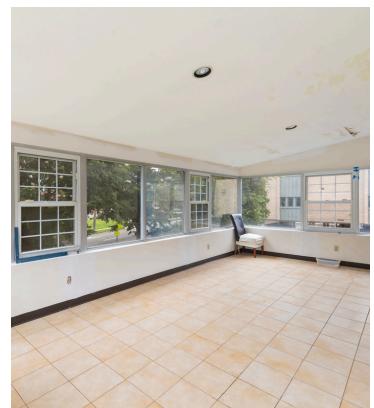




COMING SOON

61 Glenwood Rd, Englewood

\$2,935,000 MIXED USE



PROPERTY FEATURES

- Prime location
- Directly across from Englewood Hospital
- Grandfathered in mixed use

Property Type

Medical/corporate office and residential mixed use

Total Size

4,804 SqFt

Typical Floor Size

2,134 SqFt

Parking

12



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Luxury

82 North Summit Street, Tenafly

FLOOR PLANS



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 6,103 sq ft
LOWER LEVEL: 1,299 sq ft, FIRST FLOOR: 2,134 sq ft
SECOND FLOOR: 2,171 sq ft, TOP FLOOR: 499 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Prime Mixed-Use Opportunity Across from Englewood Hospital

Exceptional mixed-use property located directly across from Englewood Hospital in one of Englewood's most desirable neighborhoods. This stately Georgian Colonial, originally built in 1916 and thoughtfully renovated over the years, offers flexible space ideal for a variety of professional or residential uses.

Ideal for:

- Medical offices for doctors and healthcare professionals
- Law firms and corporate offices
- Combination of residential, rental, and/or professional offices

Key Features:

Prime Location: High visibility and easy access across from Englewood Hospital

Spacious Interior:

- First floor: 2,134 sq. ft.
- Second floor: 2,171 sq. ft.
- Top loft: 500 sq. ft.
- Basement: 1,200 sq. ft.

Parking: 12 on-site parking spaces

Large Lot: 15,000 sq. ft. (100 x 150 ft.)

Historic Charm: Classic Georgian Colonial architecture with tasteful modern updates

Prestigious Setting: Surrounded by elegant homes and near the Englewood Field Club

Tax Advantages: Qualified Improvement Property (QIP)



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