



All Health Services PC

PRIMARY CARE • PAIN MANAGEMENT • PSYCHIATRY • MENTAL HEALTH COUNSELING

ULTRASOUND • X-RAYS • JOINT INJECTIONS

PATERSONCARE@GMAIL.COM

Tel: 973-435-6666

680 Broadway Unit A-1, Paterson, NJ 07514

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Ming Simon

C: 646.331.5620

D: 862.233.9136

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Urszula Zoltek

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D: 862.217.5610

Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR SALE

- 7,600 SF Medical Condo Available for Purchase (Former Barnert Hospital)
- Built Out as a Hospital Emergency Room
- Fully Approved for all Specialties, Including Outpatient-Based Surgical Procedures (OBL)
- Excellent Space Use for Urgent Care & Mental Health Clinic
- Existing Medical and Office Furniture Included
- Ample Patient Parking & Private Doctor/Staff Parking Available | 3 Dedicated Parking Spaces
- Access to Route 80, Garden State Parkway & Routes 4, 20, 208 & 46
- Traffic Count on Broadway & East 32nd Street : 26,615 VPD
- Zoning H-1: Hospital – [Click Here for More Information](#)
- Neighboring National Tenants: McDonalds, Taco Bell, Dunkin', Wing Stop, KFC, Burger King, 7-ELEVEN, Walgreens, PNC Bank, BP Gas Station, Shell Gas and Many More...

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COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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CO-TENANTS

- Accelerated Surgical Center
- Alden Leifer MD & Associates
- Barnert Subacute Rehabilitation Center
- HVA Medical Group
- Happy Home Healthcare
- Multiple primary care & specialty physician offices
- Women's health services
- Home healthcare agencies
- Physical therapy
- Substance abuse treatment providers
- Diabetes counseling
- Diagnostic imaging services
- LabCorp

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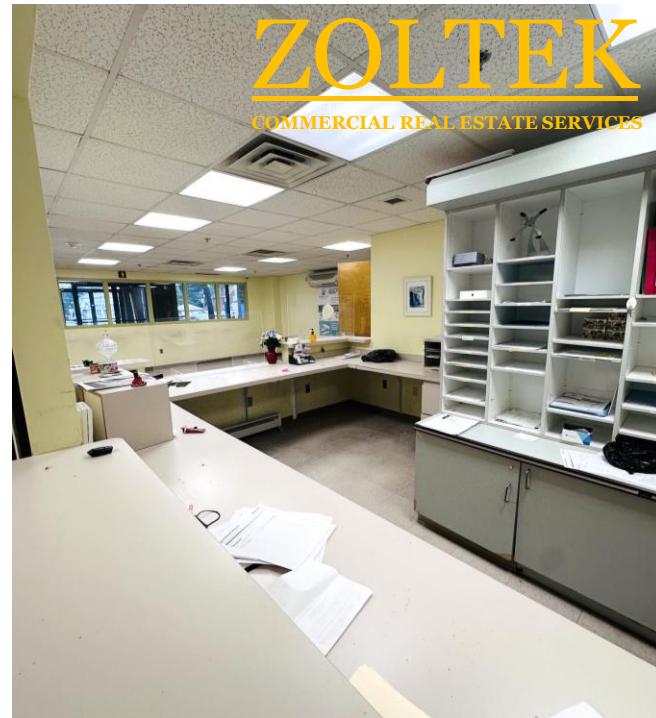
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SANDY HILL

PATERSON PUBLIC SCHOOL 15

FAITH CHAPEL REFORMED CHURCH

ROSA L. PARKS ART SCHOOL

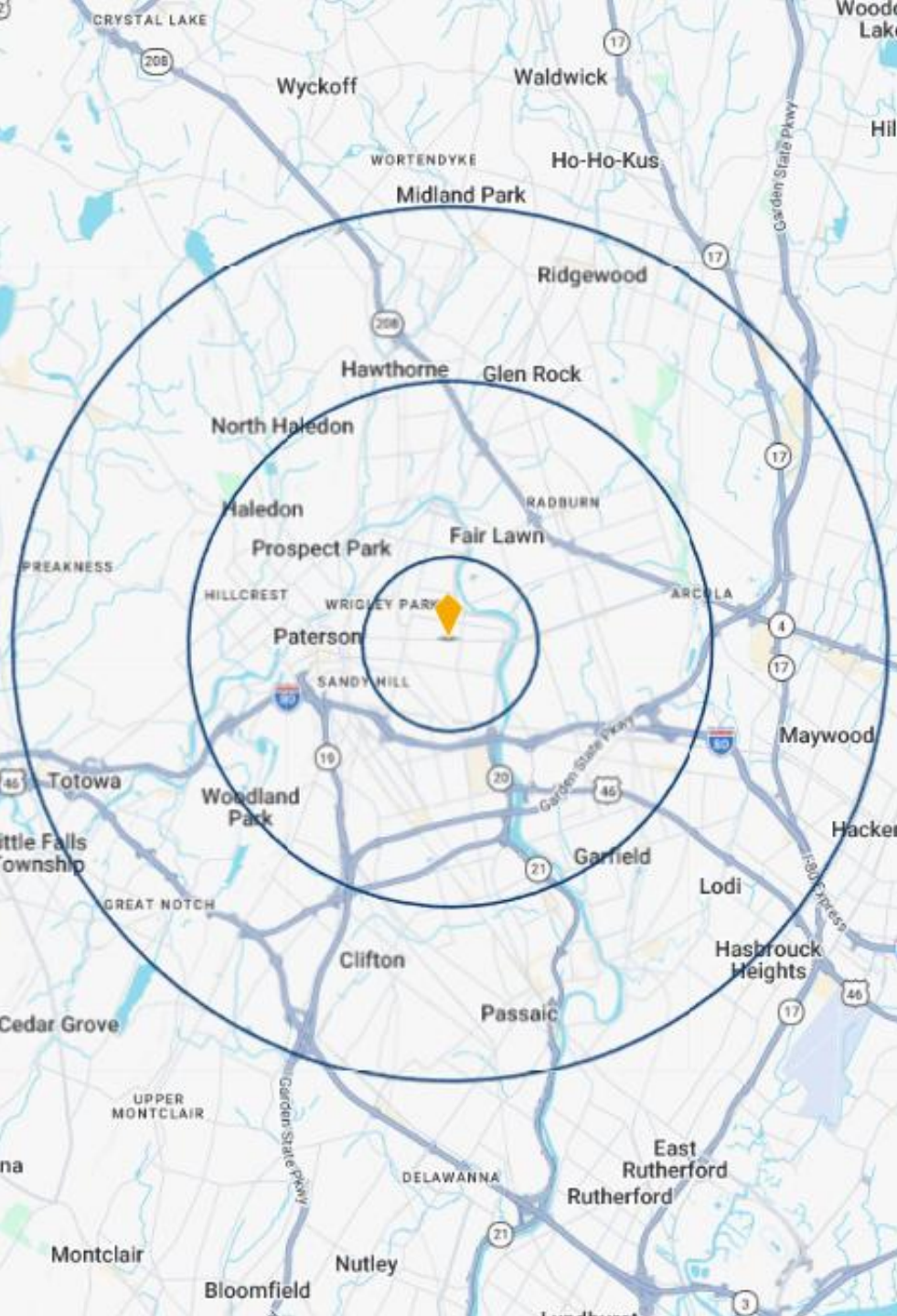
680 Broadway

EASTSIDE

SITE

PATERSON RECREATION

EAST SIDE PARK HISTORIC DISTRICT



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	58,234	290,064	594,871
Daytime Population	10,164	99,476	226,333
Households	18,428	96,165	201,701
Median Age	36.4	38.1	39.1
Average HH Income	\$83,908	\$102,105	\$114,504

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