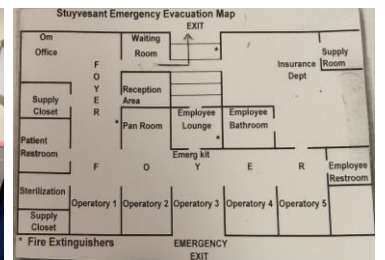
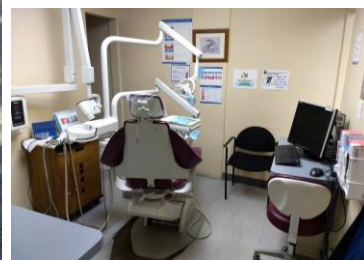
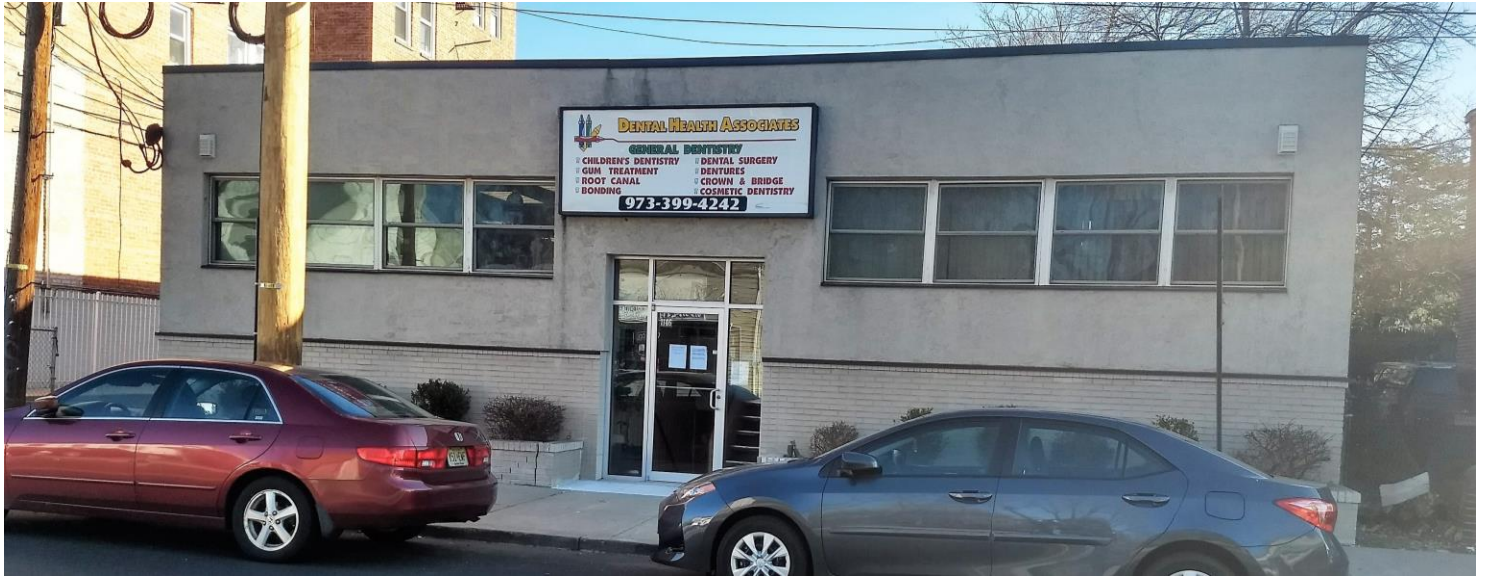


1146 Stuyvesant Ave
 Irvington, NJ 07111
For Sale \$375,000



Commercial building currently used as a dental office upstairs and a dental lab / storage area downstairs. Brick, block and steel construction. There is plumbing to each operator room and a wet sprinkler system. Gated parking lot with about 8 - 12 parking spots. If used as a dental office, there is a built-in client base that's already knowledgeable about and loyal to the location. Does not need to be used as dental space - it is well suited for medical or law offices, or whatever you need - feel free to use your imagination. Dental equipment not included in sale or lease, but may be able to negotiate separately. Inquire for more details. Needs some TLC, but this building has serious potential. It would likely cost a lot more to construct from scratch or build out a new office than to fix up and run this space. Act quickly - this deal will not last. About 2 blocks from the Union County border, close to the Garden State Parkway, I-78, and NJ Turnpike.

For additional information or to arrange a viewing please contact:

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 Web: <http://teamseth.com/>

Zoning: Commercial
 Building Stories: 2
 Building Sq Ft: +/- 5,600
 Lot Sq Ft: +/- 6,000
 Parking spaces: 8-12
 Sale Price: \$375,000
 Lease Price: Negotiable
 Lease Terms: NNN

Diamond Homes Realty
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