

## FOR LEASE—OFFICE



417 Clifton Ave, Clifton (Passaic County)

2384 +/-sft

1st floor & Lower Level

DIVISIBLE

1700+/-sft or 684+/-sft

2 entrances

Private parking lot

Strong traffic count

Bus stop

Street signage

EZ access to Main Ave and Rte 46

Offered at a lease rate of \$ 25 sft + utilities

For more information please contact Sal Bellafiore 201 400 8847 [salb@evergreencommercial.com](mailto:salb@evergreencommercial.com) or  
Cathie Salamone 201 400 0660 [cathies@evergreencommercial.com](mailto:cathies@evergreencommercial.com)