

COMMERCIAL LISTING · MIDLAND PARK, NJ

145 Godwin Avenue

≈ 4,000 SF flexible retail / showroom · Available January 2027

SIZE

≈ 4,000 SF

CEILINGS

9 feet

PARKING

Street + garage

AVAILABLE

January 2027

THE OFFERING

Approximately 4,000 square feet of flexible retail or showroom space on high-visibility Godwin Avenue. A deep open showroom runs from the glass storefront toward the rear. Open office cubicles and two enclosed private offices sit along the driveway side of the sales floor. Stairs toward the garage follow, with an office currently used as a break room in the back corner. A large storage room, two restrooms, and an attached one-car garage complete the premises.

Currently occupied through January 2027. Photographs show the space in its present use as a flooring showroom.

Suited to

Retail · Showroom · Service · Studio · Office-retail hybrid

LEASE SNAPSHOT

3-year term

3% annual increases

Landlord pays taxes & insurance

Tenant pays maintenance & utilities

Street parking at the storefront

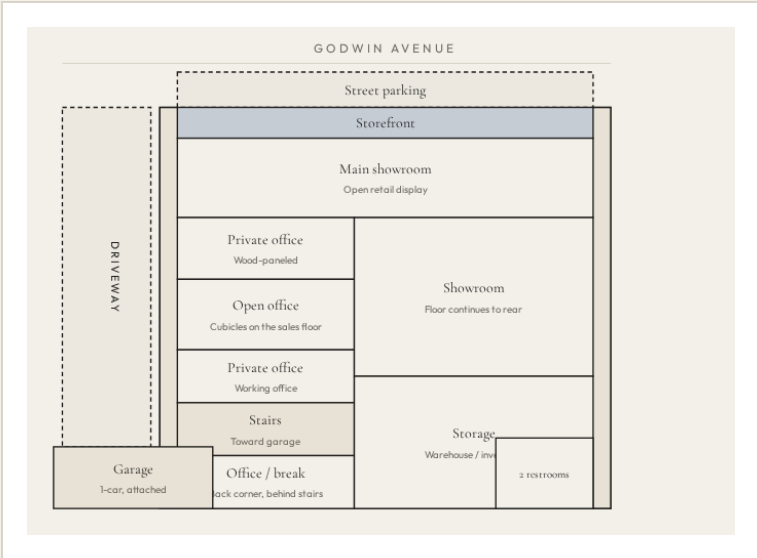
Common driveway + 1-car garage

145 Godwin Avenue, Midland Park, NJ 07432

Listed by Brian Bilgeç · United Real Estate North Jersey

How the floor works

Illustrative only — not a survey. Offices, stairs, and the break-room office run down the driveway side. Large showroom from the glass; storage at the rear. Garage and driveway on the left; street parking in front of the storefront.



Godwin Avenue at top. Driveway and garage at left.



Main showroom
Open-concept retail display from the Godwin Avenue glass deep into the building. 9’ ceilings.



Offices
Wood-paneled private office, open cubicles, and a working office along the driveway side.



Office / break
Enclosed office in the back corner, behind the stairs toward the garage, currently used as a break room. Two restrooms nearby.



Storage & garage
Large warehouse storage, common driveway, and an attached one-car garage.

LEASE TERM Three years	RENT INCREASES 3% annually	LANDLORD PAYS Taxes and insurance
TENANT PAYS Maintenance and utilities	PARKING Street, driveway, garage	OCCUPANCY January 2027

PHOTOGRAPHS

The space today

Current occupancy as a flooring showroom. Available January 2027.



Main circulation aisle



Private office



Rear storage / warehouse



Garage interior



Frontage and driveway



Showroom display wall

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LOCATION

Midland Park, Bergen County

Godwin Avenue is Midland Park's primary commercial street. Convenient to Route 17, Route 208, and the Garden State Parkway — serving Ridgewood, Wyckoff, Waldwick, and neighboring towns.

Photographs depict current occupancy. Information is believed accurate but is not warranted. Verify all measurements, zoning, and permitted uses independently. Approximate floor plan is not a survey. This listing is offered by United Real Estate North Jersey. Brian Bilgec, Real Estate Agent.