

7 Ridgedale Avenue, Suite 203 A & B  
CEDAR KNOLLS, NJ

For Sale

## PROFESSIONAL OFFICE/MEDICAL CONDO



**MUST BE SOLD!**

### Available Space

- Approx, 5,324 SF (Divisible Into 2 Separate Units)
- Two (2) Double-Door Entrances
- Reception Area
- Glass-Wall Conference Room w/Hardwood Floors
- Large Bullpen
- Ten (10) Private Floor to Ceiling Windowed Offices
- Large Eat-In Kitchen
- Server Room PLUS Storage Room
- Add'l Small Bullpen w/Galley Kitchen
- Ideal for ANY Medical User Including Alternative Healthcare Professionals, Chiropractor, Physical Therapy, Law Firm, Accountant, Financial Professionals
- Benefits of OWNERSHIP: LOW Taxes (\$10k/yr)

### Property Features

- Approx. 62,000 SF Office Condo Building, Two Story w/ Elevator
- Newly Renovated Building Restrooms
- Well Maintained Property w/ Excellent Visibility
- Abundant Parking
- 24/7/365 Access
- Close Proximity to All Major Highways--1/2 mile from Routes 10/287/80
- Five (5) Miles from Downtown Morristown
- Near Wegmans, ShopRite of Morristown, Starbucks, & PNC Bank

**MAJOR PRICE REDUCTION!**  
**\$460,000.00 (\$86psf)**  
**LET'S MAKE A DEAL!**

### Contact Our Exclusive Agents

**Nancy Stanton - Tuckman**

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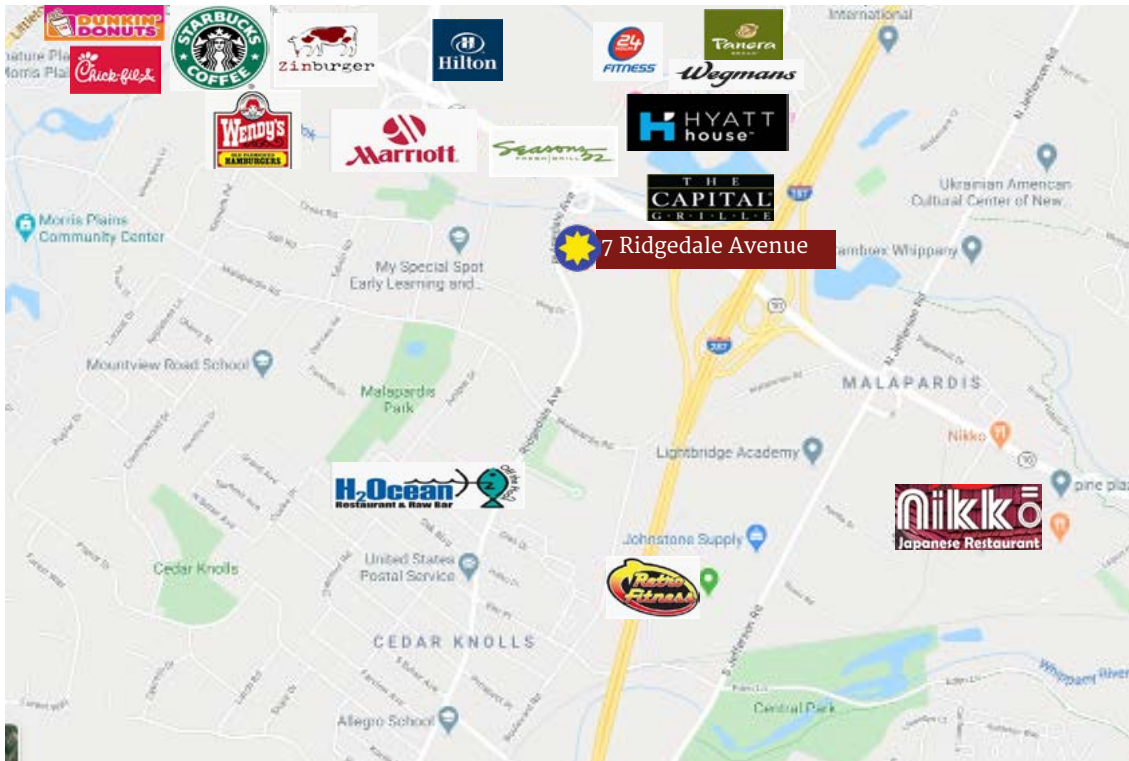


YEARS STRONG

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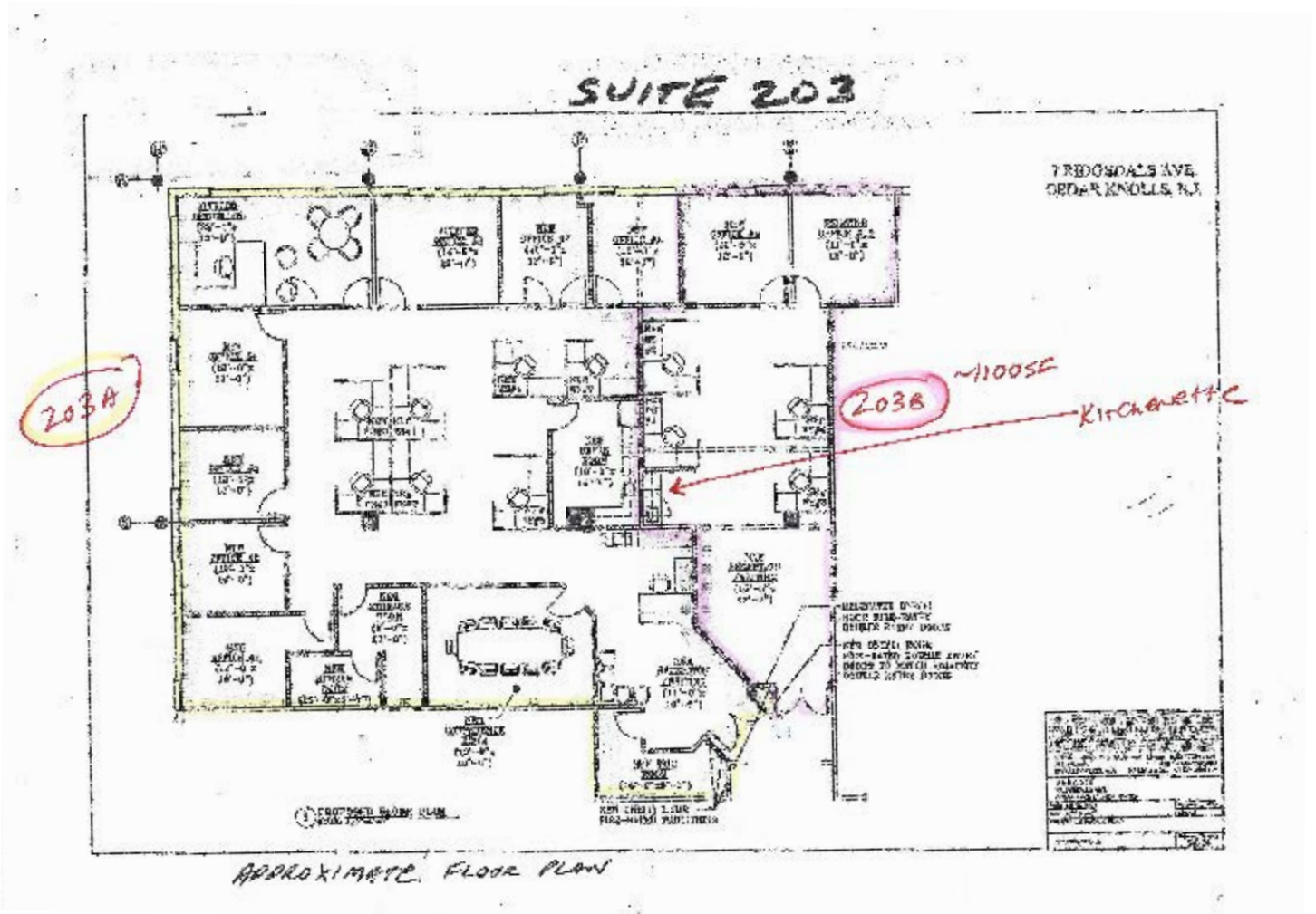
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