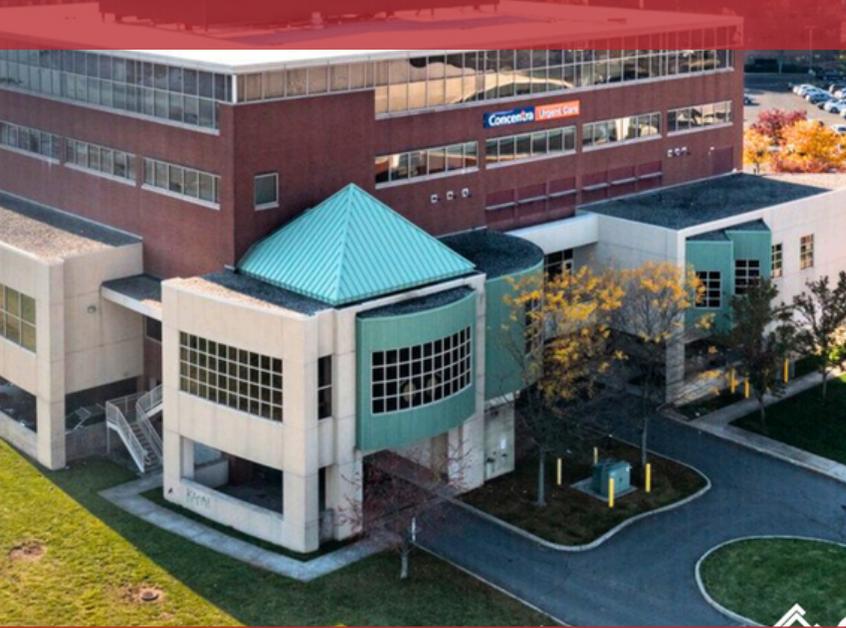


AVAILABLE FOR SALE / LEASE (2<sup>ND</sup> & 3<sup>RD</sup> FLOOR)

# 2 CITY HALL PLAZA, RAHWAY NJ 07065



ASKING \$6,200,000



## PROPERTY HIGHLIGHTS

- Multiple Units Available: 1,500–7,000 SF
- Flexible floor plans to accommodate multiple uses.
- Large windows and open layouts.
- Modern, Move-In-Ready Spaces

## LOCATION

Walking distance to public transportation, restaurants and banks; Close proximity to Rt 1-9, 78 and 287, Port Newark and Newark Airport

## FINANCIALS

		PROJECTED
Total Revenue	\$637,735.47	\$897,507.93
Expenses	\$312,358.00	
<b>NOI</b>	<b>\$325,377.47</b>	<b>\$585,149.93</b>
<b>CAP Rate</b>	5.006%	9.002%

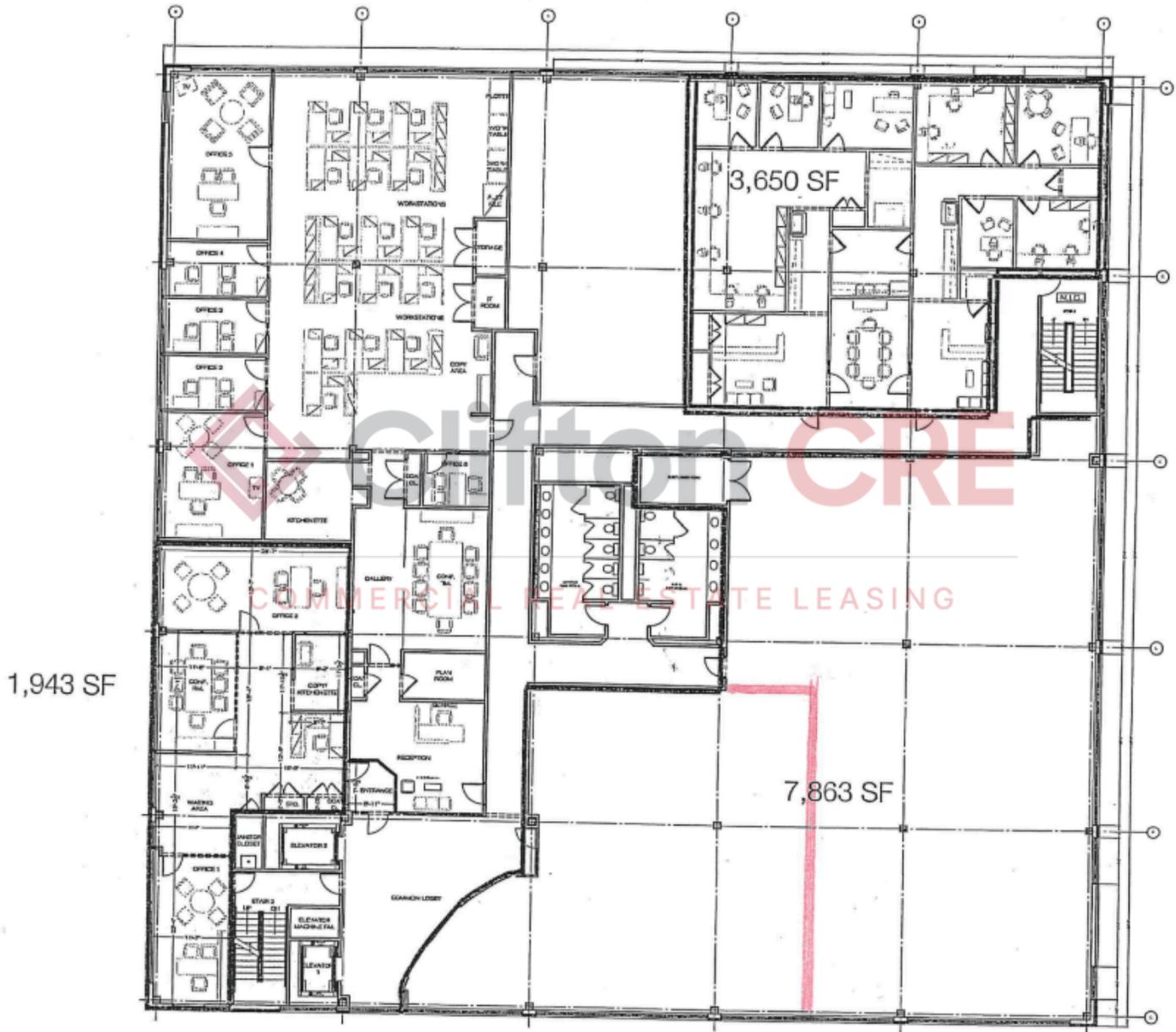


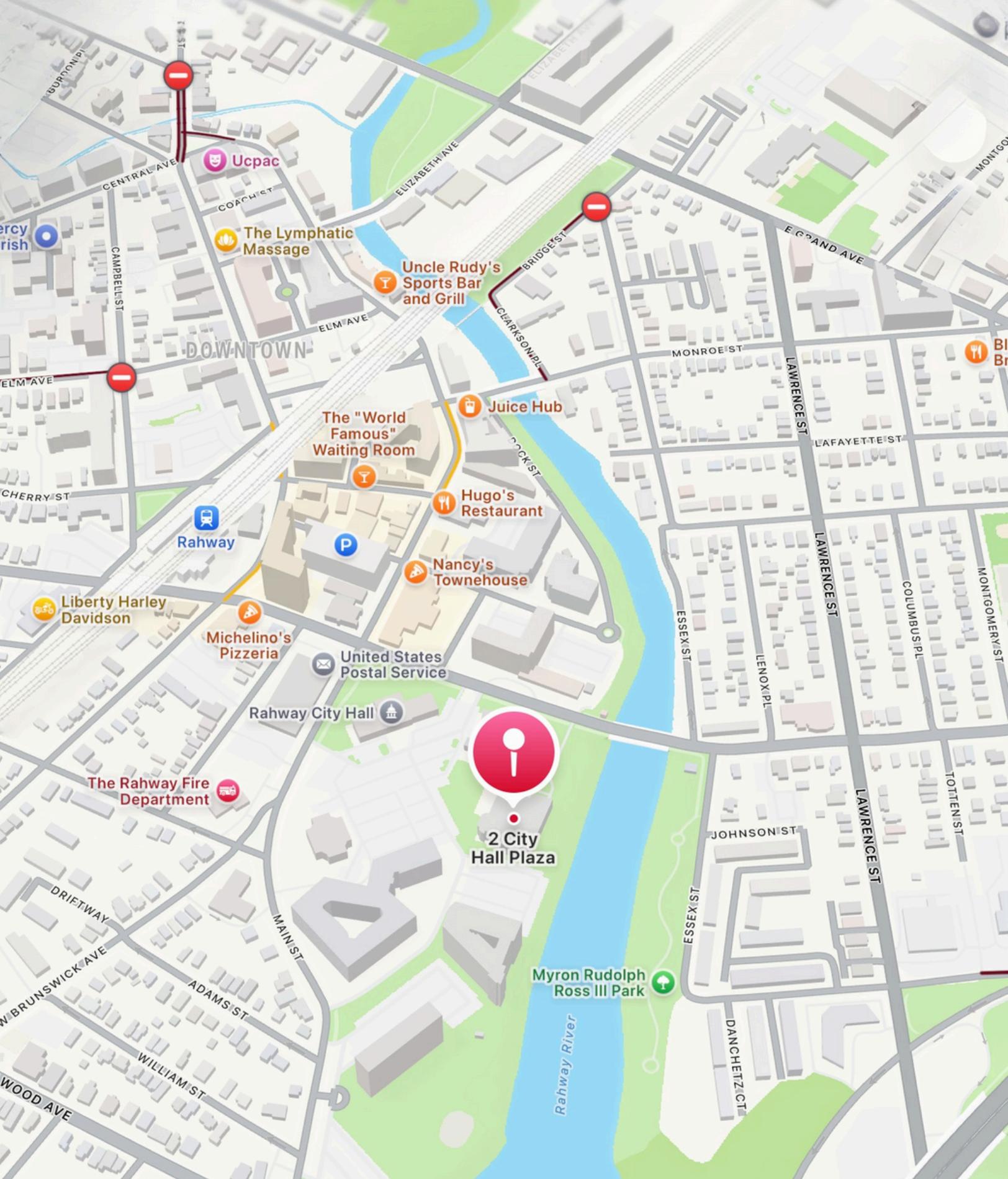
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 **Clifton CRE**

# Rahway Office Space - 2nd. Floor

RAHWAY • NEW JERSEY





**LOCATION**

**2 CITY HALL PLAZA,  
RAHWAY NJ**