

# BUILDING FOR SALE OR SPACE FOR LEASE



**440 Old Hook Road Emerson, NJ 07630**

**8,509 Sq. Ft. MEDICAL Available CAN Divide**

**TOTAL SIZE 13,161 +/- Square Feet on .66 acre FOR SALE**

**Lease: \$32.00 Per Sq. Ft. + Utilities and Cleaning**

**Sale Price: \$3,856,000.00**

## OVERVIEW:

Three story (+ finished & unfinished basement) free standing Medical Office Building for Sale or Space for Lease. IDEAL User/Owner Opportunity. Lease up to 8,509 +/- sq. ft. or purchase building with an existing Tenant of 3,966 sq. ft. for income. Highly visible location, 4/10<sup>th</sup> of a mile from Pascack Valley Medical Center (part of Hackensack Meridian) and across the street from a Shop Rite anchored retail plaza. Minutes to downtown Westwood

- Large back-lit signage visible from Old Hook Road.
- Elevator servicing all levels (stretcher capable)
- Abundant On-Site Parking
- Income from long term existing Tenant
- Up to 8,509 sq. ft. (on 2 floors, can DIVIDE) + 686 sq. ft. partially finished lower level available for user
- SALE OR LEASE!

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*Building Better Communities With....*



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No warranty or representation is made as to the accuracy of the information contained herein and same is made subject to errors, omissions, change of price, and withdrawal without notice, and to any special listing conditions imposed by our principals

# 440 Old Hook Road Emerson, NJ INTERIOR PHOTOS

