



NIA
NATIONAL REALTY

151 Route 17 South
Rochelle Park, NJ

VANCE KITIRA

NICELY RENOVATED BUILDING | 5,600 SF FOR SALE | DIRECTLY ON ROUTE 17 SOUTH
Prime North & Southbound Exposure Busy Retail Corridor

Gregory Panayoti | 201.845.6606 | GPanayoti@NIANationalRealty.com

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.



FORMER VANCE KITIRA

151 Route 17 S, Rochelle Park, NJ

SF Available	5,600
Total SF	5,600
Office Showroom	800
Ceiling Height	12.0+
Heat	OIL
AC	Yes
Parking Spaces	8
Zoning:	RTL/OFF

REDUCED!

For Sale	\$1,300,000
Property Tax	\$19,100
Lease Price	\$13.50 psf
CAM Charges	\$3.32 psf

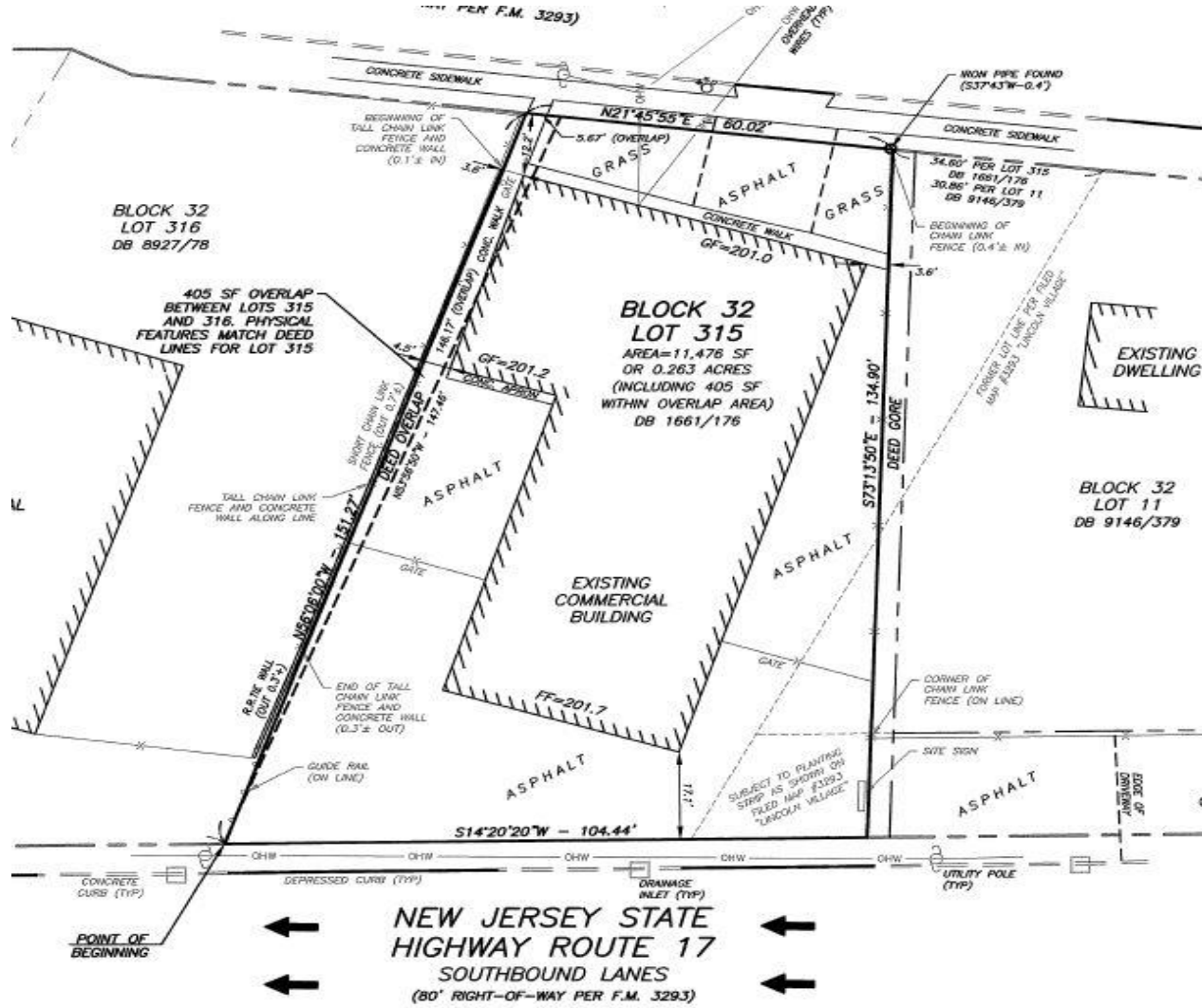
Total Rent \$7,850/month + utils

For Sale or lease! Route 17 Southbound across from Longhorn Steakhouse and under construction Starbucks. **Rare retail/warehouse showroom with highway exposure.** Great light in the warehouse. 4,800 SF 1st floor and 800 SF on the 2nd floor. Large front OH door. Currently built out with a small front showroom and warehouse with 2nd floor office. **Excellent condition!**

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