

98 LAFAYETTE AVENUE

FOR SALE: Downtown Office / Street Retail Building
+/- 4,032 SF on .06 Acres

Suffern, NY



JON PAUL MOLFETTA

Licensed Real Estate Associate Broker - NY / NJ

845 461 1843 CELL

201 560 7768 CELL

jonpaul@themolfettateam.com

www.themolfettateam.com



Sale Price: \$879,500.00
Building Size: 4,032 SF
2,700 SF - Street Retail / Office
1,300 SF - 2nd fl Office
500 SF - basement space
Building Type: Street Retail / Office
Utilities: each unit separately metered
Zoning: CB- Central Business
Parking: street parking, municipal lots
Lot Size: .06 AC

em Ipsum

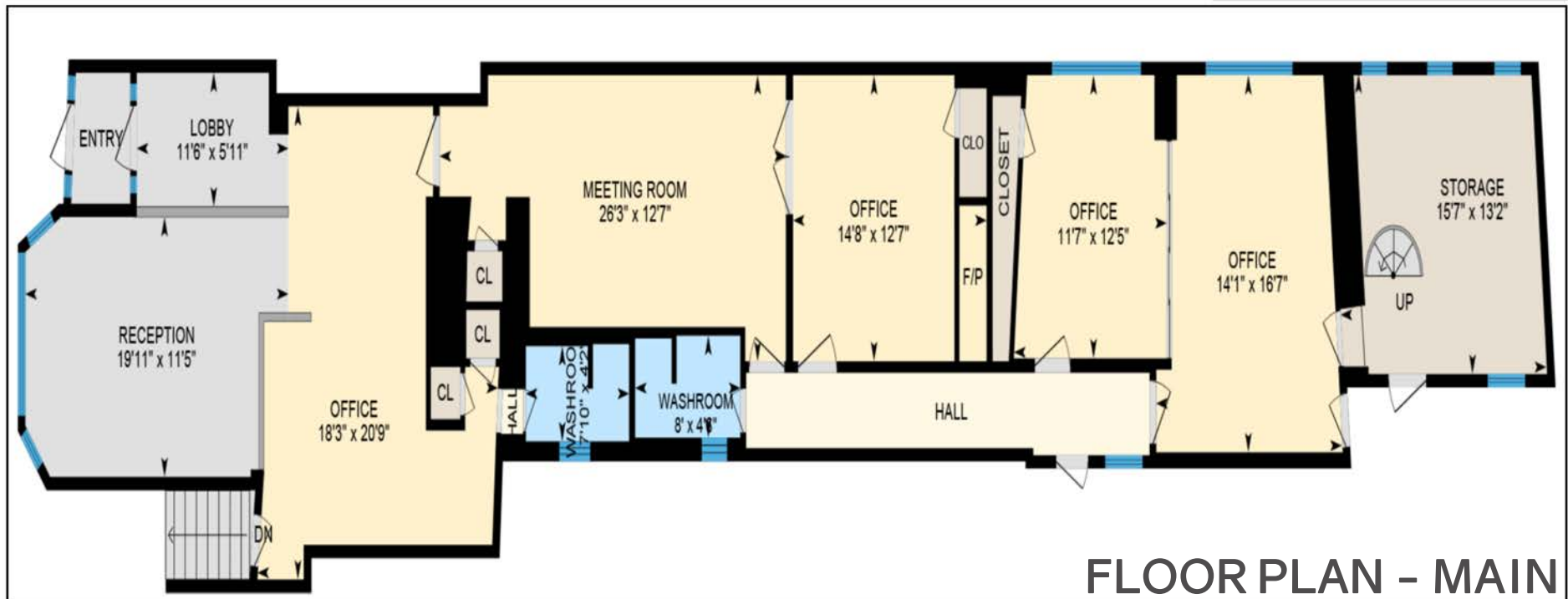
98 LAFAYETTE AVENUE



AMAZING OPPORTUNITY TO OWN THIS WELL MAINTAINED OFFICE BUILDING IN THE HEART OF DOWNTOWN SUFFERN. IF YOU'RE LOOKING TO GAIN VISIBILITY FOR YOUR BUSINESS WHILE COLLECTING RENT FROM OTHER TENANTS, THEN THIS IS WHERE YOU NEED TO BE! THE BUILDING IS APPROXIMATELY 4,032 SF AND SETS UP THE FOLLOWING WAY: 2,700 SF OF OFFICE / RETAIL ON THE FIRST FLOOR, 1,300 SF OF OFFICE ON THE 2ND FLOOR, AND 500 SF OF BASEMENT / STORAGE SPACE. THE FIRST FLOOR HAS TWO BACK ENTRANCES AND A PRIVATE FRONT ENTRANCE. THERE IS A BATHROOM THAT SERVICES THE FRONT OF THE SPACE AND A BATHROOM FOR THE BACK OF THE SPACE.

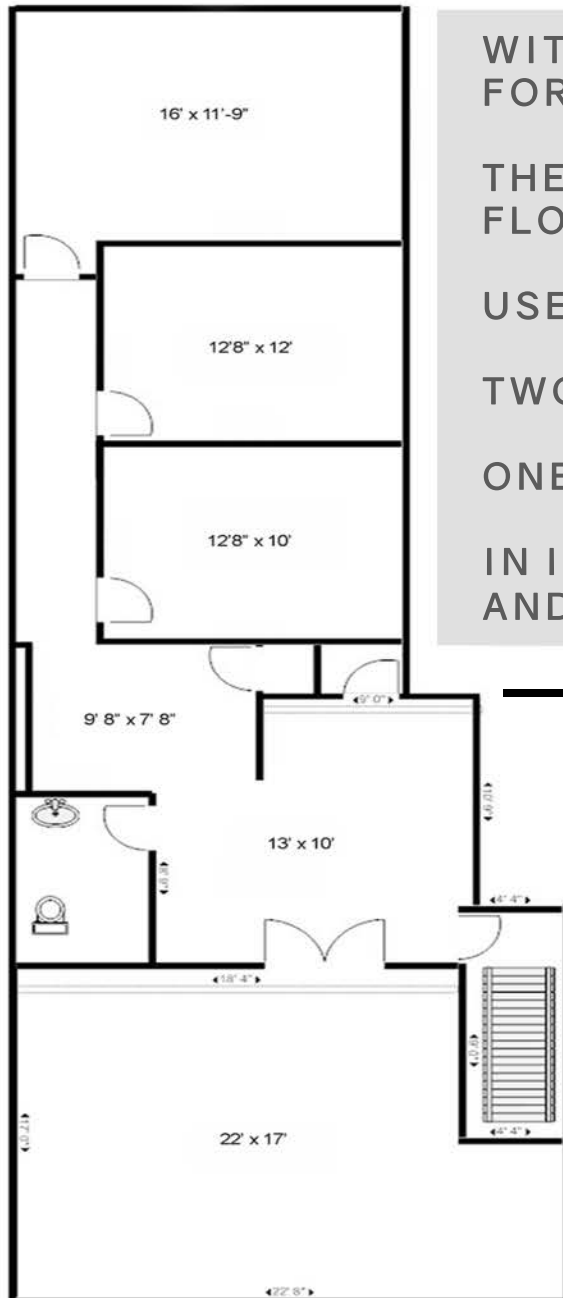
MAIN FLOOR

- Lobby: 5'11" x 11'6"
- Meeting Room: 12'7" x 26'3"
- Office: 16'7" x 14'1"
- Office: 12'5" x 11'7"
- Office: 12'7" x 14'8"
- Office: 20'9" x 18'3"
- Reception: 11'5" x 19'11"
- Storage: 13'2" x 15'7"
- Washroom: 4'2" x 7'10"
- Washroom: 4'6" x 8'



FLOOR PLAN - MAIN

98 LAFAYETTE AVENUE FLOOR PLAN - 2ND FL



WITH LITTLE TO NO WORK, THERE IS AN OPPORTUNITY FOR MULTIPLE RENTS TO BE COLLECTED.

THERE IS ALSO A DIRECT ENTRANCE TO THE SECOND FLOOR FROM THE STREET.

USE THE WHOLE BUILDING OR JUST A PORTION OF IT.

TWO BLOCKS FROM SUFFERN'S TRAIN OR BUS STATIONS

ONE BLOCK TO THE MUNICIPAL LOT

IN IMMEDIATE PROXIMITY TO AN ARRAY OF RESTAURANTS AND OTHER SERVICE ORIENTED BUSINESSES.

2ND FLOOR

Lobby: 13' x 10'

Meeting Room: 22' x 17'

Office: 16' x 11'9"

Office: 12'8" x 12'

Office: 12'8" x 10'

Office: 20'9" x 18'3"

Reception: 9'8" x 7'8"

Washroom

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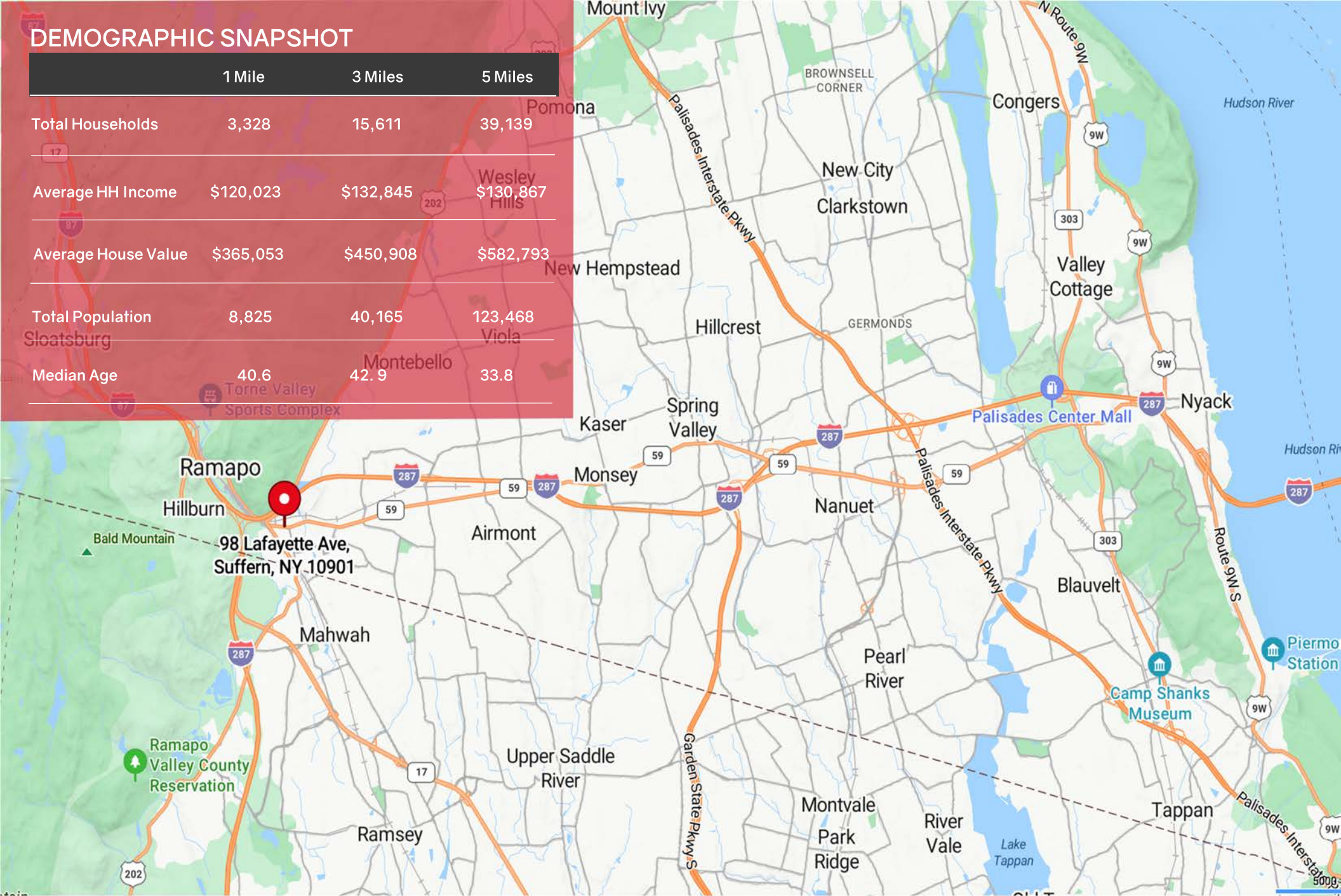
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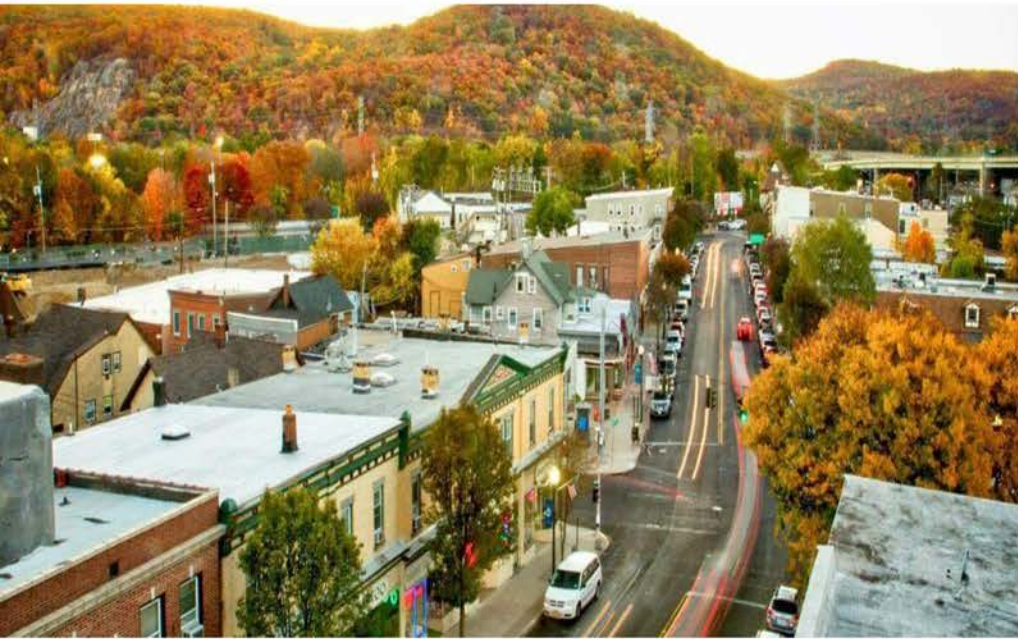
DEMOGRAPHIC SNAPSHOT

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,328 | 15,611 | 39,139 |
| Average HH Income | \$120,023 | \$132,845 | \$130,867 |
| Average House Value | \$365,053 | \$450,908 | \$582,793 |
| Total Population | 8,825 | 40,165 | 123,468 |
| Median Age | 40.6 | 42.9 | 33.8 |



98 LAFAYETTE AVENUE
Suffern, NY





◁ Minutes from
Rte 17, Rte 287
& the NYS
Thruway ▷



◁ 1 mile from
Good Samaritan
Hospital, a
Level III Trauma
Center ▷



◁ Just steps
to the
nearest
bus stop ▷



◁ Close to
both Suffern
& Mahwah
Train Stations ▷



◁ Shopping,
entertainment &
various services
all within minutes ▷



◁ Takeout, Fine
Dining and
everything in
between ▷

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IMAGES



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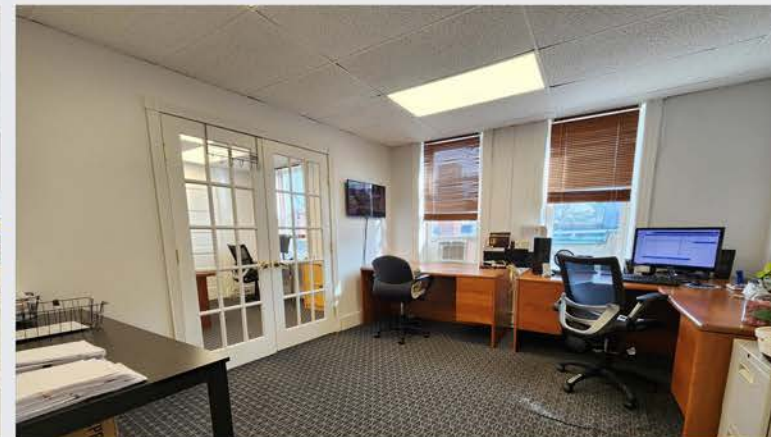
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SUFFERN PARKING AUTHORITY LOT LOCATIONS

