



FOR LEASE
49 E PASSAIC STREET
ROCHELLE PARK, NJ

\$2.3M FOR SALE | \$12,500 FOR LEASE

MARCEL FINKELSTEIN | EXP REALTY
732-616-8665 | Marcel.Finkelstein@gmail.com



STEP INTO A PIECE OF BERGEN COUNTY HISTORY...

Originally built in 1863 and once owned by Captain William Tyson, this stunning Italianate-style landmark has been completely reimaged for modern luxury and opportunity.

With 10 beautifully renovated rooms, this one-of-a-kind property can become an executive office building, boutique bed & breakfast, upscale restaurant... or whatever vision you bring to life.

Historic character. Modern energy. Endless potential.

A rare Rochelle Park masterpiece with a brand-new vibe.

Positioned on a hill in full view of passing traffic, this historic building offers the kind of visibility and presence that makes a lasting impression, opening the door to endless possibilities for its future owner, from professional offices and executive suites to a restaurant, boutique hotel, event venue, or destination property.

Just minutes from the GSP and Westfield Garden State Plaza, the building features a new two-zone HVAC system, all new plumbing with a new sewer pump, CAT6 wiring, new windows, and LED recessed lighting throughout.

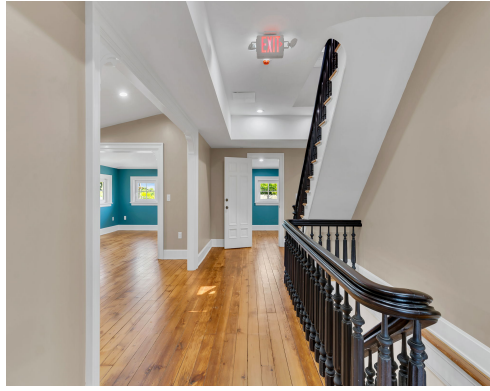
Inside, original moldings, refinished hardwood floors, elegant wainscoting, and stunning Cornelius and Baker chandeliers create a warm yet professional atmosphere that leaves a lasting impression the moment you walk in.

The first floor showcases an exposed brick fireplace and a beautifully designed brand-new kitchen with granite finishes and new appliances, while the third floor offers an open-concept layout with new tile flooring ideal for collaborative office space, creative studios, or executive use.

Outside, Arbor Vitae line the perimeter for added privacy and curb appeal, while approximately 20 parking spaces, a detached two-car garage, and an additional two-story barn provide incredible flexibility for storage, operations, expansion, or future use.

To make this opportunity even more attractive, the seller is offering up to 30% financing, a rare chance to secure a truly distinctive commercial property with built-in value, flexibility, and exceptional potential.

**Come experience it for yourself.
49 E Passaic Street, Rochelle Park**



MARCEL FINKELSTEIN | EXP REALTY
732-616-8665 | Marcel.Finkelstein@gmail.com