



LEE & ASSOCIATES

OFFICE BUILDING FOR SALE

51 East Spring Valley Avenue, Maywood, NJ 07607

±3,000 SF



PROPERTY OVERVIEW

With Route 4, the Bergen Town Center Mall, and the busy Forest Avenue in close proximity, this two-floor stand-alone office building gets plenty of exposure. It's ideally located in one of Northern New Jersey's most high-traffic areas, yet set back on a shaded street. Neighbors include Best Buy, Bloomingdale's, Lowe's, Marshalls, Nordstrom Rack, ShopRite, Target, Whole Foods, and walking distance to 24Hr Fitness.

FOR MORE
INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKER:

ASKING PRICE: \$900,000.00

FIRST FLOOR:

- Three private windowed offices
- Large bullpen
- Copy/Mail/Fax
- Private restroom

SECOND FLOOR:

- Open bullpen
- Conference room
- Private restroom

THIRD FLOOR:

- Kitchen
- Storage

Joe Tormen | Partner
joe.tormen@lee-associates.com
O 973.475.7066
C 201.390.7207

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LEE & ASSOCIATES

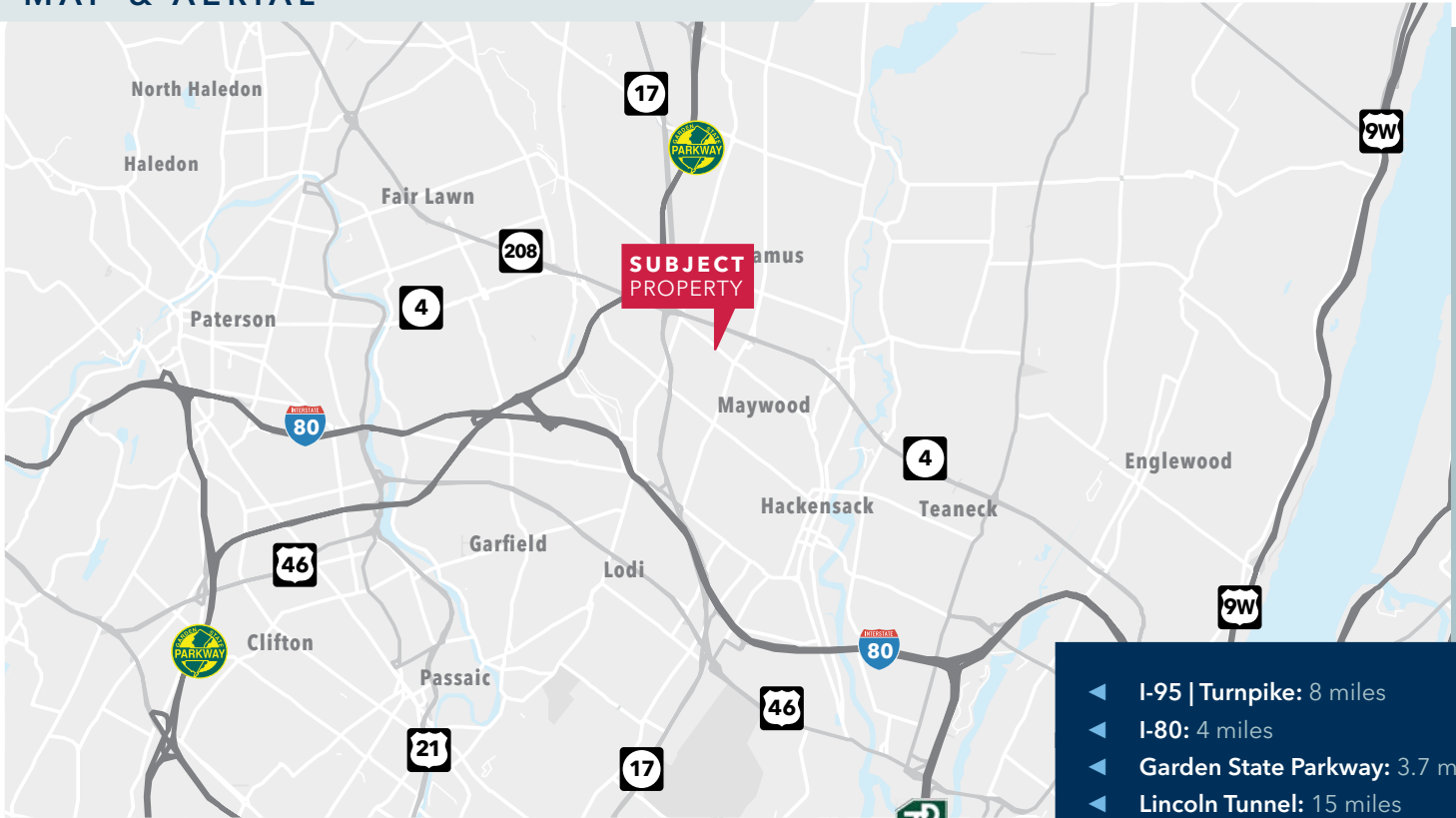
OFFICE BUILDING FOR SALE

51 East Spring Valley Avenue, Maywood, NJ 07607

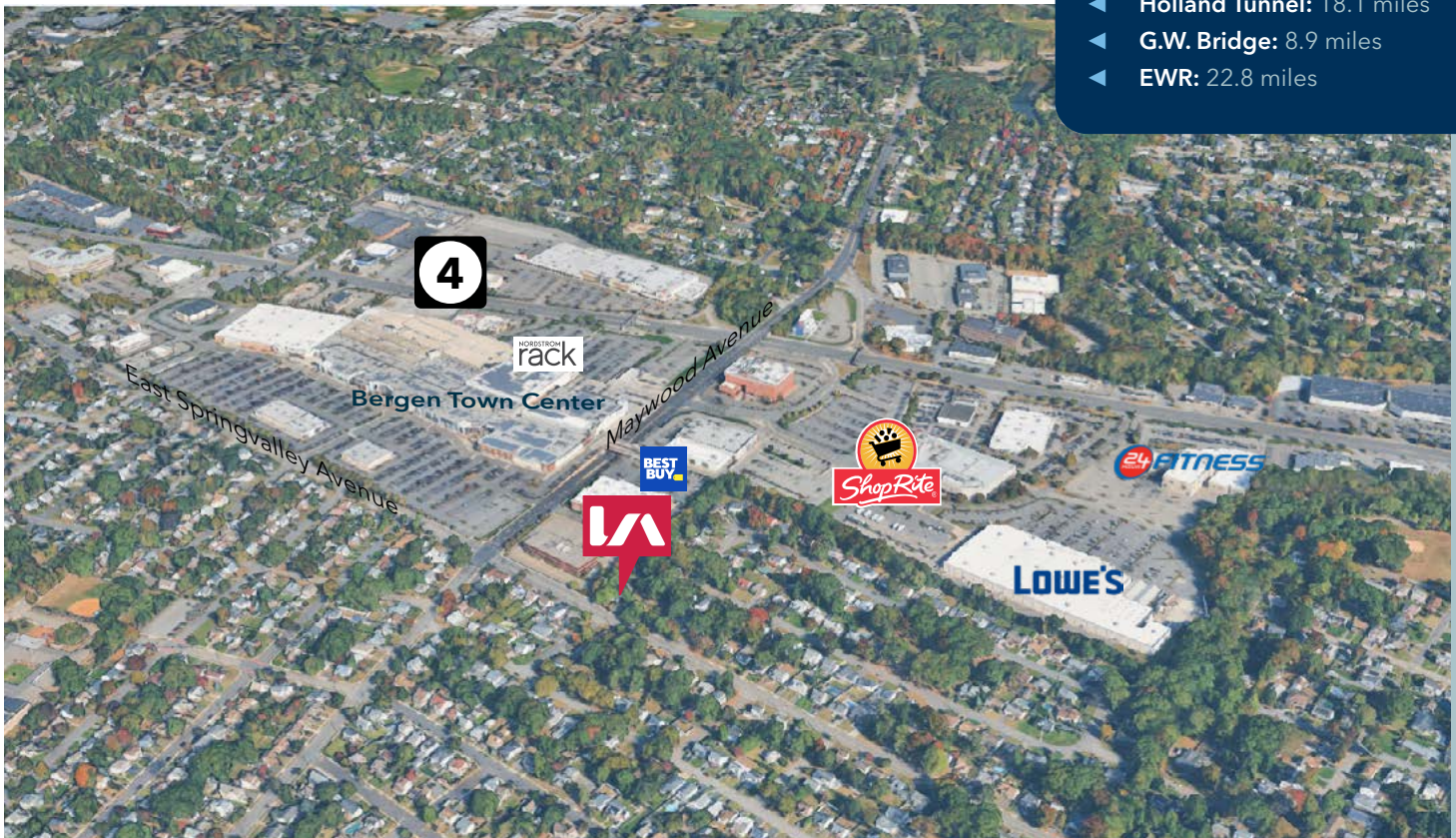
±3,000 SF



MAP & AERIAL



- ▶ I-95 | Turnpike: 8 miles
- ▶ I-80: 4 miles
- ▶ Garden State Parkway: 3.7 miles
- ▶ Lincoln Tunnel: 15 miles
- ▶ Holland Tunnel: 18.1 miles
- ▶ G.W. Bridge: 8.9 miles
- ▶ EWR: 22.8 miles

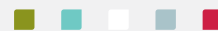




OFFICE BUILDING FOR SALE

51 East Spring Valley Avenue, Maywood, NJ 07607

±3,000 SF



INTERIOR PHOTOS



FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE BROKER:

Joe Tormen | Partner

O 973.475.7066

C 201.390.720

joe.tormen@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.