



151

Route 17
Rochelle Park

NEWLY RENOVATED BUILDING | 5,600 SF FOR SALE | DIRECT ROUTE 17 EXPOSURE

Prime North & Southbound Exposure

Over 100,000 cars per day

Busy Retail Corridor

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STANDALONE RETAIL / FLEX

151 Route 17 S, Rochelle Park, NJ

Total SF	5,600
2 nd Floor Office	800
Ceiling Height	12.0+
Heat	Gas
AC	Yes
Parking Spaces	8
Zoning:	BA
Flood Zone	OUT*
Lot	.41 acres
Property Taxes	\$22,500.00

Price **\$2,225,000.00**

* Flood data provided by Corelogic/Realist ®



FOR SALE! Rare retail/warehouse/flex showroom with highway exposure. Route 17 Southbound next to Cabinets To Go and across from Tile Shop, Longhorn Steakhouse and Starbucks. Great light in the warehouse, rear street access, large overhead door facing front. 4,800 SF 1st floor currently built out with a front lobby and warehouse/showroom. 800 SF 2nd floor w/3 offices, a kitchen and bath. Updated stucco, windows, lighting and flooring. **Excellent condition!**

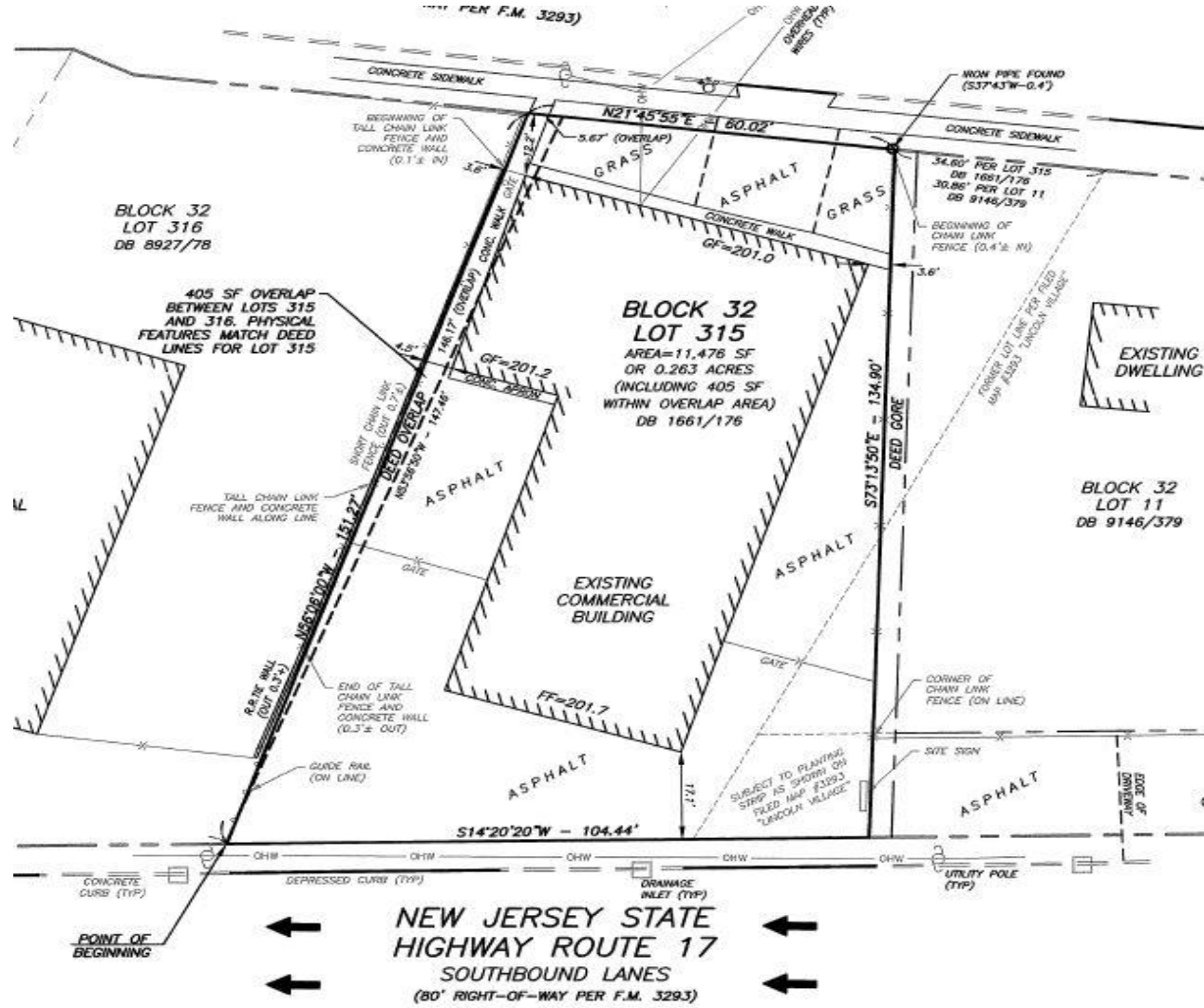
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