

MEDICAL/OFFICE CONDOMINIUM FOR SALE

39 EAST 39TH STREET

PATERSON, NJ 07514



PERFECT FOR MEDICAL PRACTITIONER, CHILD DAY CARE OPERATOR, AND CASHFLOW INVESTOR

PROPERTY OVERVIEW

AVAILABLE SF: 6,300 SF

ASKING PRICE: \$995,000

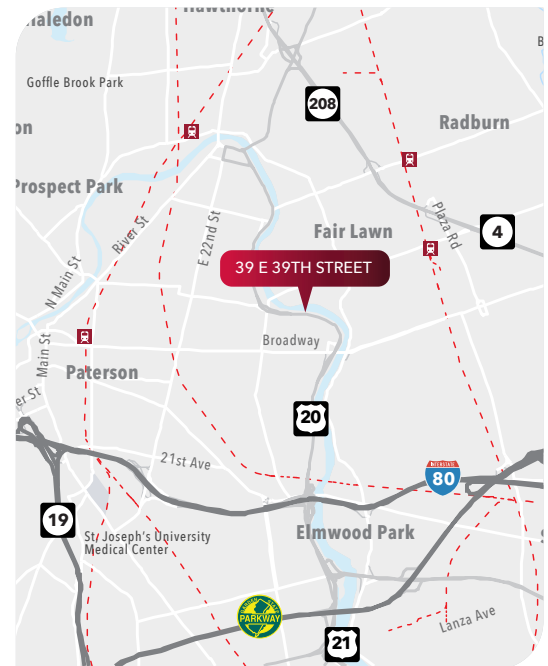
PARKING: 20+ Spaces On-Site & Street Parking Available

AMENITIES:

- Exterior Maintenance Done by Condominium Associates
- Ground Floor Units at Empress House Condominiums - Highrise Tower w/ 152 Residential Units
- Outdoor Recreational / Lunch Area

LOCATION:

- Direct Access from Route 20 & within 0.5 Miles of I-80 and Route 46
- Adjacent to Kent Plaza (240 Units) & Park East Terrace (392 Units)
- 145,523+ Residents in a 2-mile Radius
- Median Household Income of $\pm$ \$70,000 in a 2-mile Radius
- 20,573+ VPD on Route 20/McLean Boulevard



**FOR MORE INFORMATION CONTACT
EXCLUSIVE BROKER:**

Tarang Ramani
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

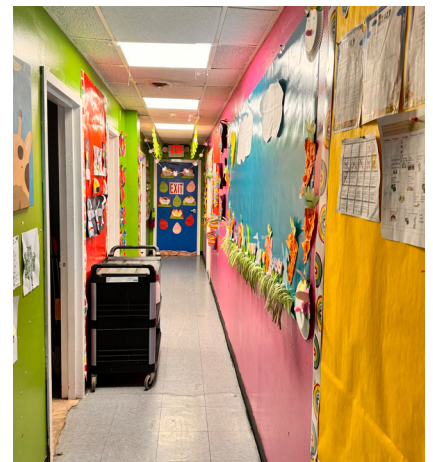
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BUILDING PHOTOS



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