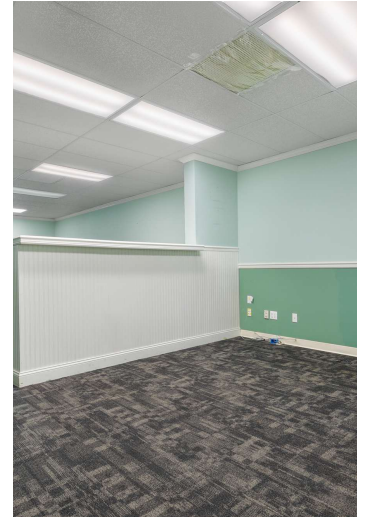
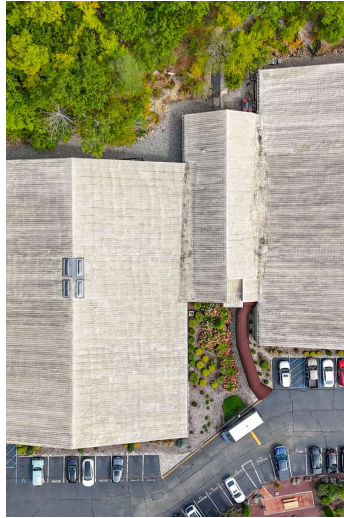
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ADDITIONAL PHOTOS



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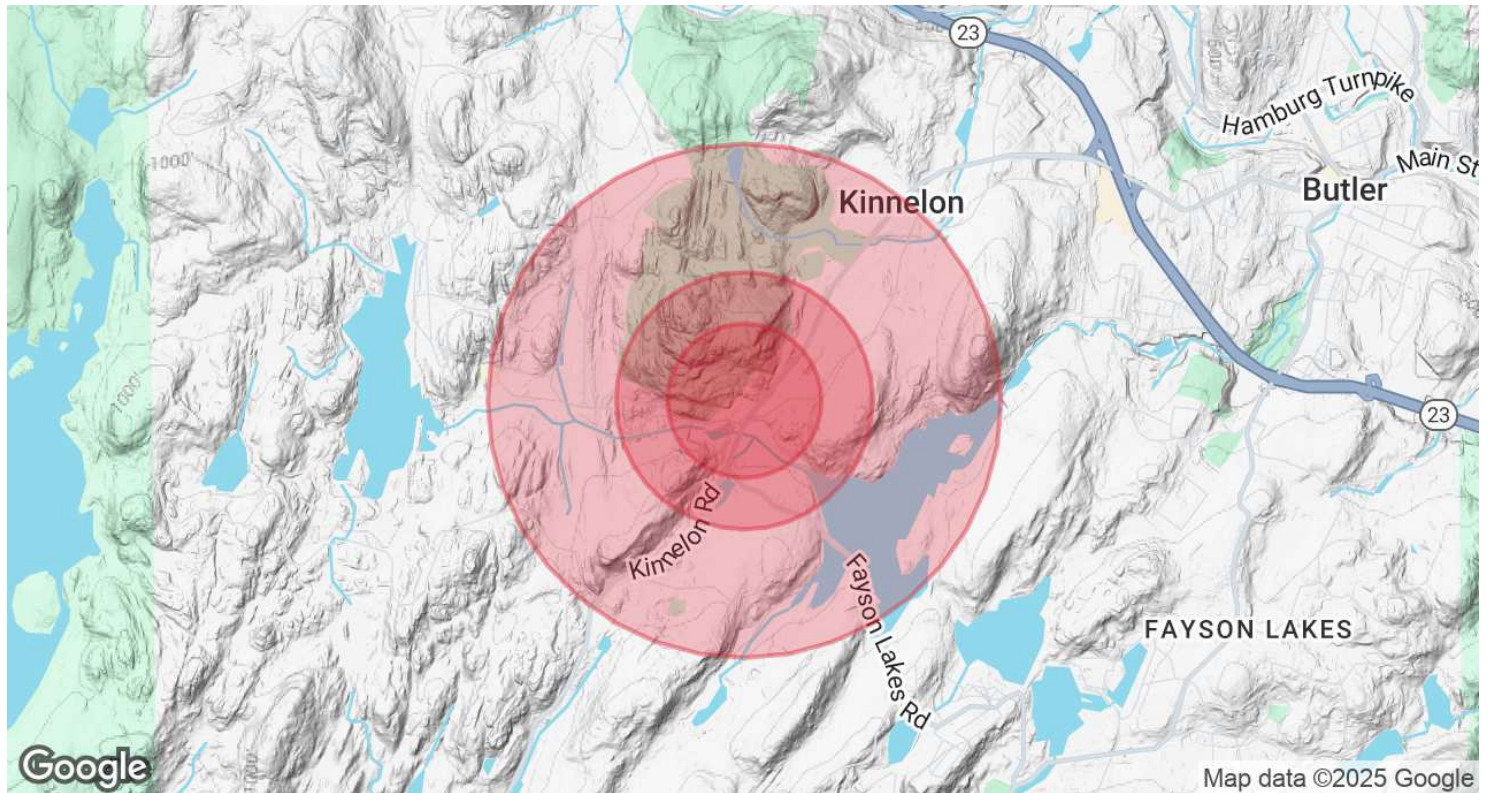
DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

FLOOR PLANS

DEMOGRAPHICS 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

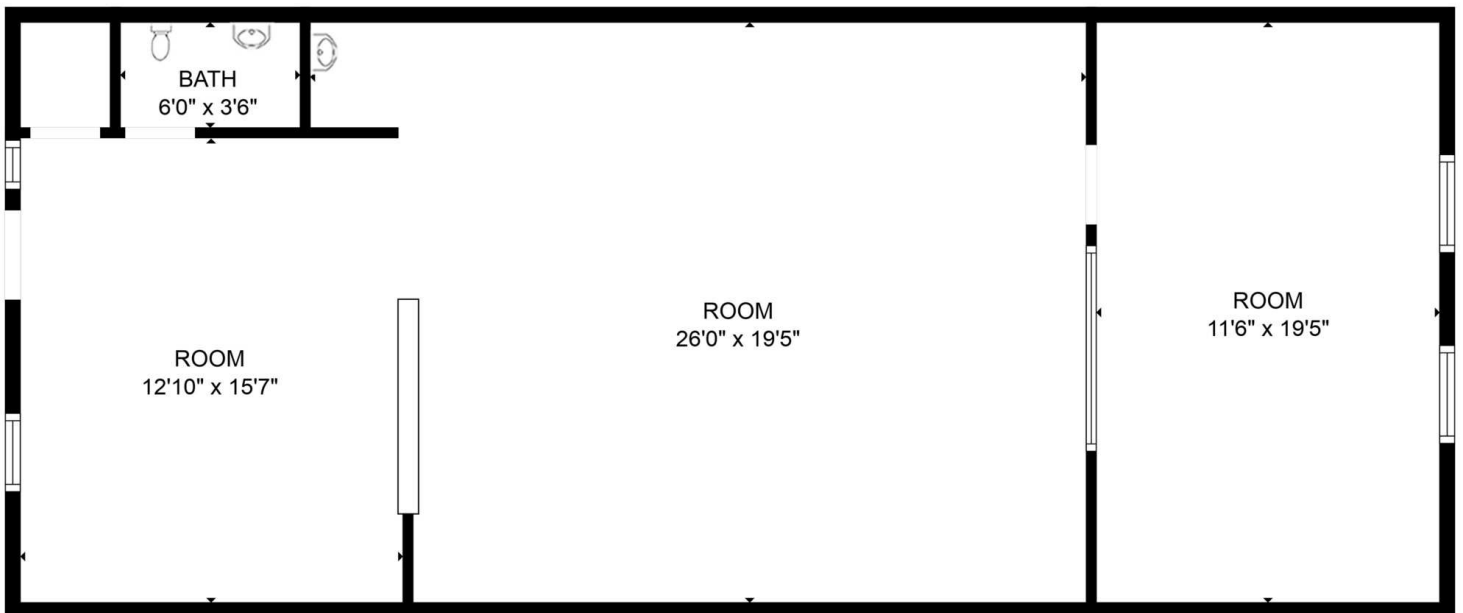
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FLOOR PLANS



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