

# 4,000 SF Office / Retail Space For Sale (User/Investor) / Lease *Freestanding / Divisible to 2,000 SF*



2 Park Avenue, Somerville, NJ

**PRICE REDUCED!**



## PROPERTY FEATURES

## LOCATION

- Divisible to 2,000 SF
- Rare Abundant 16 Car Parking
- Taxes & CAM - \$6.00 PSF
- Lease: **\$18.50 PSF Net**
- Sale: **\$695,000**  
**\$173.75 PSF**

- 1 Block from Somerville Town Hall / Courthouse & Main Street
- Close to Public Transportation – Raritan Valley Line  
3 Minutes to Somerville NJ Transit  
5 Minutes to Raritan NJ Transit

*For More Information Call Exclusive Broker:*

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