

5,800 SqFt

Flex Space

**45 PROSPECT ST,  
PASSAIC NJ 07055**



## HIGHLIGHTS

- For Lease or Sale – Flexible opportunity for investors or owner-users
- Ideal for Kindergarten, ABA Therapy, Gym, or Showroom Use
- Excellent Owner-Occupant Opportunity with long-term value
- Prime Setup for Educational, Fitness, or Retail Concepts



**For more information, contact Meir Mizrachi**

Phone: (973)-363-9887 | Email: [Leads@cliftoncre.com](mailto:Leads@cliftoncre.com)