



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

FOR SALE/LEASE

100 ACADEMY STREET
ROCKAWAY, NJ

32,722 +/- Sq. Ft.

INVESTMENT PROPERTY

SALE PRICE REDUCED

SALE PRICE: \$84 PSF

LEASE PRICE: \$15.30 PSF

CONTACT

EXCLUSIVE BROKER

Jeffrey Fulton

Mobile: (201) 362-1015

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Ed Schein

Mobile: (201) 841-1407

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100 ACADEMY STREET ROCKAWAY, NJ

PROPERTY HIGHLIGHTS

- **32,772 +/- Sq. Ft. Available**
- **Investment Property**
- **2,944 +/- Sq. FT. Gym**
- **Land Building Ratio: 3 : 46 : 1**
- **Zoning: R-1**
- **Major Routes: I-80 & 46**
- **Previous Use: School**



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Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071

(201) 438-1177

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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AERIAL

