

FOR SALE

\$2,690,000

174-180 Getty Ave. Clifton, New Jersey

26,000 SF INDUSTRIAL BUILDING

Offering 209' Frontage x 102' Depth

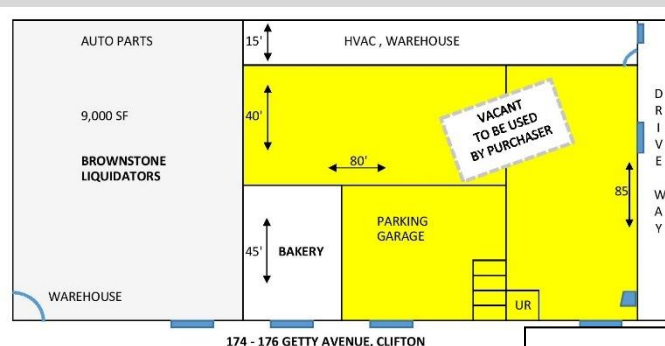
WOW! Over 20% Cash on Cash Potential Return

Presently available: 8,000 SF (7,000 SF Warehouse/1st Floor + 1,000 SF Office/2nd Floor)
6,000 SF (2,000 SF Warehouse/1st Floor + 4,000 SF Office + Show Room/2nd Floor)
No Parking Available Outside (Only Inside the Building)

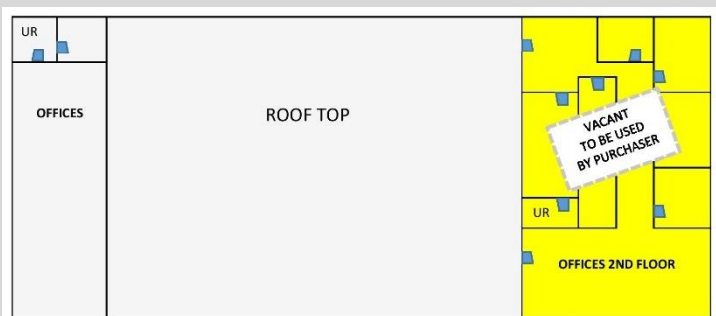
FOR OWNER OCCUPANT OR INVESTOR

Great Location! Close to all major highways

(Rt. 80, 46, 3, 20, 21, 17, Parkway, Turnpike)



174 - 176 GETTY AVENUE, CLIFTON



178 - 180 GETTY AVENUE, CLIFTON

Drawing not to scale



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