



**NIA**  
NATIONAL REALTY

**9-13** Ackerman Avenue  
Emerson, NJ

**10,080 SF BUILDING FOR SALE!**  
Various Units for **LEASE 3,400 SF & 4,080 SF**

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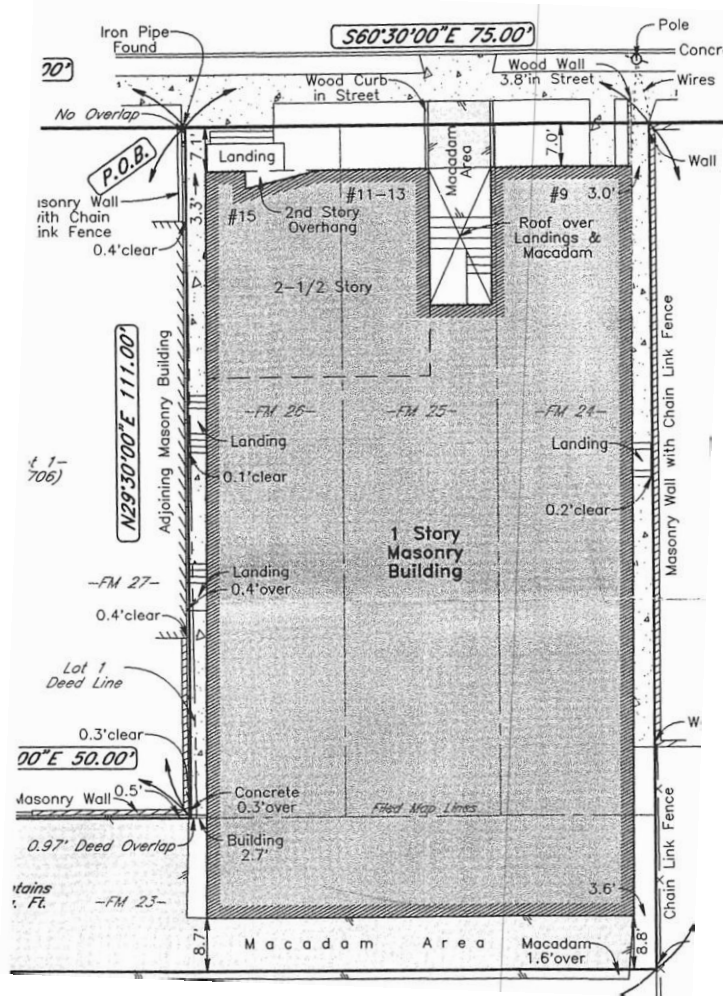
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# 9-13 Ackerman Avenue, Emerson, NJ

## FOR SALE DETAILS

SF Available	10,080
Total SF	10,080
Sale Price	<b>\$1,800,000.00</b>
Ceiling Height	9.0
Heat	Gas
Lot Size	.20
Parking Spaces	8 +Street
Zoning	Res./Industrial/ Office/Retail



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# 9-13 Ackerman Avenue, Emerson, NJ

SF Available  
Lease Price  
Type  
Other

3,400 SF  
\$2,600/Mo.  
Lab/Office  
+Utilities,  
Snow &  
Landscaping



First Floor front left unit with office, showroom and rear work area and warehouse. Perfect for owner/user and contractors. Rear door access for deliveries. Full use of the rear parking lot. Middle unit offers venting and basement, well suited for lab use. 2<sup>nd</sup> floor office with bath and signage facing Kinderkamack Road. One large, fully rented apartment. Signage visible from Kinderkamack Road. Next to Dunkin Donuts and across from bank. Short walk to train station and bus stop.

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