

278 Route 46  
Rockaway, NJ



## FOR SALE

### PROPERTY SPECIFICATIONS:

**Property Type:** Office/Retail/Mixed Use

**Total Building Size:** 3,589 SF

**Office Space:** 1,459 SF

**Garage:** 900 SF (w/400 SF loft)

**Apartment:** 1,230 SF (Tenant paying \$1,600 monthly)

**Asking Sale Price:** \$729,000

**Taxes:** \$10,878

**Parking:** 9 Spots

**Zoning:** H-C (Highway commercial district)

**Comments:** Building fully renovated in 2014, which included new roof, new plumbing, new electric and new HVAC. Permitted uses include office, retail, medical, dental, banks, child care.

*For more information, please contact:*

**Brian Wilson, SIOR**  
[bwilson@resource-realty.com](mailto:bwilson@resource-realty.com)

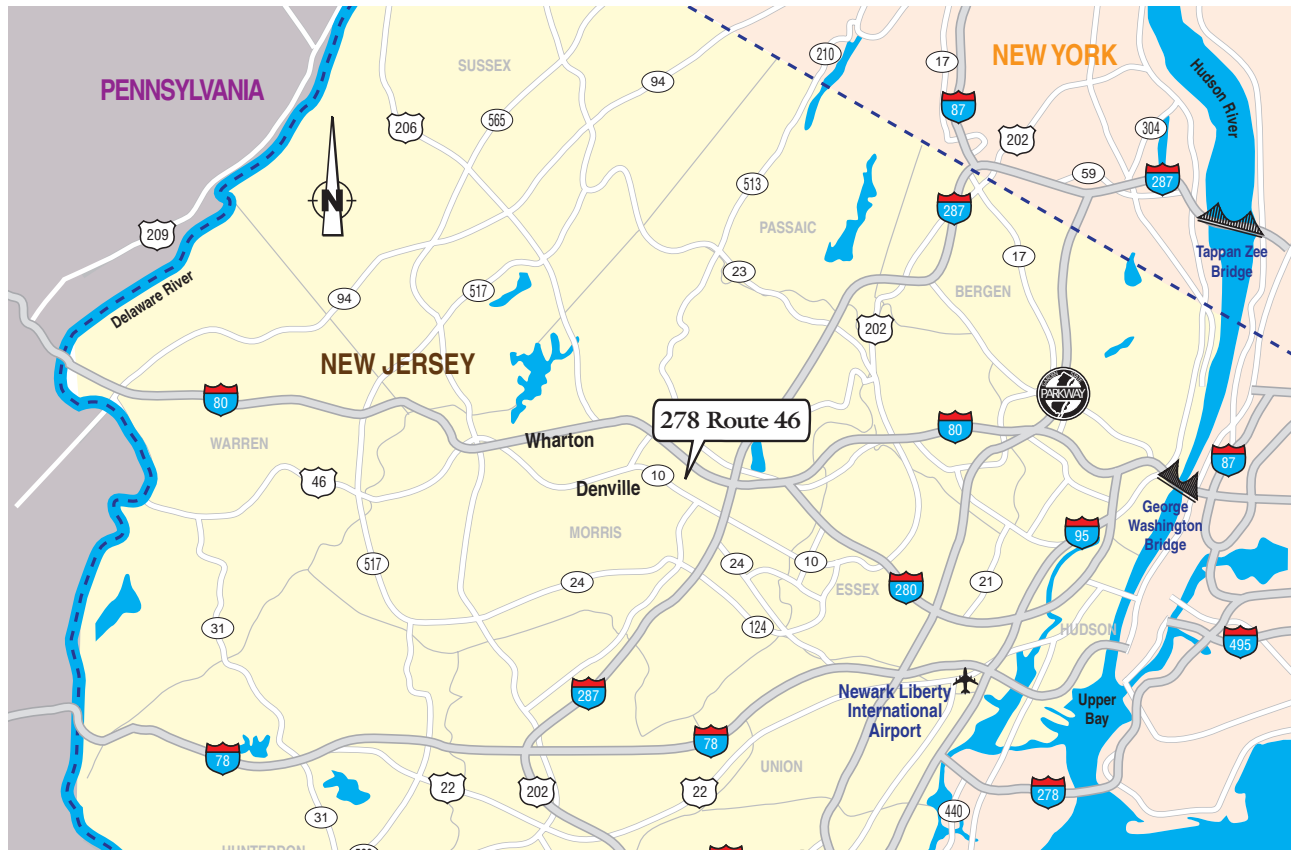
**973-299-0900**

*Exclusive Leasing Agent:*



**Resource Realty**  
Corporate Real Estate Services

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