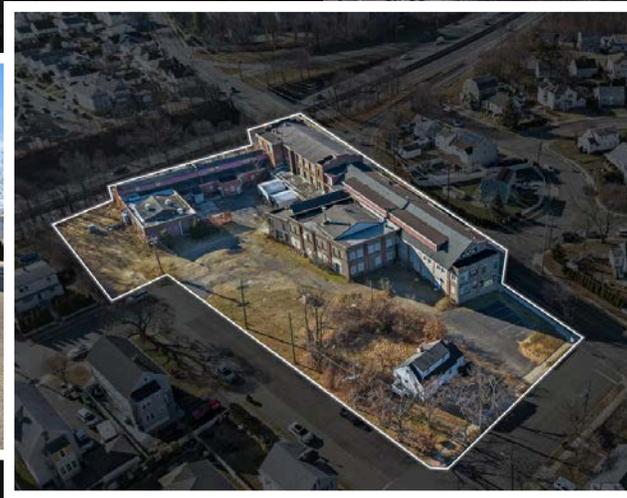


EMILY ABDY
REALTY GROUP SINCE 1959

FOR SALE

**50,000 SF MULTI-STORY
WAREHOUSE & SINGLE
FAMILY HOME ON 1.8
ACRE PROPERTY**



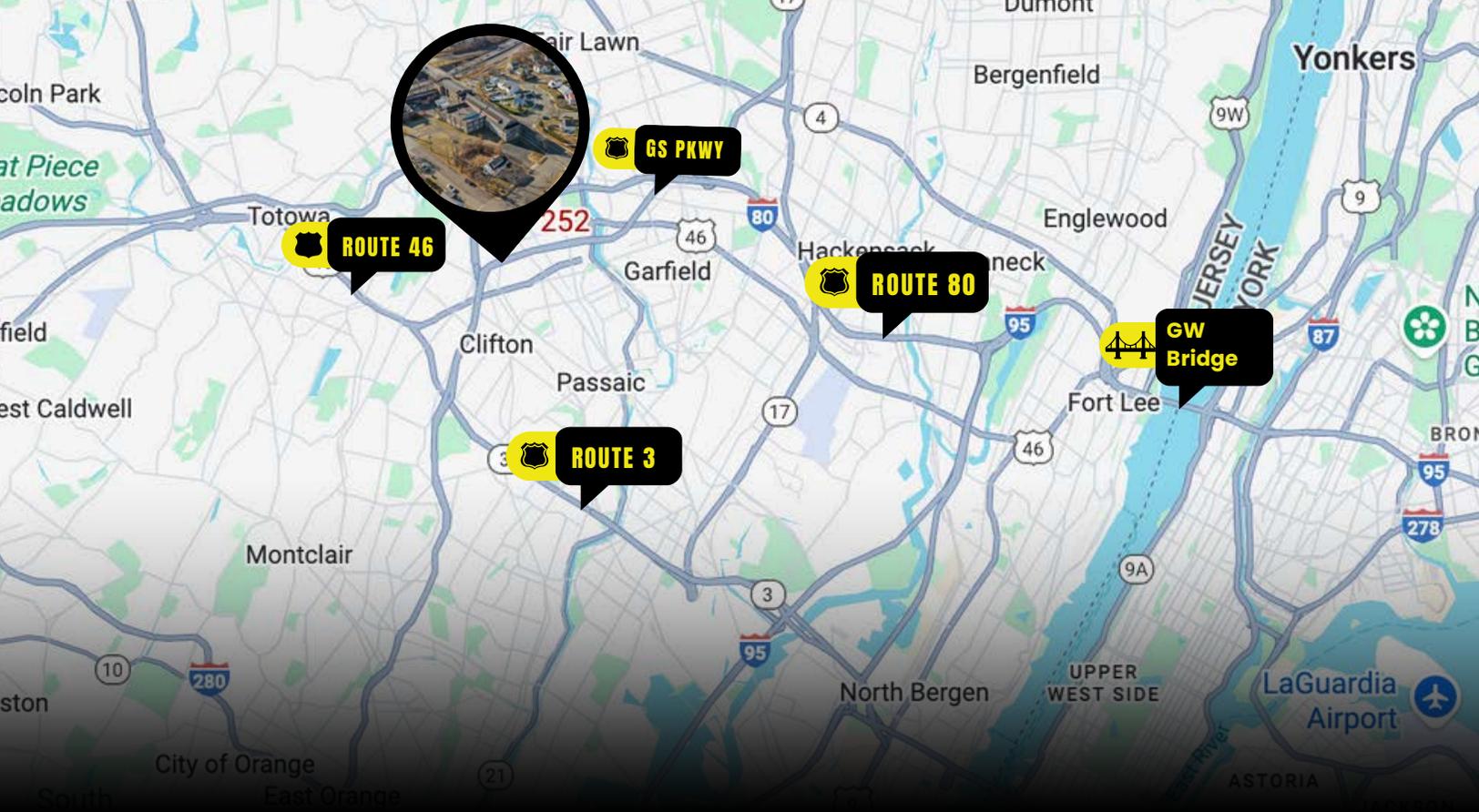
PRIME LOCATION WITH EXCELLENT VISIBILITY FROM THE GARDEN STATE PARKWAY AT THE BORDER OF CLIFTON AND SOUTH PATERSON. OFFERED FOR SALE AT \$2,600,000. PROPERTY SOLD AS-IS, WHERE-IS. NDA AND PROOF OF FUNDS REQUIRED FOR SHOWINGS AND DILIGENCE MATERIALS.

252 HAZEL ST & 37 W 3RD ST. CLIFTON, NJ 07011

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PROPERTY HIGHLIGHTS

- VALUE-ADD REDEVELOPMENT OPPORTUNITY
- PRIME VISIBILITY FROM GARDEN STATE PARKWAY
- CLIFTON / SOUTH PATERSON BORDER LOCATION
- PRIOR APPROVALS FOR 40 RESIDENTIAL UNITS

\$2,600,000

CONTACT US

FOR SALE

**252 HAZEL ST & 37 W 3RD ST.
CLIFTON, NJ 07011**

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