



46 Roosevelt  
 Marmora, NJ 08243

Asking \$599,000.00



### COMMENTS

Discover the perfect commercial opportunity with this expansive and versatile space, where Units 1 & 2 have been seamlessly merged into one large area. This adaptable layout allows for easy transformation back into two individual units, offering endless possibilities to suit your business needs. Recently enhanced with exterior renovations in 2022, the property boasts stunning curb appeal, creating an inviting atmosphere for both employees and customers. Situated at a prime corner location, the space features a prominent 72"x96" backlit sign, ensuring maximum visibility and exposure for your business. Convenience is key with ample parking available and immediate access from the Garden State Parkway, making this location an ideal choice for businesses seeking accessibility and prominence. Don't miss out on this exceptional opportunity to elevate your business presence.

### PROPERTY DETAILS

|   |   |                                    |  |
|---|---|------------------------------------|--|
| Exterior<br>Hardie Board                            | OutsideFeatures<br>Sign                           | ParkingGarage<br>11 Or More Spaces | InteriorFeatures<br>Restroom<br>Smoke/Fire Alarm |
| Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned | Cooling<br>Central<br>Conditioning<br>Multi-Zoned | Water<br>Air City                  | Sewer<br>Septic                                  |



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