

FOR SALE OR LEASE
PATERSON, NJ
714 -720 BROADWAY

PROFESSIONAL MEDICAL AND OFFICE FOR SALE OR LEASE

BUILDING FEATURES

- +/- 10,000 sf on .22 Acres
- 10 Suites and 10 bathrooms
- Two Story professional building
- +/- 2000 sf of Medical available
- Great opportunity for investor/user
- Security system in building
- Private lobby entrance
- [Zoning H-1](#)

PROPERTY FEATURES

- Located across from Barnert Medical Arts Complex
- Monument and building signage on Broadway
- Private parking PLUS ample street parking
- Handicap access with ramp to parking
- On bus line to city
- Minutes from GSP and Route 80, 21
- Central Station fire alarm

Asking Price: \$1,295,000

For more information contact:

NANCY STANTON-TUCKMAN

C: 973.216.7107

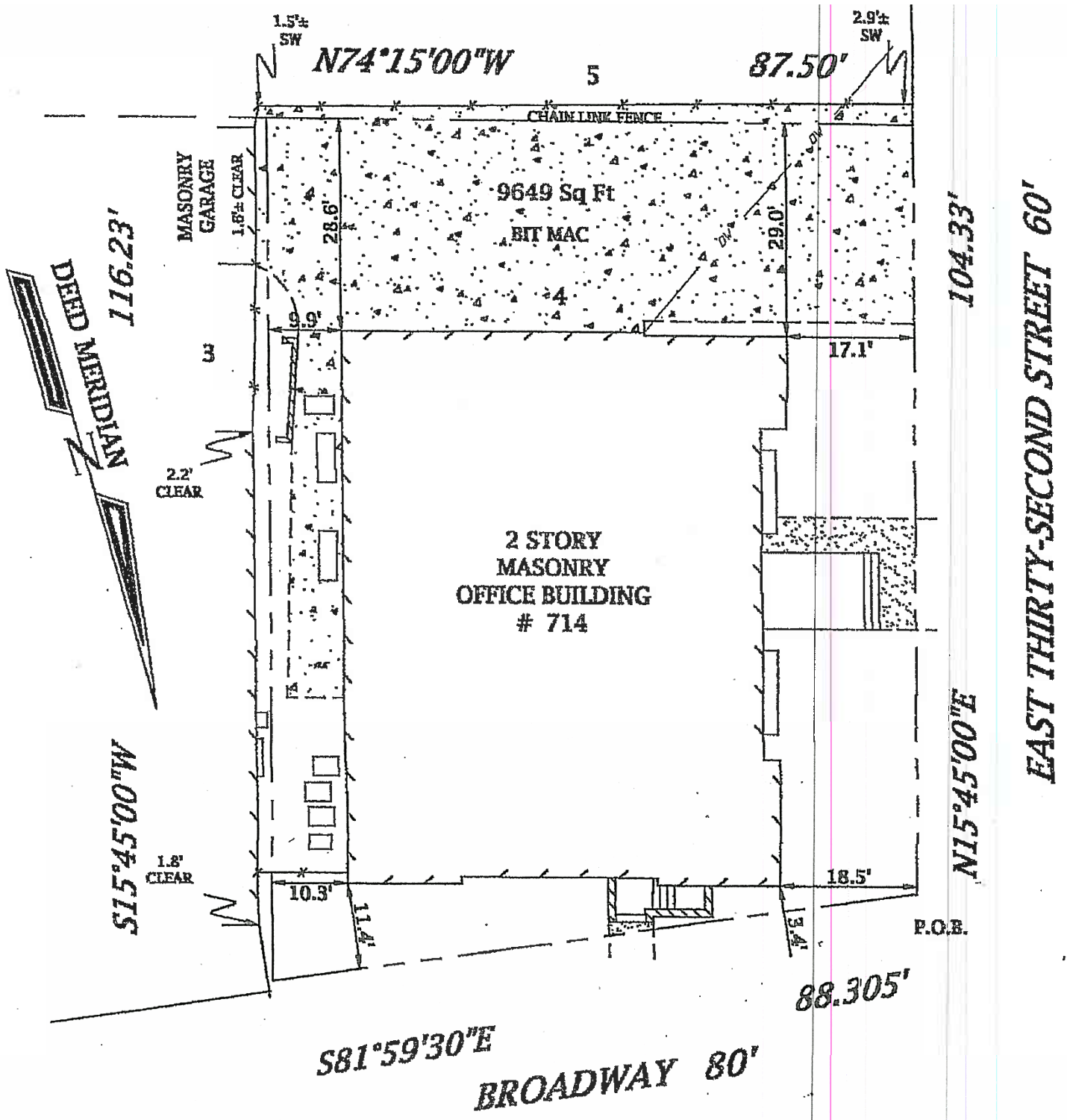
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Site Survey



Rent Roll

	Monthly Rent	CAM Monthly
Unit 1	Empty	
Unit 2	\$3,000.00	\$125.00
Unit 3	\$1,468.53	\$78.00
Unit 4A	\$1,300.00	\$70.00
Unit 4B	\$1,309.00	\$35.00
Unit 5	\$1,400.00	\$40.00

Lower-Level Gross Leases

Unit 6A	\$700.00
Unit 6B	\$850.00
Unit 6C/D	\$900.00

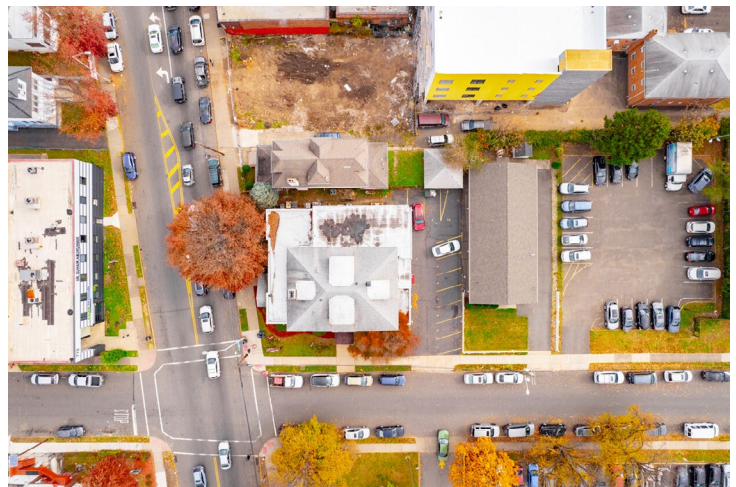
Expenses Annually (Estimated)

Insurance	\$4,438.00
Taxes	\$38,212.50
Water	\$1,555.01
Sewer	\$621.33
Fire Alarm	\$625.68
Landscape/snow	\$1,500.00
PSEG electric/heat	\$3,882.10
Trash	\$2,088.00

Disclaimer: The above figures have not been verified

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