

**FOR
SALE**



281 US Highway 46, Elmwood Park

PROPERTY

281 US Highway 46 is a professional office/retail mixed use building located in the CG zone. The building offers quality construction, with ample natural light. The building was constructed in 1984 by the current owner, who has meticulously cared for the property over the last 35 years. The first floor will be delivered vacant, offering an owner/user a reception area with two private offices overlooking Route 46. Ideal for an attorney, accountant or small business user who can utilize the ample signage opportunity. Building is fully occupied, space may be available at closing. 241 Molnar Driver is centrally located with quick access to financial services, automotive services, restaurants, shopping.

LOCATION

281 US Highway 46 is a corner lot with a daily traffic count over 13,000 vehicles per day and is conveniently located near the jug handle for Boulevard. The property is also adjacent to a park and ride.

Property Size	0.261 Acres/11,369 SF
Building Size.....	3,600 Square Feet
Year Built.....	1984
Property Type.....	Office/Retail
Zoning.....	C-G
Parking	15 On Site Spaces
Taxes.....	\$26,301.15
Sale Price.....	\$900,000

Michael McCarthy

SALES ASSOCIATE
mmccarthy@equity3re.com



201-261-4300 x116
marketing@equity3re.com

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