



# TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

## FOR SALE/LEASE

415 ROUTE 46 EAST  
LITTLE FERRY, NJ

**7,600 +/-** Sq. Ft.

## RETAIL / OFFICE

SALE PRICE: \$1,950,000

LEASE PRICE: \$16.00 NNN

CONTACT

EXCLUSIVE BROKER

Eric Lewin  
Mobile: (201) 832-4569  
elewin@teamresourcesinc.com

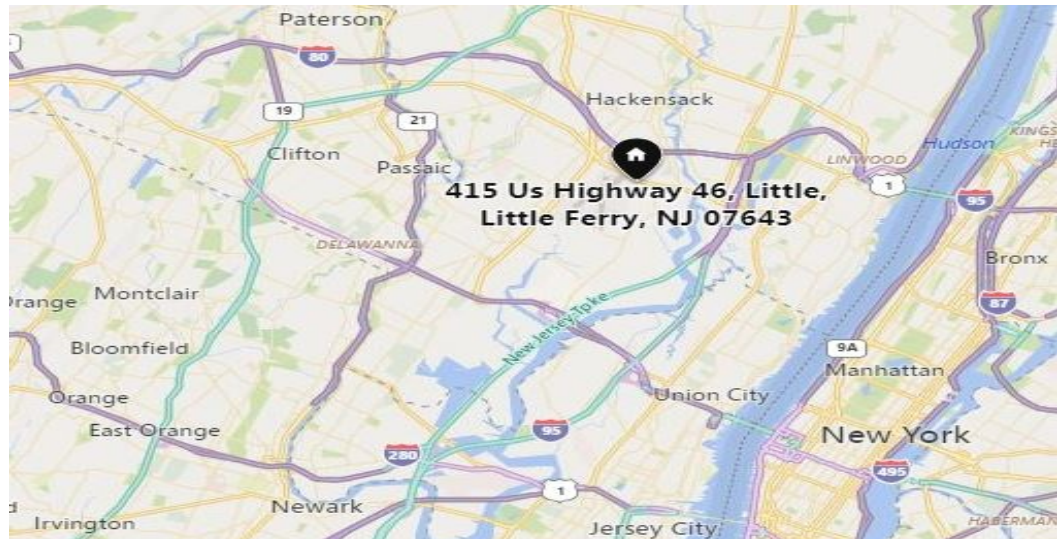
Jeff Volpi  
Mobile: (201) 736-8381  
jvolpi@teamresourcesinc.com



## 415 ROUTE 46 EAST LITTLE FERRY, NJ

### PROPERTY HIGHLIGHTS

- 7,600 +/- sq. ft. Retail /Office space available
- Air-conditioned Building
- Bus Line
- Fenced Lot
- Signage
- Free Standing Building
- Great Exposure
- Zoned: B-H Highway & Regional Business Zone



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Team Resources Inc.  
1050 Wall Street West  
Lyndhurst, NJ 07071  
(201) 438-1177  
[teamresourcesinc.com](http://teamresourcesinc.com)

All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



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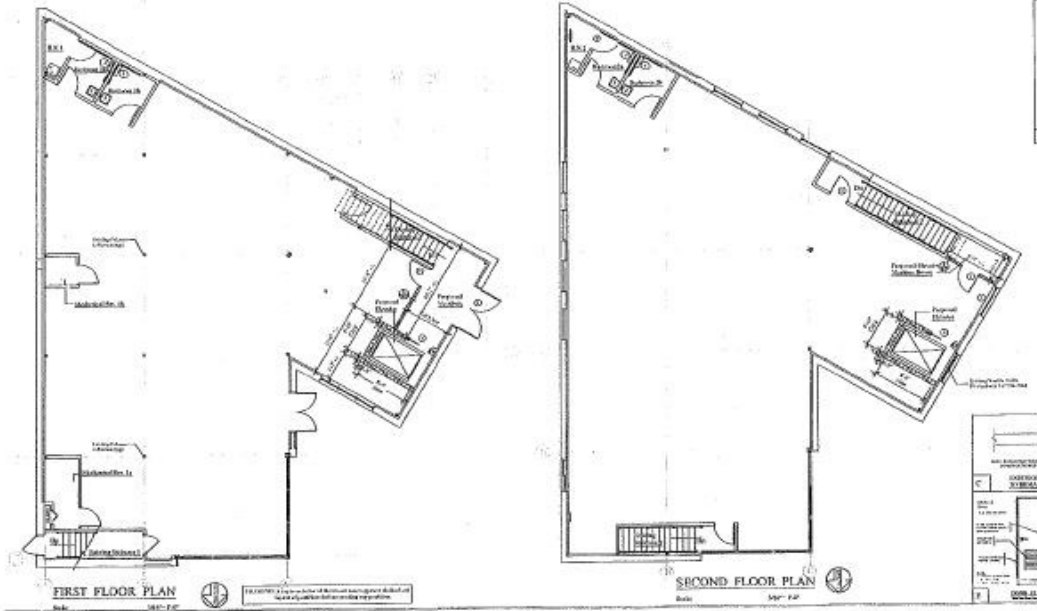
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## FLOOR PLAN



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