

401 Water Street, Teaneck, NJ



**FOR LEASE (DIVISIBLE) – RETAIL UNIT**

Former Club Fit Studio

Walking Distance to Cedar Lane

Many Uses Possible

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Nina Bianco, Agent | O 201.336.1211 | M 201.615.5102 | [NBianco@NIANationalRealty.com](mailto:NBianco@NIANationalRealty.com)

NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | [www.NIANationalRealty.com](http://www.NIANationalRealty.com)

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This retail unit is the former Club Fit Studio with **lots of room**. There are **so many possible uses** for this location. Easy walking distance to Cedar Lane so conveniently located to shopping, restaurants and parking. All of the gym equipment has been removed and the space is open area.

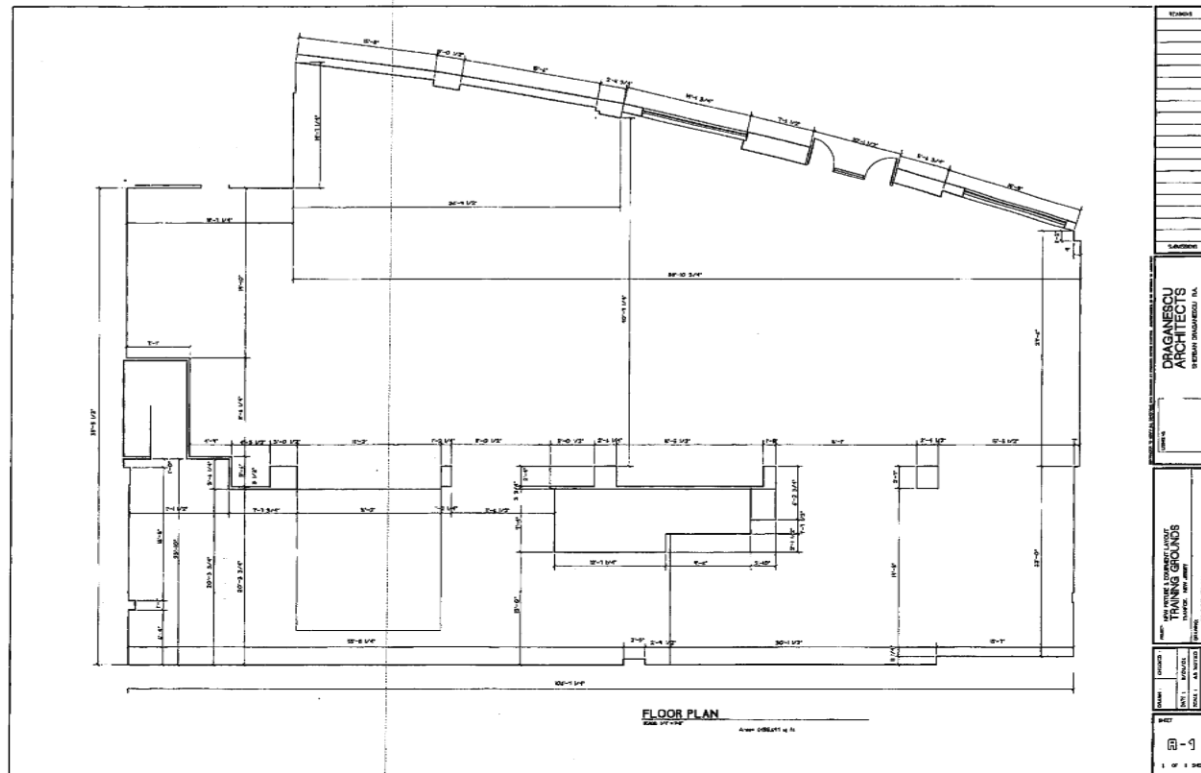
<u>Available</u>	<u>SF</u>
Space Available	6,455 SF
Parking Spaces	<i>Divisible</i> Street/ Municipal
Zoning	B1
Lease/SF	\$7,500/mo.
Utilities	+Electricity \$13.95 PSF



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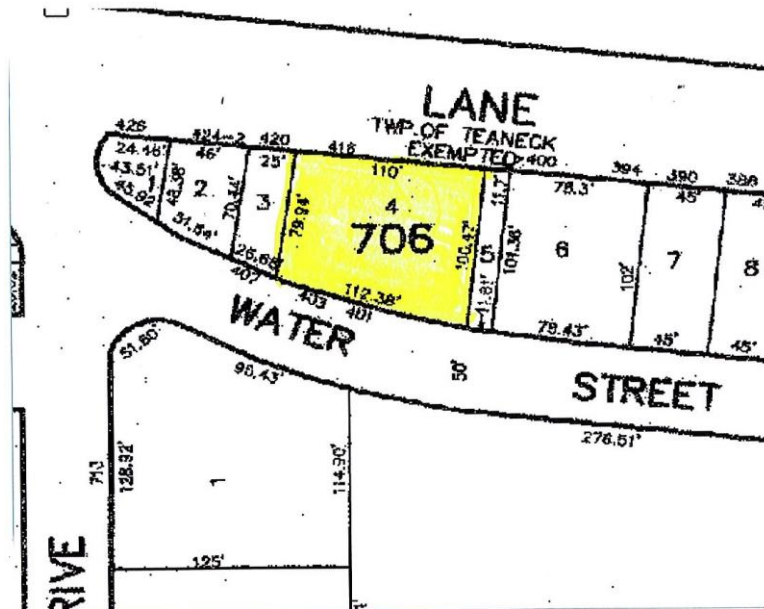


**LOCATED** – Walking distance to Cedar Lane. Plenty of shopping, restaurants and banks. Very easy access to Route 4 and Teaneck Road. Close to Holy Name Hospital and many medical offices.

**ADJACENT TO** – Stop & Shop, Teaneck Shopping District

**ACROSS** – From large municipal parking lot

**TRANSIT** – NJ Bus Stop, Anderson Street Commuter Rail (Pascack Valley Line), Essex Street Commuter Rail (Pascack Valley Line)



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