



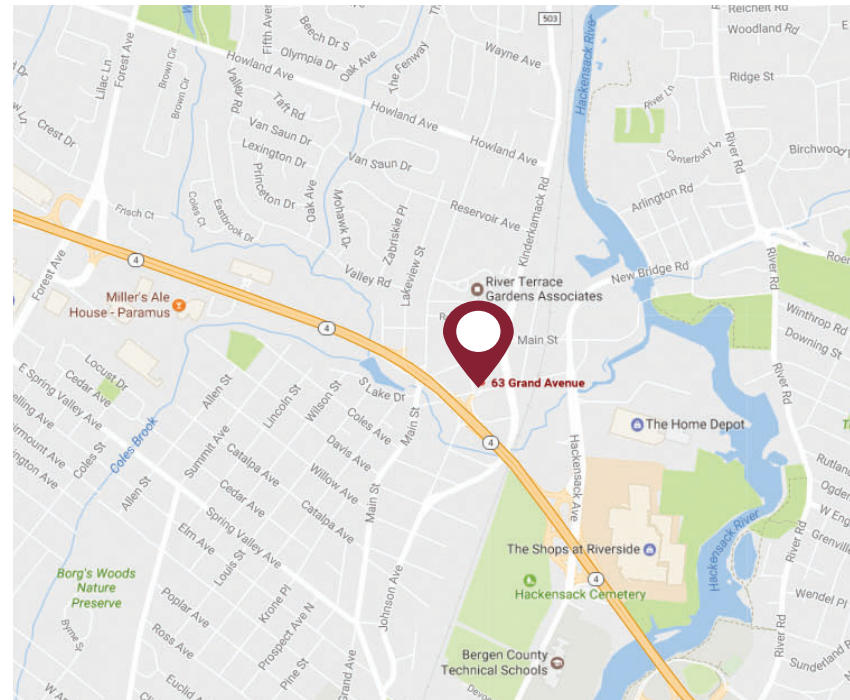
**63 GRAND AVE.  
RIVER EDGE, NJ**

**OFFICE/MEDICAL  
CONDO FOR  
SALE OR LEASE**

**3,112 RENTABLE SF WITH TWO PRIVATE RESTROOMS**

**FEATURES:**

- **Separate Entrance**
- **Elevator Building**
- **Separate Utilities**
- **11 Parking Spaces plus Street Parking after 9:30 AM**
- **Double-Corner Space Plan**
- **Operable Windows**
- **Walking Distance to Banks/Post Office/Drug Store/Restaurants**



**EXCLUSIVE  
BROKER**

**JOE TORMEN**  
Senior Vice President

📞 O: 973.475.7066

📠 C: 201.390.7207

📧 joe.tormen@lee-associates.com

**LICENSED REAL ESTATE BROKER**

All information is from a source deemed reliable, however no representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions imposed by our principals.



COMMERCIAL REAL ESTATE SERVICES

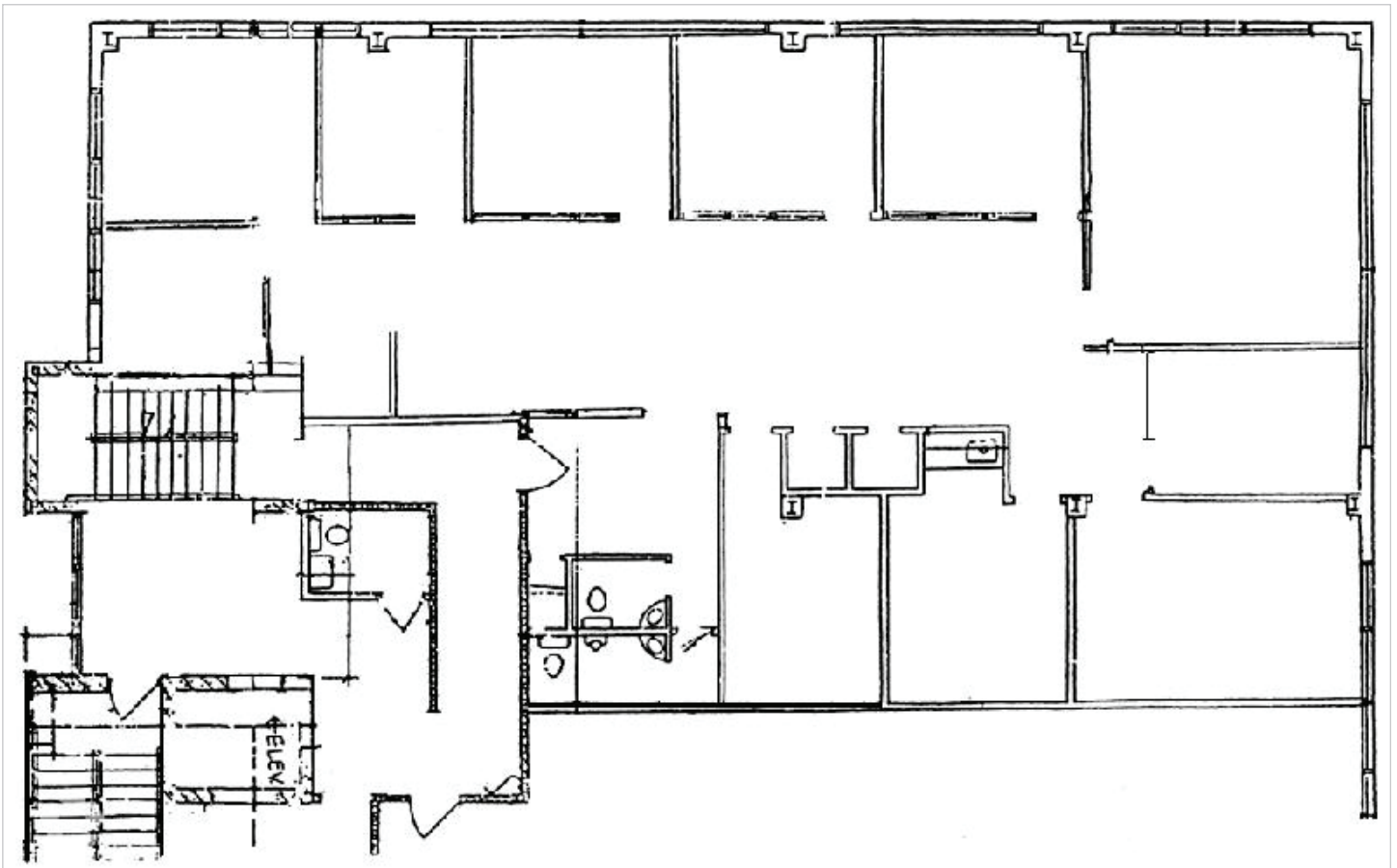
[lee-associates.com](http://lee-associates.com)

# FOR SALE OR LEASE

63 Grand Ave.  
River Edge, NJ

**OFFICE/MEDICAL CONDO**  
**3,112 RENTABLE SF WITH TWO PRIVATE RESTROOMS**

## FLOOR PLAN



**CALL 973.475.7066 FOR MORE INFORMATION!**

### LICENSED REAL ESTATE BROKER

All information is from a source deemed reliable, however no representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions imposed by our principals.



[lee-associates.com](http://lee-associates.com)