

# MEDICAL/OFFICE CONDOMINIUM FOR SALE

## 39 EAST 39TH STREET

PATERSON, NJ 07514



**PERFECT FOR MEDICAL PRACTITIONER, CHILD DAY CARE OPERATOR, AND CASHFLOW INVESTOR**

## PROPERTY OVERVIEW

**AVAILABLE SF:** 6,300 SF

**ASKING PRICE:** \$1,250,000

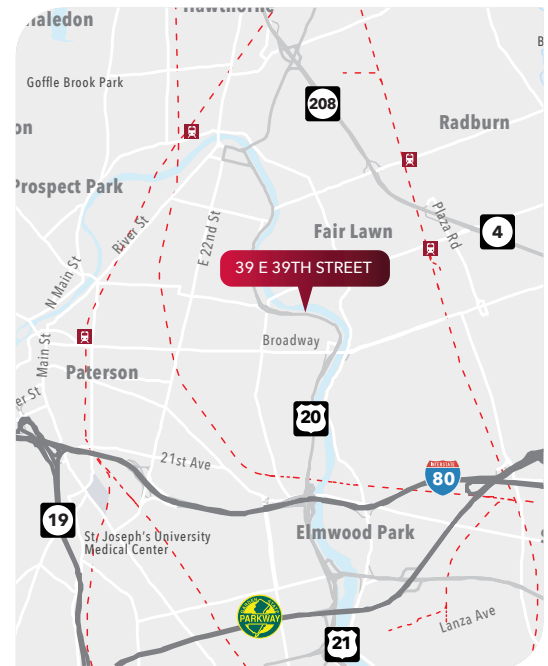
**PARKING:** 20+ Spaces On-Site & Street Parking Available

### AMENITIES:

- Exterior Maintenance Done by Condominium Associates
- Ground Floor Units at Empress House Condominiums - Highrise Tower w/ 152 Residential Units
- Outdoor Recreational / Lunch Area

### LOCATION:

- Direct Access from Route 20 & within 0.5 Miles of I-80 and Route 46
- Adjacent to Kent Plaza (240 Units) & Park East Terrace (392 Units)
- 145,523+ Residents in a 2-mile Radius
- Median Household Income of  $\pm$ \$70,000 in a 2-mile Radius
- 20,573+ VPD on Route 20/McLean Boulevard



**FOR MORE INFORMATION CONTACT  
EXCLUSIVE BROKER:**

**Tarang Ramani**  
tramani@lee-associates.com  
C 201.359.0166

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.



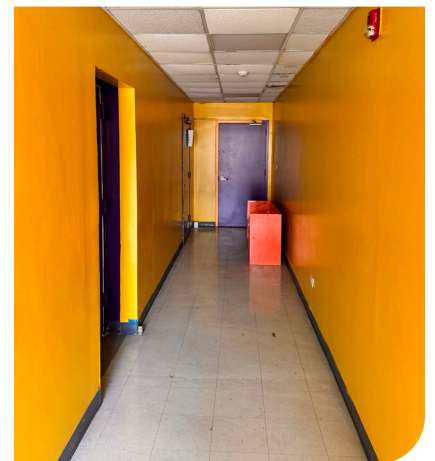
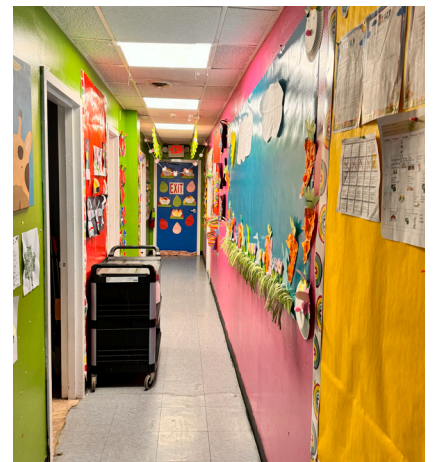
# MEDICAL/OFFICE CONDOMINIUM FOR SALE

## 39 EAST 39TH STREET

PATERSON, NJ 07514



## BUILDING PHOTOS



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Tarang Ramani**  
tramani@lee-associates.com  
C 201.359.0166

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.