

FOR SALE
CHATHAM, NJ

BUILDING FEATURES

- Approx. 6600 sf freestanding three (3) story building:

1st Fl: approx. 2500 sf:

- Formal reception/waiting area
- Seven (7) offices plus conference room
- Two (2) new restrooms plus executive restroom
- Storage closets

2nd Fl: approx. 1600 sf:

- Reception area
- Five (5) offices plus conference room
- Private restroom
- Storage area w/ potential 900 sf expansion

Lower Level: approx. 2500 sf

- Six (6) private offices plus conference room
- One (1) restroom
- Large eat-in kitchen
- Storage area
- Garage access w/ loading

PROPERTY FEATURES

- Premier Main Street Chatham Borough location
- .38 Acres corner property
- NEW windows/HVAC/hot water heater
- B-1 Zoning (office/retail/childcare/medical*)
- Monument signage
- On-site parking PLUS street parking
- Potential redevelopment w/ residential component*
- Walking distance to shopping/restaurants
- Located near major highways
- 2024 Tax appeal GRANTED (\$21K/yr)
- Ideal for user/investor w/ potential rental income

Asking Sale Price: ~~\$4,999,999.99~~

Price Reduction: \$1,799,999.99

**Subject to possible variance*

For more information contact:

HELENE ELBAUM

C: 201.320.3430

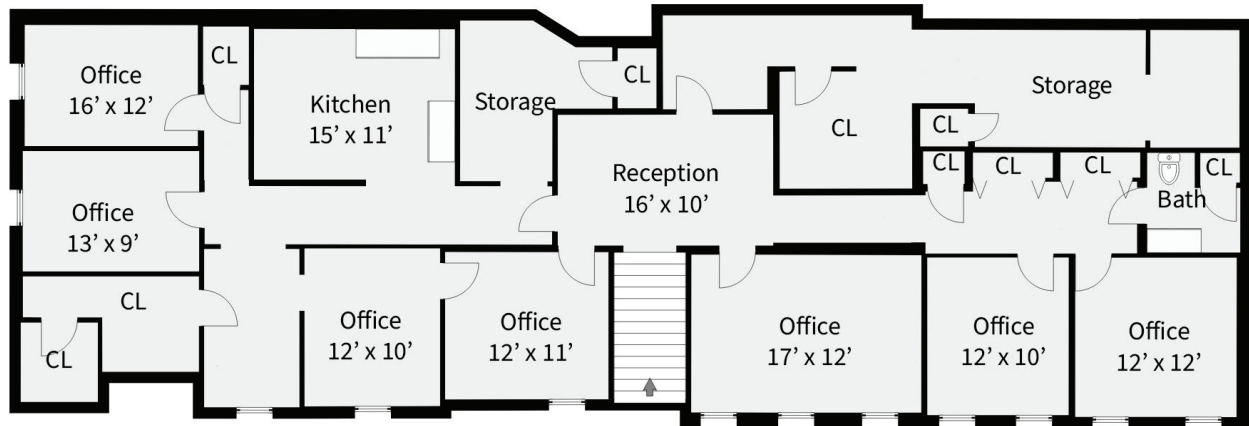
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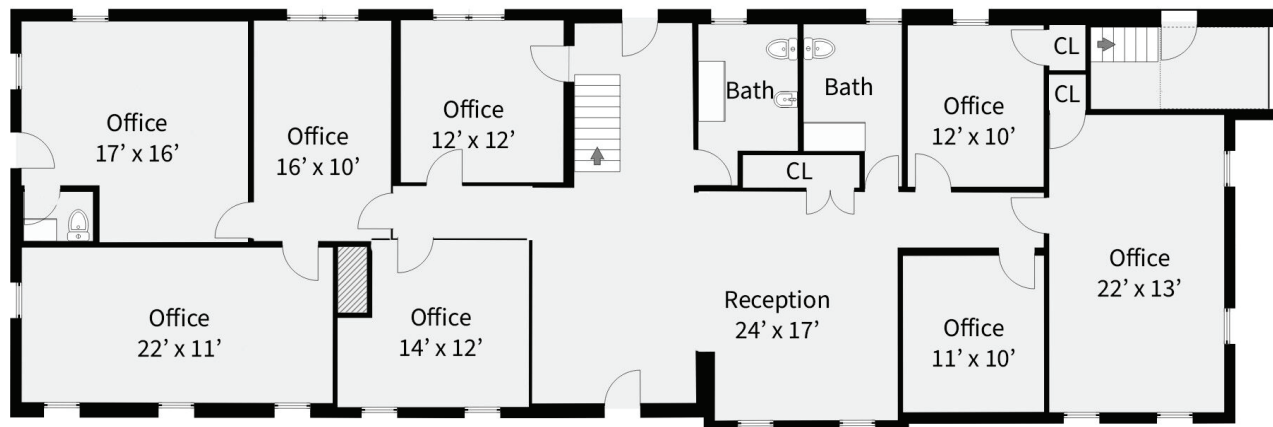
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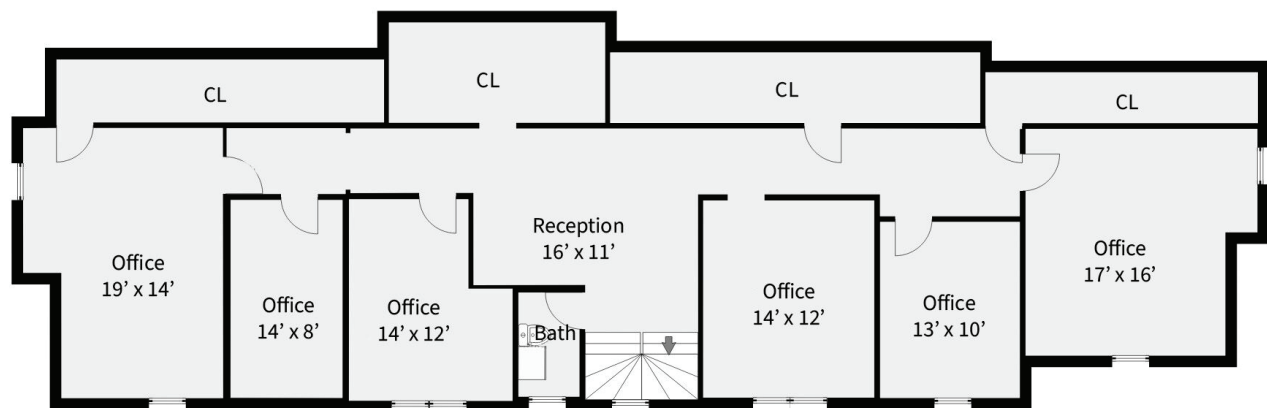
Basement



First Floor



Second Floor



Floor Plans Not Drawn to Scale.