

**MAJOR PRICE REDUCTION  
AVAILABLE FOR SALE/LEASE**

**7,500 Sq. Ft.  
217 Parker Avenue  
Clifton, NJ**



**Building Features  
Possible Expansion**

- **Total Sq. Ft. 7,500 Sq. Ft.  
Office Space: 3,500 Sq. Ft.  
Tech Space: 4,000 Sq. Ft.**
- **Fully AC/Dropped ceiling**
- **New roof**
- **New mechanicals**

**Potential Uses**

- **Office**
- **Hi-Tech**
- **Lite Assembly**
- **Retail Conversion**

**Contact information**

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**Exclusive Brokers**

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**Sale Price: \$695,000.00  
Lease Price: \$9.50 PSF NNN**



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