

# 871 Allwood Rd

871 Allwood Rd, Clifton, NJ 07012



Presented by  
The Diamond Agency



**Price: \$27.00 /SF/YR**

The building has an elevator and is conveniently located near all major highways, including Route 3 and the Parkway. It is easily accessible by public transportation, both locally and in NYC. The location is just 30 minutes away from Manhattan. The owner is in the process of finishing renovations.

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Newly Renovated !! "TURN-KEY-READY

Situated on a busy road, close to shopping centers and highways.

Near Public Transportation

Parking for appox 30 cars

\$2.50 SF- Heat



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**The Diamond Agency**

881 Allwood Rd, Suite 2  
Clifton, NJ 07012



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IMG\_8388

## Listing space

### 2nd Floor Ste 2

Space Available	2,375 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

The owner is in the process of finishing renovations 90% finished. This 2nd floor 2,375 SF office (divisible) could very well meet your criteria for professional or medical use. It has plumbing going into the individual offices, ready for medical use; waiting area, reception desk, 9 rooms, 2 lavatories, and front and back entrances. Please see the attached floor plan. TURN-KEY-READY

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## Property Photos



Building Photo

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## Location

