

Specifications

±3,506 SF
TOTAL BUILDING SIZE
\$8,909.30
TAXES (2025)

Fully Operational Dental Office
2 Operatories, 2 Bathrooms
1 Large Office, Lab/Utility Room
Large Reception/Waiting Room
Additional Storage, Delivered Vacant
1ST FLOOR

Leased
2ND FLOOR
±0.30 AC
LOT SIZE

New Electric Fixtures and Flooring
Potential Additional Revenue
Delivered Vacant
BASEMENT APARTMENT

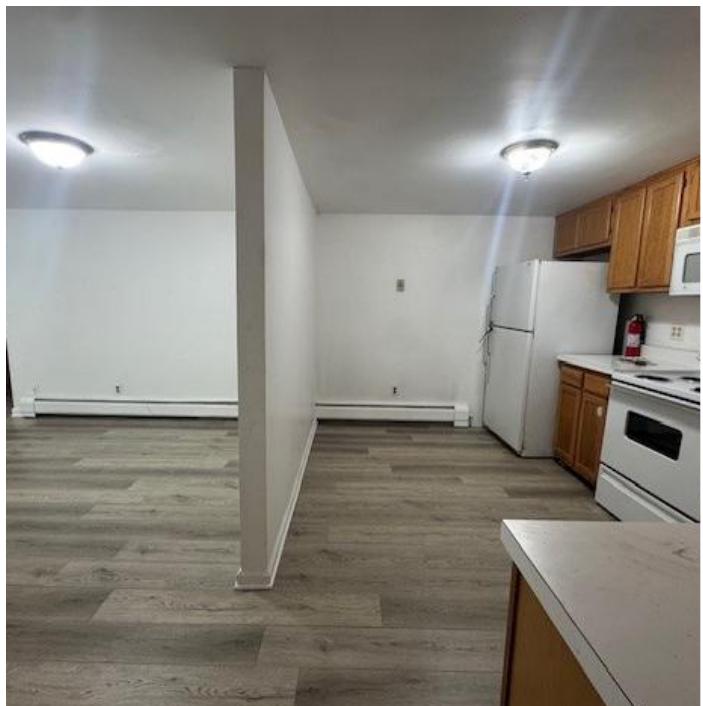
2 Boilers, Water Heater and HVAC
NEW FEATURES

R-4/ Professional Use Variance
ZONING

For additional property information or to arrange an inspection,
please contact the exclusive broker:

Dylan Meade
Associate Director
973.379.6644 x 115
dmeade@blauberg.com

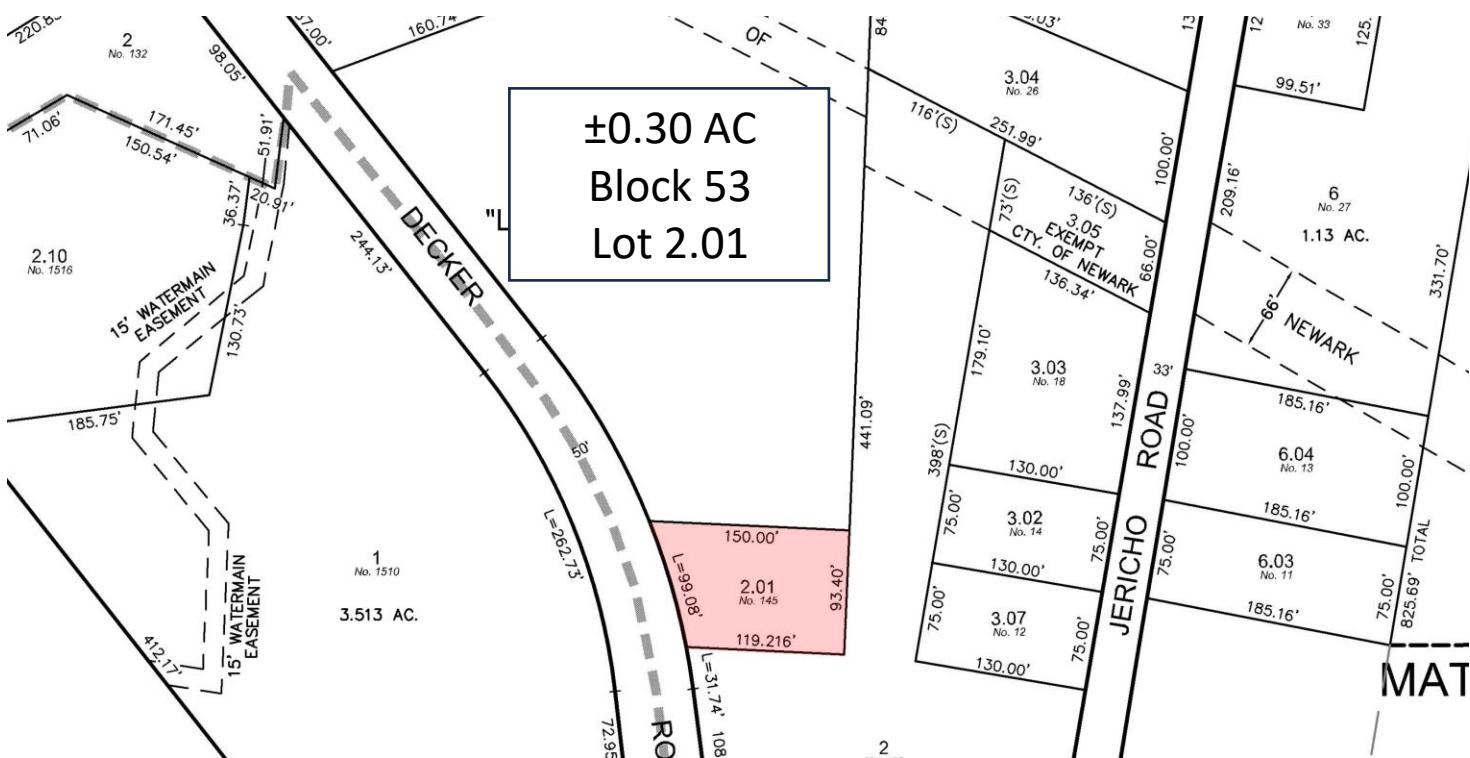
FOR SALE | 145 DECKER ROAD | BUTLER, NJ



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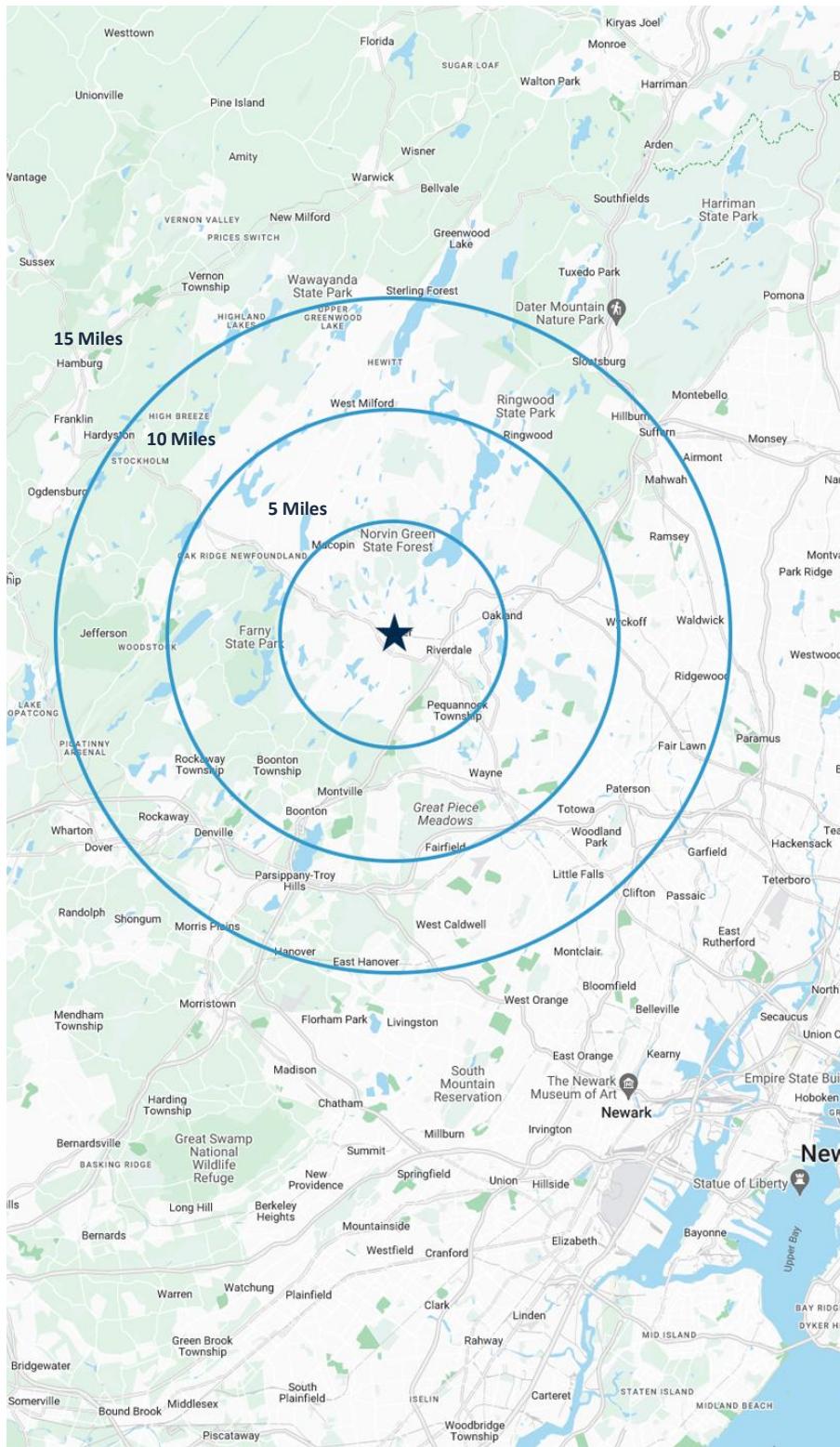
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5 MILES

- Total Population: 73,386
- Households: 28,713
- Median Household Income: \$137,967
- Average Household Size: 2.5
- Transportation to Work: 39,920
- Labor Force: 61,001

10 MILES

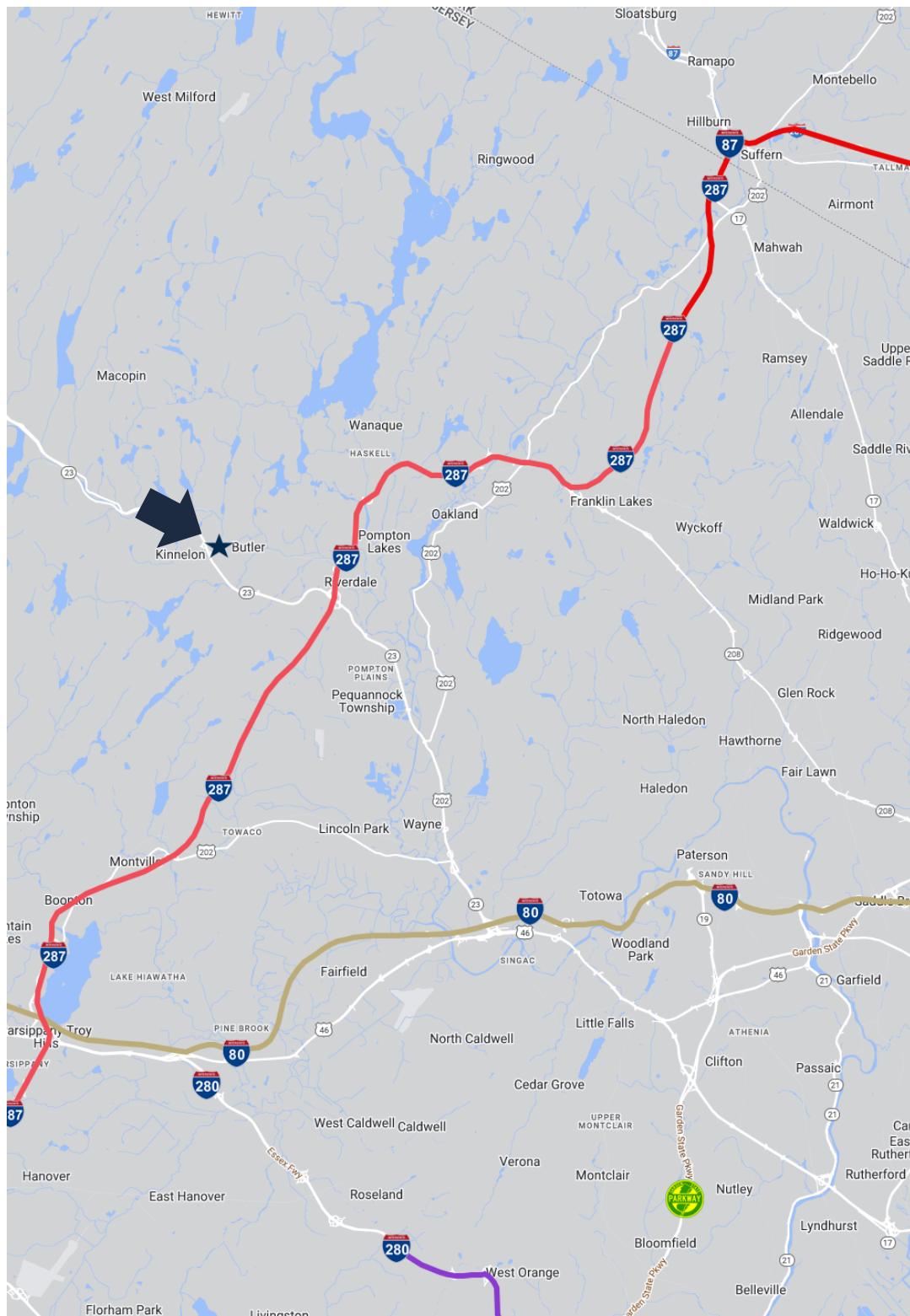
- Total Population: 319,750
- Households: 118,039
- Median Household Income: \$148,627
- Average Household Size: 2.7
- Transportation to Work: 173,846
- Labor Force: 262,976

15 MILES

- Total Population: 1.19M
- Households: 429,286
- Median Household Income: \$136,796
- Average Household Size: 2.7
- Transportation to Work: 639,207
- Labor Force: 964,834

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ACCESSIBILITY



0.2 MI
Route 23



3.1 MI
I-287



4.7 MI
Route 202



7.1 MI
Lincoln Park
Airport



11.5 MI
US Highway 46



12.5 MI
I-80

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