

**MEDICAL/DENTAL BUILDING
SALE OR LEASE**



EXCLUSIVE LISTING

**40 ELM AVENUE @ ROUTE 45
WOODBURY HEIGHTS, NJ**



Property Description: Freestanding Medical/Dental Building

for Sale or Lease

Size:	769 +/- SF - Space 1
	678 +/- SF - Space 2
	2,784 +/- SF - Space 3
	2,124 +/- SF - Space 4
	973 +/- SF - Space 5
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	7,350 +/- SF - Total

Block/Lot:	40/11
Zoning:	Commercial
Taxes:	\$24,285 (2016)
Lease Rate:	\$15.00/SF Plus Utilities
Sale Price:	\$625,000.00 \$565,000.00
Comments:	<ul style="list-style-type: none"> • Ideal for Owner/User/Investor • 85 Parking Spaces • Full Basement • Next to a Hollywood Cafe & Bar and a Former Bank • Excellent Visibility from Route 45 • 5 +/- Miles from I-295 • At a traffic light

For Further Information, Please Contact:

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FLOOR PLAN



SITE PLAN

