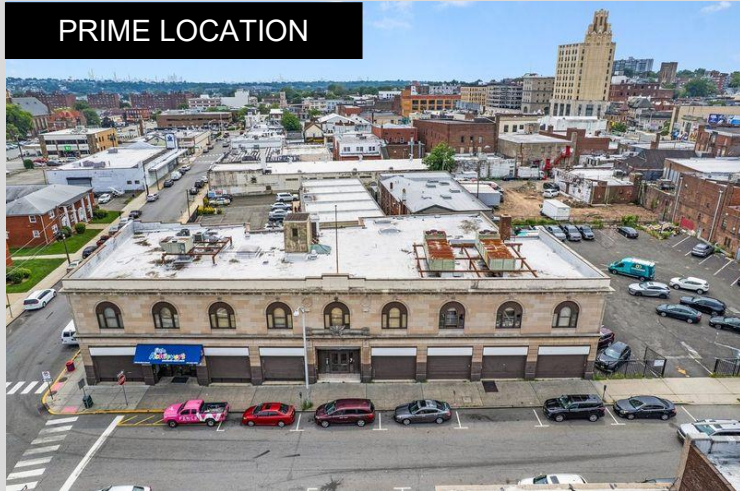


JUST LISTED

205 MADISON STREET, PASSAIC

Approx. 24,000 SF / \$3,900,000

PRIME LOCATION



PRIVATE ON-SITE PARKING



HIGH VISIBILITY



REDEVELOPMENT POTENTIAL



24,000± SF
BUILDING



PRIVATE
PARKING



VALUE-ADD /
REDEVELOPMENT
POTENTIAL



PRIME DOWNTOWN
PASSAIC
LOCATION

- ✓ Two 1st-Floor Commercial Spaces
- ✓ Expansive 2nd-Floor Office Area
- ✓ Elevator
- ✓ Full Basement
- ✓ Private Parking – Approx. 40 spaces
- ✓ Approx. \$105,000 Annual Taxes
- ✓ Excellent Value-Add Opportunity
- ✓ High-Visibility corner location
- ✓ Easy access to major highways

IDEAL FOR

♦ INVESTORS ♦ DEVELOPERS ♦ OWNER USERS

24,000 SF. COMMERCIAL BUILDING NEAR DOWNTOWN PASSAIC

Two Commercial producing 1st floor spaces, 2nd floor offices and full basement. Potential for Residential/Mixed-Use Redevelopment (Subject to Municipal Approvals/Zoning).

Excellent location makes this a rare opportunity for investors and developers. Near Downtown Shopping Restaurants and Transportation.



**Nicholas
Tselepis**

BROKER/OWNER

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BROKER SALESPERSON

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Since 1978

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