



# 61 GLENWOOD RD, ENGLEWOOD

**\$2,675,000 MIXED USE**



- ### PROPERTY FEATURES
- Prime location
  - Directly across from Englewood Hospital
  - Grandfathered in mixed use
  - Great rental potential
  - Taxes are \$31,753

<b>Property Type</b>	Medical/corporate office and residential mixed use
<b>Total Size</b>	4,804 SqFt
<b>Typical Floor Size</b>	2,134 SqFt
<b>Parking</b>	12
<b>Lot Size</b>	15,000 SqFt



**Eileen Cyong**  
REALTOR

1.201.394.6889  
 eleengong4@gmail.com  
 bcnjhomes.com

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 KELLERWILLIAMS REALTY  
 LUXURY



82 N. Summit Street, Tenafly, NJ

# FLOOR PLANS



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

FIRST FLOOR



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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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