

# 195 Route 46 Mine Hill, NJ Atrium Professional Center



## FOR SALE

### PROPERTY SPECS:

Property Type: Office/Medical

Total Building Size: 13,742 SF

Available Space: 1,500 SF – Suite 100

Sale Price: \$180 PSF (\$270,000)

Parking: 64 Spaces

Land Area: 1.32 Acres

Utilities: Separately Metered

Heat: Gas

Taxes: \$6,953

Maintenance Fee: \$9,084



**Comments:** Located directly on Route 46, monument signage, numerous amenities in immediate area, two private bathrooms and the lobby has been recently renovated.

*For more information, please contact:*

Brian Wilson

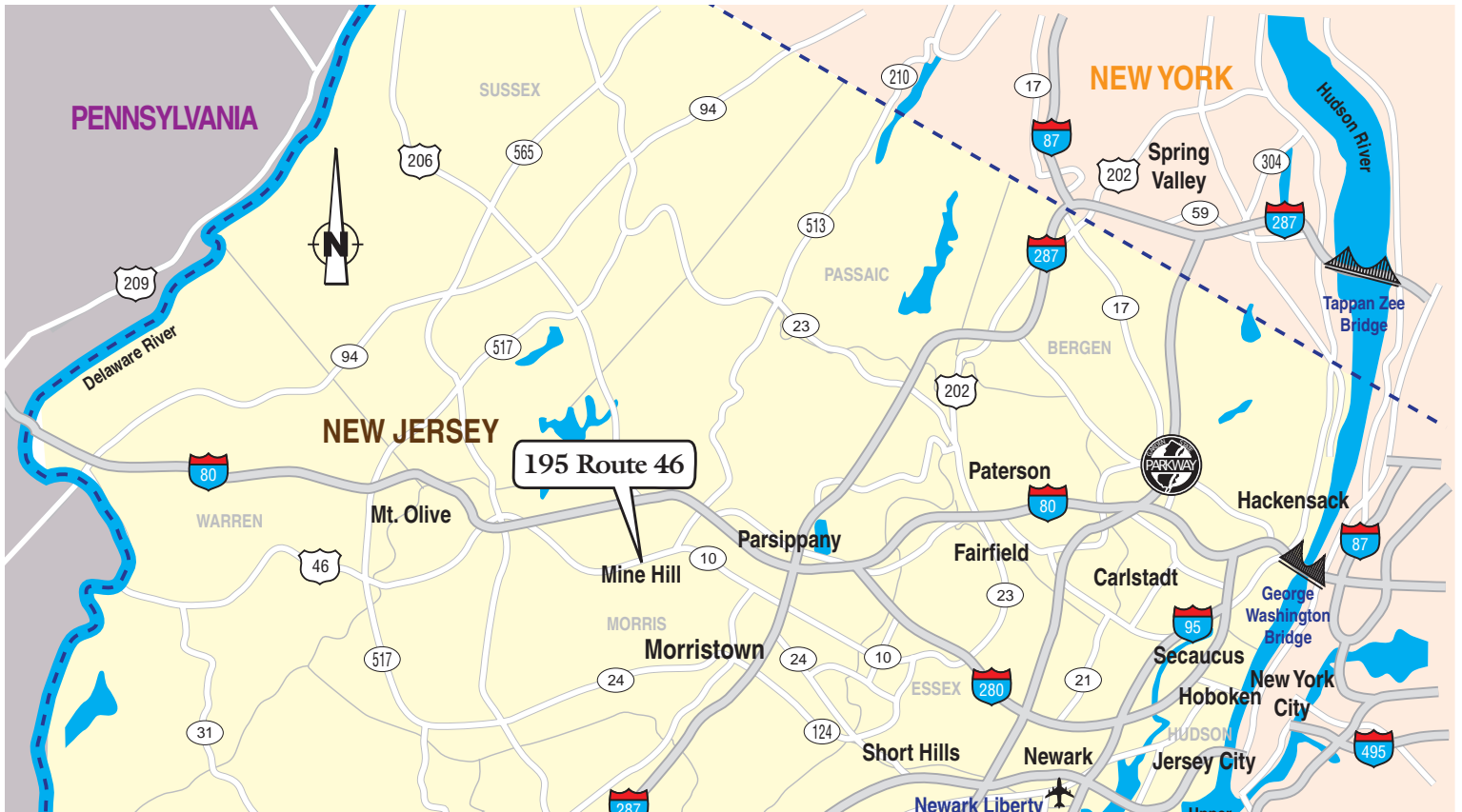
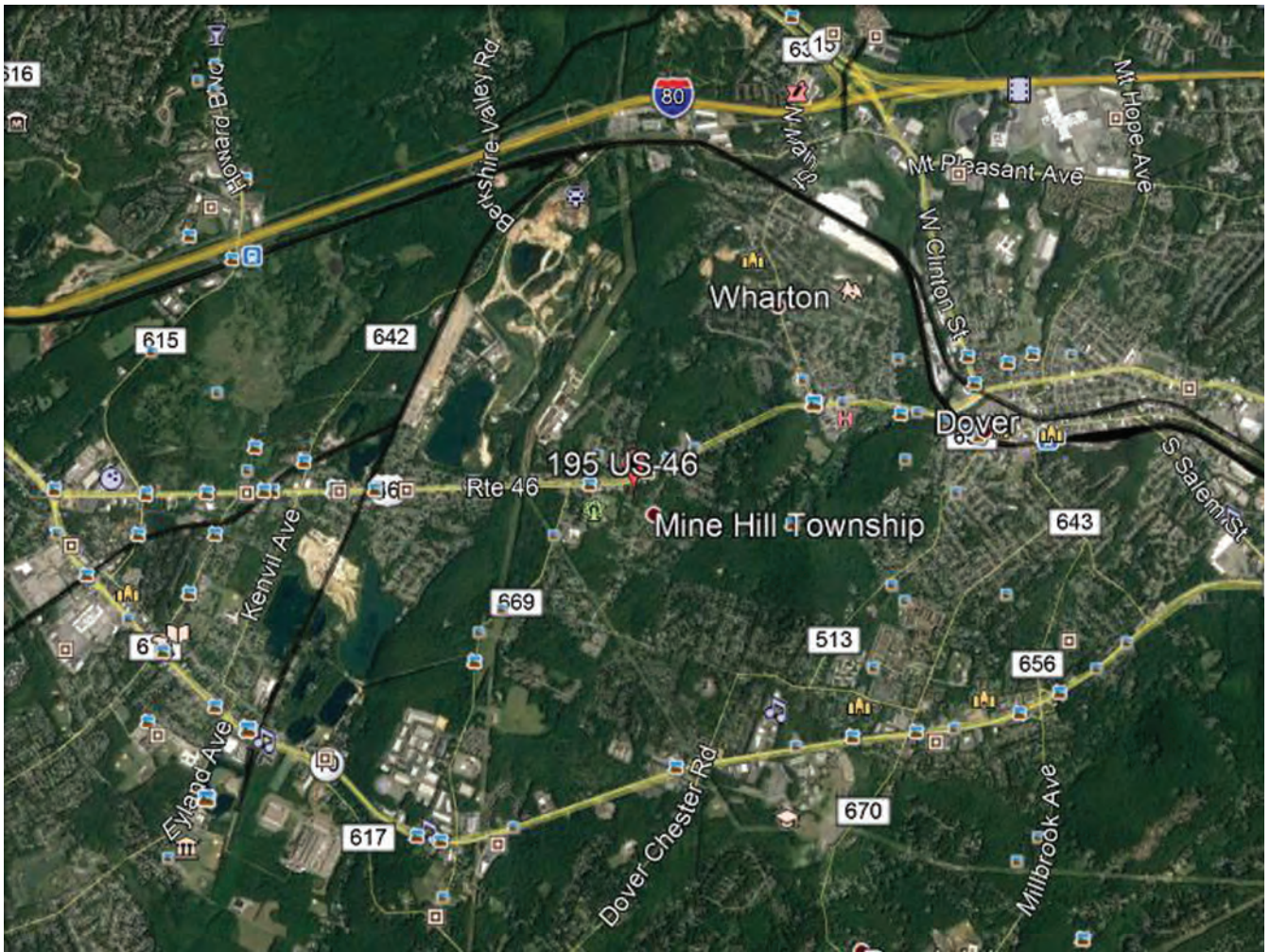
[bwilson@resource-realty.com](mailto:bwilson@resource-realty.com)

973-299-0900

*Exclusive Leasing Agent:*



[www.resource-realty.com](http://www.resource-realty.com)



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.