

FOR SALE
14,630 SF
Industrial/Retail Building

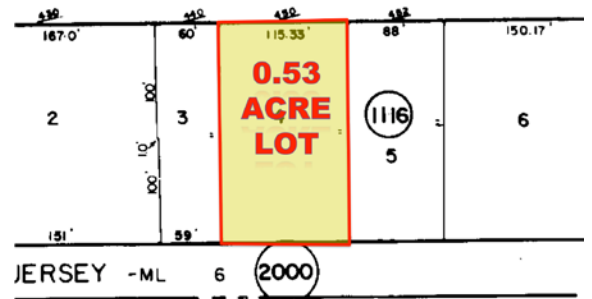


450 Westfield Avenue

Roselle Park, New Jersey

Property Features

- 5,250 sf Retail Showroom (subdivided)
- 9,380 sf heated warehouse & storage area
- 14.7' Clear Ceiling Height
- 1 drive-in door (12' H x 10' W)
- 0.53 Acre Lot
- Approximately 15 car parking
- Building can be delivered vacant
- 1 mile from Roselle Park Train Station
- Traffic count: 43,000 vehicles/day
- Zoned B-3
- Permitted uses include: Retail, Bank, Restaurant, Salon, Fitness, Wholesaler, Child care, etc.
- Residential Permitted on 2nd Floor
- Potential Redevelopment
- Taxes: \$26,726



For Further Information Please Contact Exclusive Broker:

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 Associate

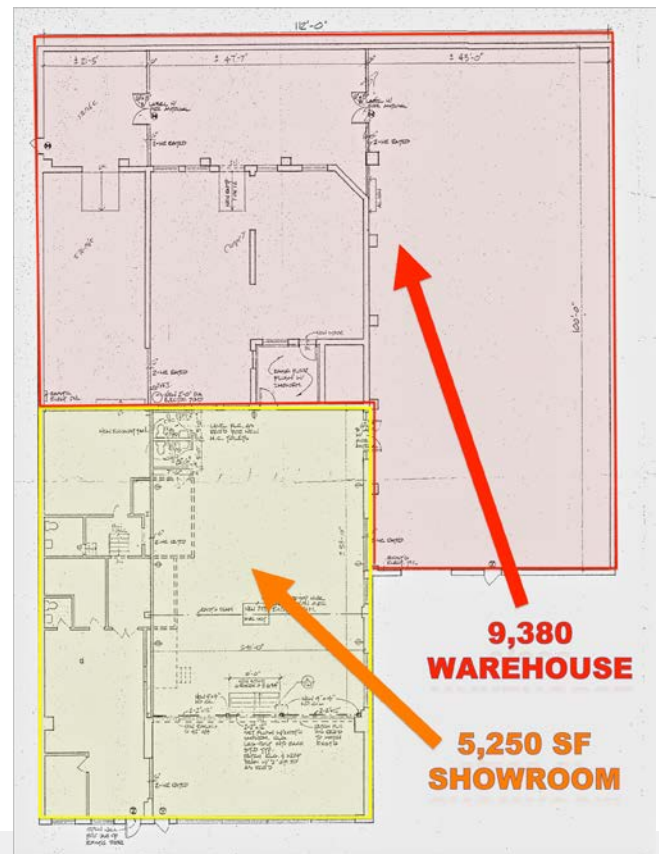
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AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	22,172	191,518	502,558
2015 Total Households	8,333	69,820	178,318
Average Household Income	\$274,961	\$326,861	\$332,780



NAI DiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.

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