CUSHMAN & WAKEFIELD

FOR SALE or LEASE 17 Legion Place

Rochelle Park, NJ



Specifics

- · User or Investor Opportunity
- Zoning Business "A" District
- Block/Lot(s) 89/22-27
- · On-grade overhead door
- Generator 50 KW Kohler Natural Gas (2008)
- · Near corner of West Passaic Street
- 15 Parking spaces on site
- · Street parking available
- Surplus parking available across the quiet street

Property Highlights

- · Very well maintained
- · Generator can run the entire building
- · Additional windows can be added
- · Level 1 flexible office with on-grade door
- · Level 2 open efficient office layout
- New rooftop HVAC unit installed in 2015
- · Electric car charging station
- · Single or multi-tenant possibilities

Proximity

- 2/10 of a mile from Route 17
- 3/10 of a mile from Garden State Plaza
- Great access to Route 4, 208, GSP, Route 80
- Walkable to numerous restaurants/banks/shopping
- NJ Transit bus stop servicing NYC nearby



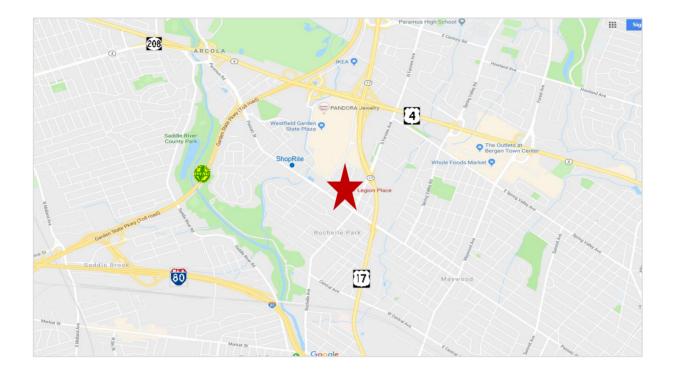
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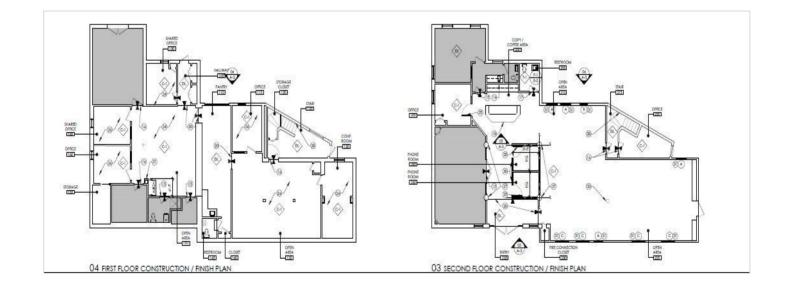
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