



## Office Building for Sale

125 Route 46

MOUNT OLIVE, NJ

**Building Size:** +/-11,000 SF

**Available Space:** +/-11,000 SF

**Sale Price:** \$1,600,000

**Features:**

- Office, medical, retail building
- Two story, elevator building
- Ample parking
- Stunning curb appeal
- Owner/user or investor

**Location:** Excellent location directly on Route 46; in close proximity to Route 80

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Exclusive Broker

**Weichert** | Commercial  
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

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### Details

The first floor is currently occupied by a general practitioner, featuring multiple exam rooms, a spacious reception and office area, a comfortable patient waiting room, an employee break room and a private office. In addition, the first floor includes a separately leased retail nail salon, offering a diverse tenant mix and steady foot traffic.

The second floor offers two vacant office medical suites ideal for an owner-user looking for income to support the building expenses. The larger suite features five exam rooms with sinks, five private offices, five half baths, dual reception and waiting areas, and a dedicated storage area; well suited for a medical or professional practice.

The second suite was formerly occupied by an orthodontist and includes two oversized exam rooms designed to accommodate multiple chairs, a private office, a lab, and both reception and waiting areas.



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### Photos



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### Photos



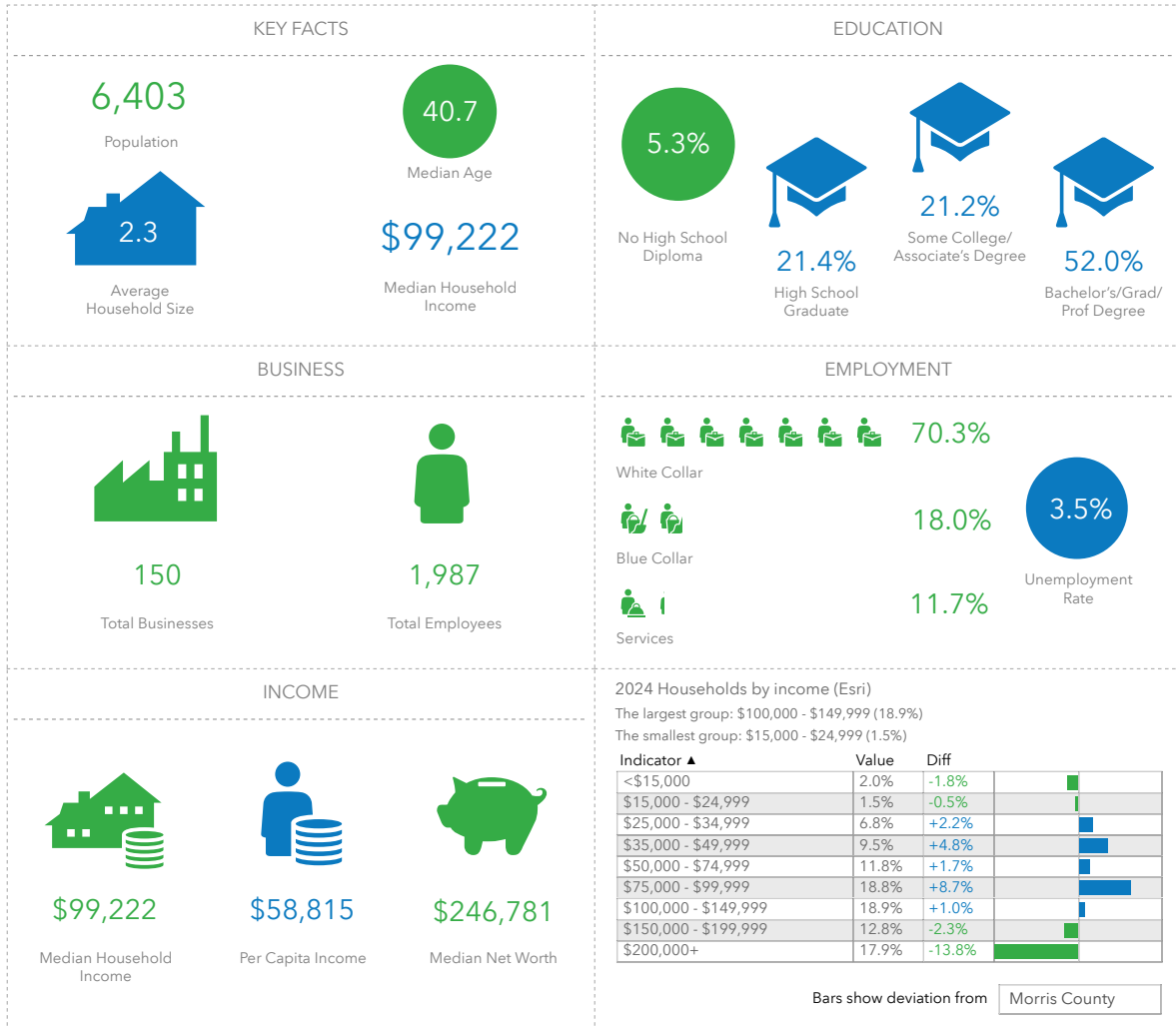
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## Key Facts



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