



OVERVIEW

This two story office building is centrally located on Western Avenue, moments from the Route 155 intersection. The location offers high traffic, high visibility, and plenty of dedicated parking for your staff, clients, and customers. The building is presently fit up and occupied as a high-end hair salon and spa on the first floor w/ separately leased offices below. The building can easily be converted to a full professional office use and can be delivered partially or fully vacant, depending on the needs of an owner/occupant.

FEATURES

- 6,144 SF on two handicapped accessible floors situated on 3.8 acres
- On site parking for 40+ cars with easy ingress/egress onto Western Avenue
- 2093 Western Avenue gets noticed. Traffic counts exceed 40,000 cars per day
- Building easily subdivided for multiple tenants w/ separate utilities and HVAC throughout
- Great for doctors, dentists, accounting firms, law firms, or any other professional use

Tax ID: 51.02-1-177

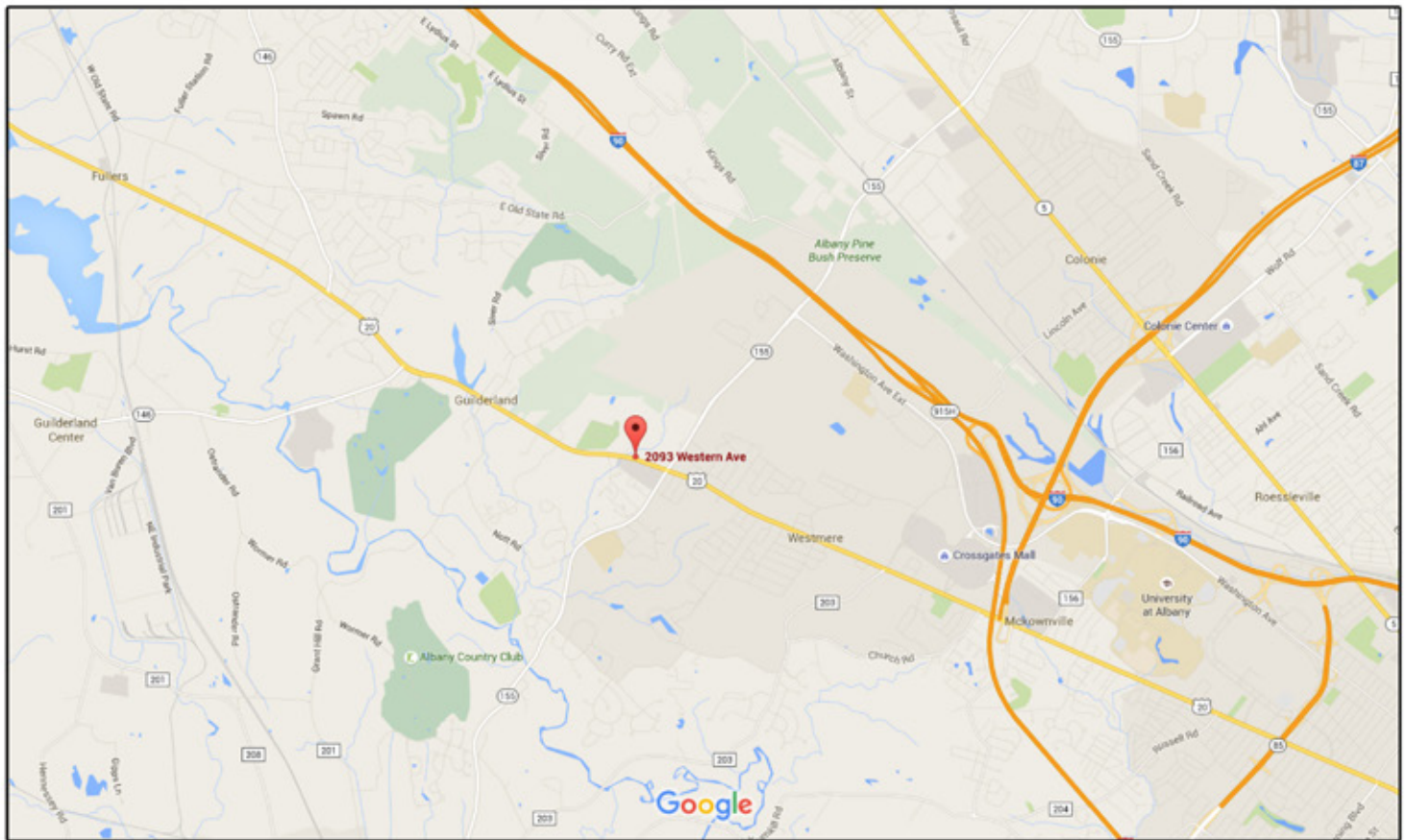
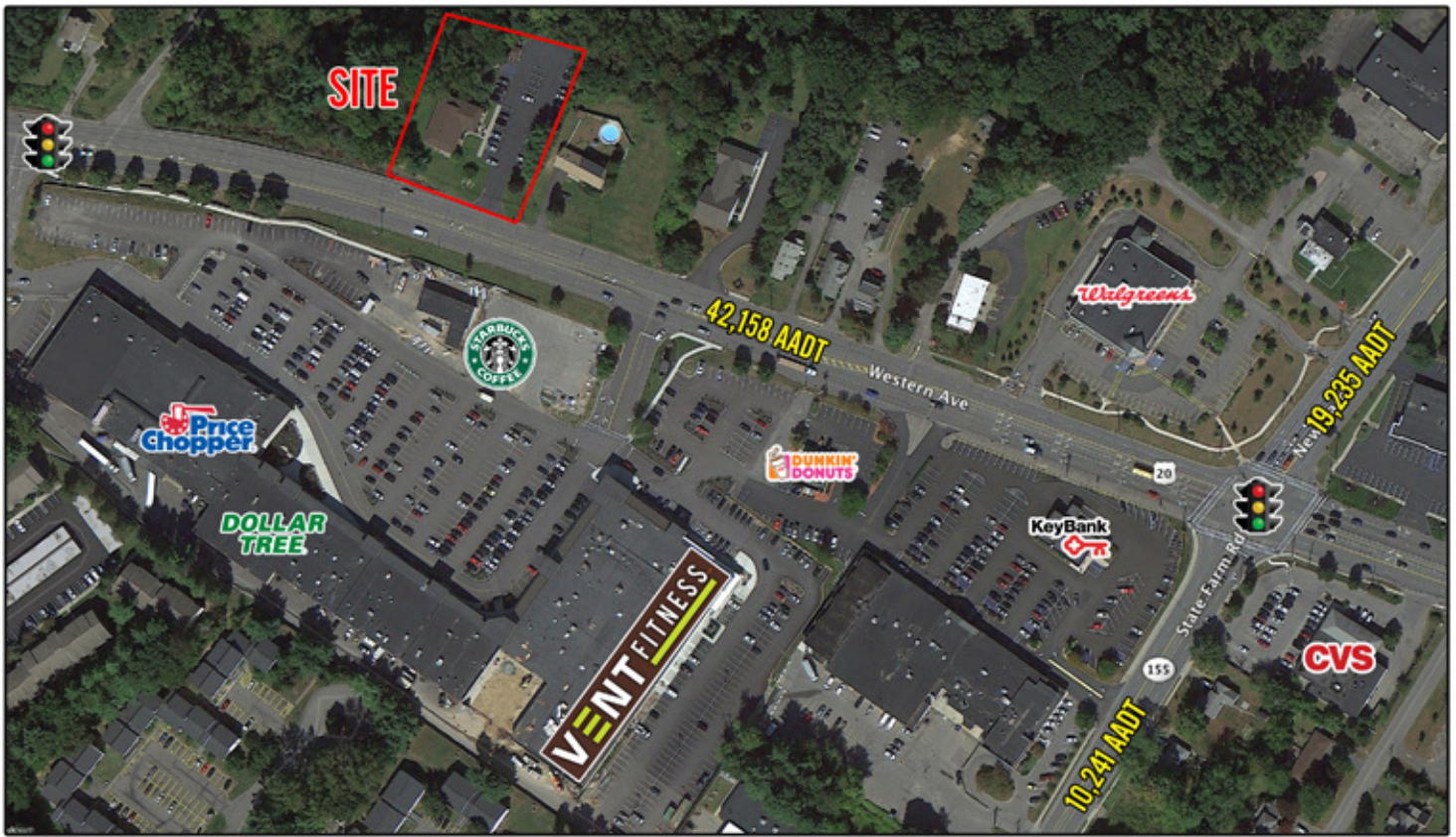
• Property is zoned Business Non-Retail Professional

Annual Taxes:
\$12,000.00 (Estimate)

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

**FOR MORE
INFORMATION:**

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