

CBRE



15-22

FAIR LAWN AVE

Fair Lawn, NJ

FOR SALE
\$2,160,000

- ✓ 0.93 acres
- ✓ 12,000 SF
- ✓ Zone B-1
- ✓ Renovated 2001

Contact:

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Building Information

- Built 1974
- Renovated 2001
- Land: 0.93 Acres
- Zoning B-1 (provides for medical uses, as well)
- Roof: Replaced 2019
- Parking: 54 Spaces
- Finished Ceiling Height: 8' 6"
- Electric Service: 600 Amp, 208/3/60
- Elevator: 1 - Dover 2,100 lb capacity
- Utilities:
 - Gas & Electric:* PSEG
 - Water/Sewer:* Fair Lawn Water/Sewer Department
 - Phone/Internet:* Verizon, Verizon FIOS, AT&T, Optimum

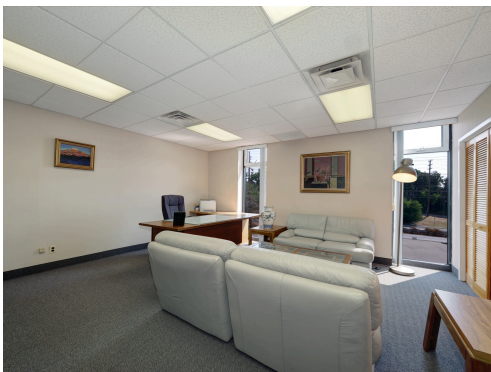
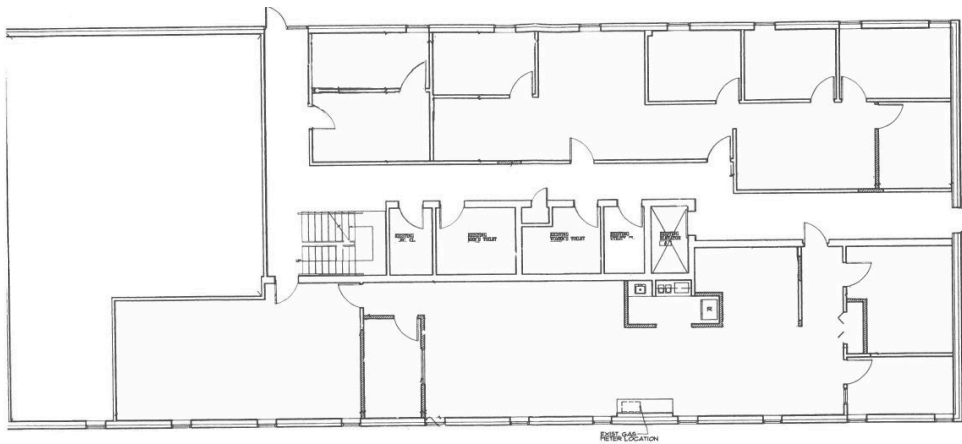


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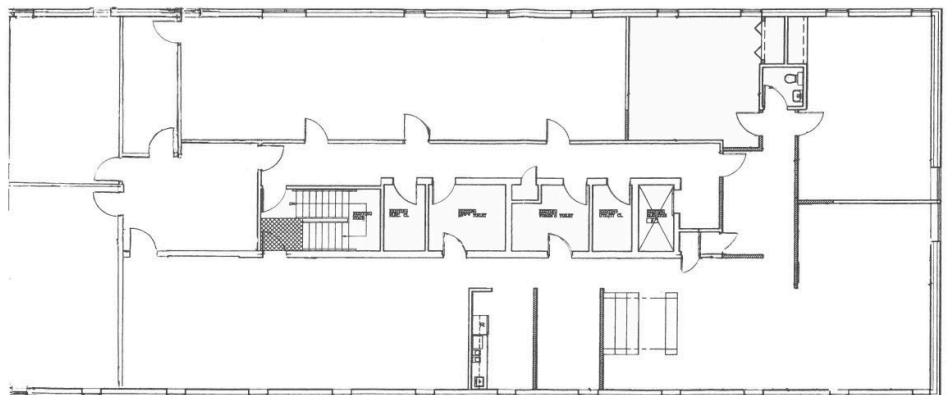
Fair Lawn, NJ

Floor Plans & Interior Photos

First Floor Plan



Second Floor Plan

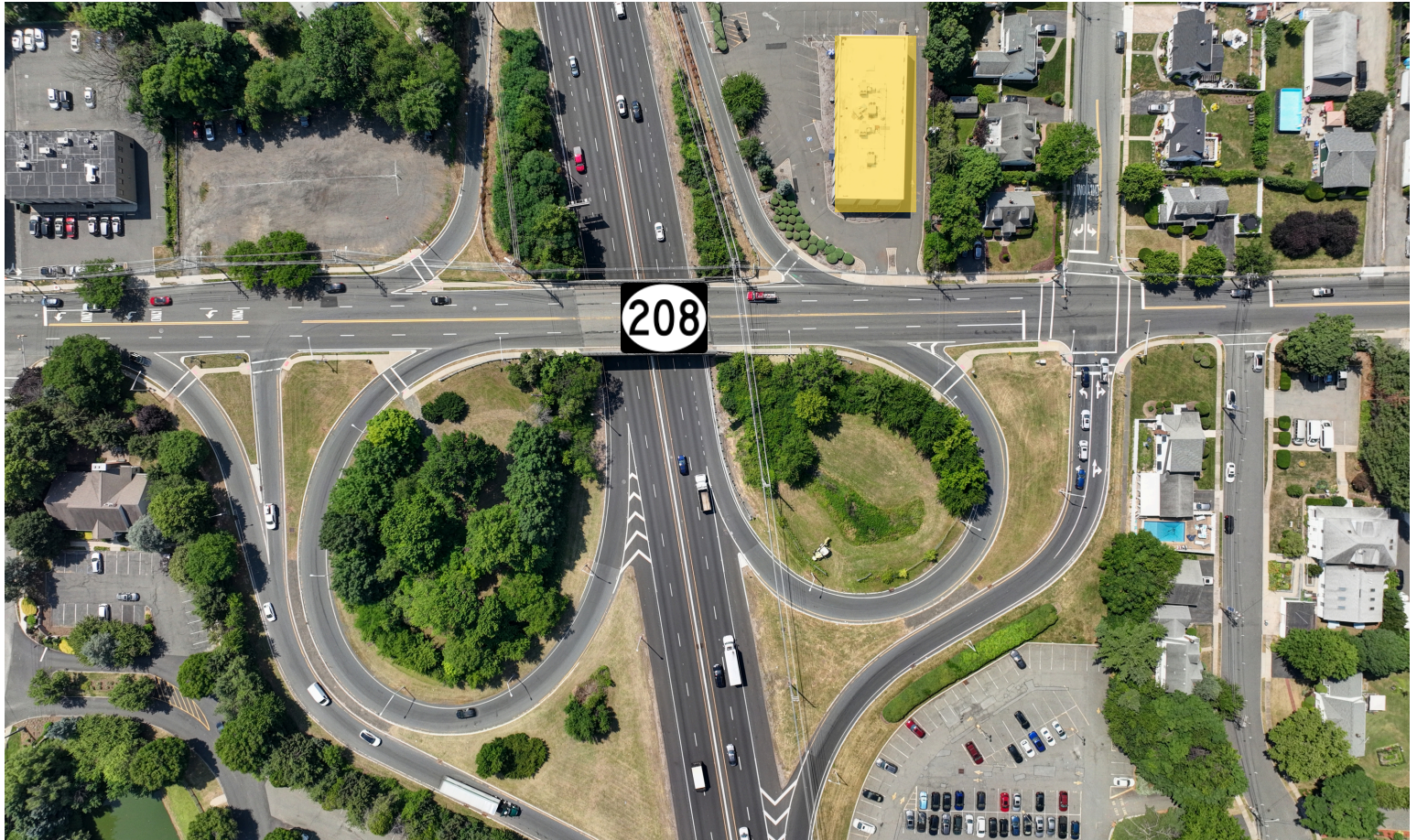


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Location



Prominently located directly off NJ State Route 208, the Property has unique, direct accessibility at a full 4-way interchange at Fair Lawn Avenue, offering immediate access to the area's main thoroughfares, including Route 20, Route 4, Route 17 & Garden State Parkway.

NJ Transit Bus Line 171 & Bus Line 145 stops at the Property, and NJ Transit Commuter Rail at Radburn Train Station is a 0.3-mile away.

15-22 FAIR LAWN AVENUE

Fair Lawn, NJ

Local Amenities



Radburn
Train Station

Fair Lawn
Medical Center

Biagio's
Pizza & Pasta

Land & Sea
Restaurant

THE
DUTCH
HOUSE
TAVERN

RAILYARD
TAVERN

Columbia
Bank

N
TRANSIT

DOLLAR TREE
DUNKIN'
DONUTS

Panera
BREAD

CVS
pharmacy

Valley

Zadies
BAKE SHOP

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