

# 343 ROUTE 17 SOUTH HASBROUCK HEIGHTS, NJ

FREE-STANDING BUILDING | FOR LEASE OR SALE

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APPROVED PLANS FOR 1,100 SF BUILDING WITH DRIVE-THRU

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## SITE INFORMATION



### SIZE

1,654 SF

### FRONTAGE

137 FT on Route 17

### ASKING PRICE

\$1,300,000

### PARKING

16 Spaces

### TRAFFIC COUNTS

88,812 VPD on Route 17

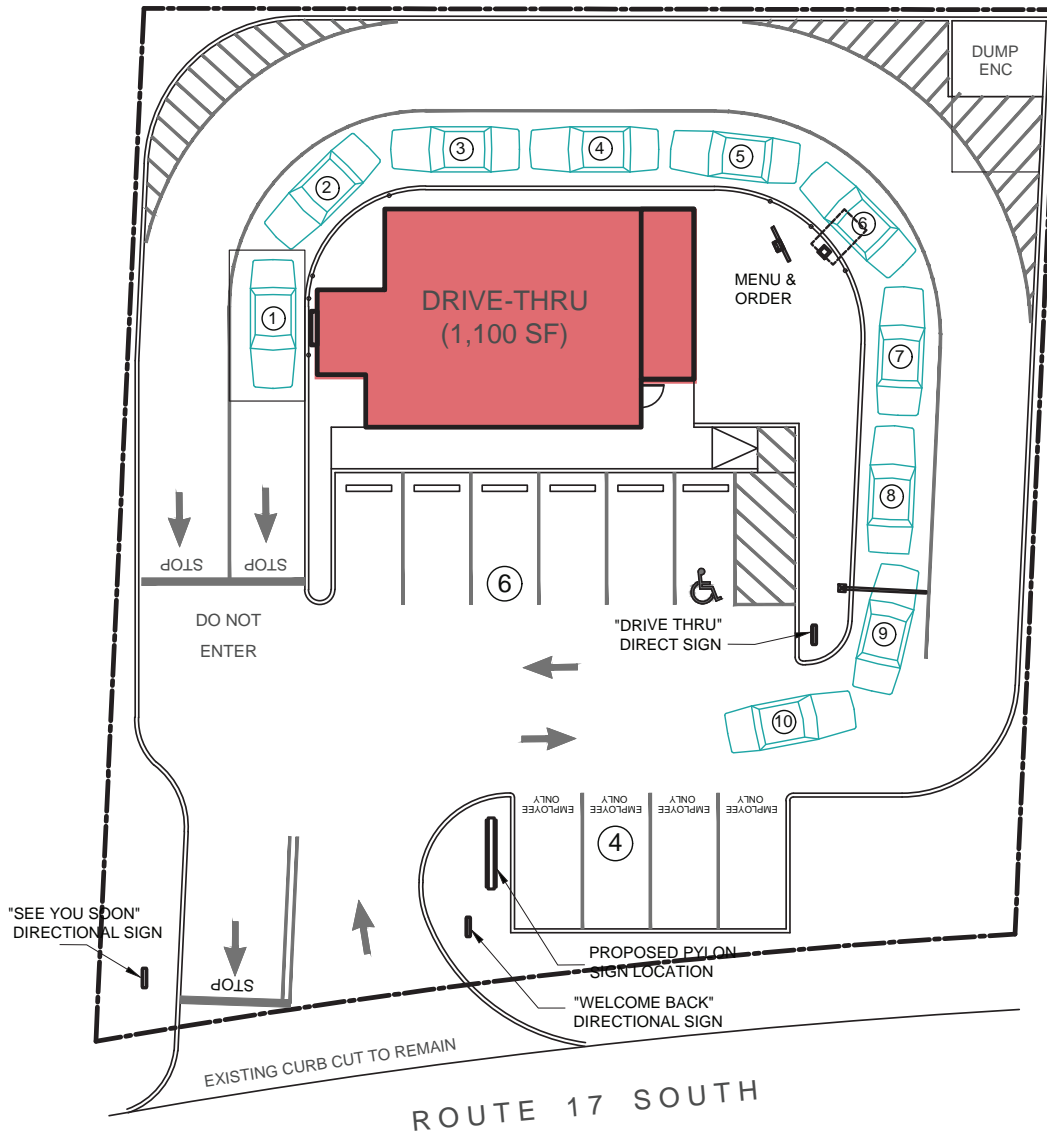
### NOTES

- Building is also available for lease
- Free-standing, single-story building
- Pylon signage
- Delivered vacant, formerly Dunkin
- Approved plans for 1,100 SF building with drive-thru
- 1.4 miles from Teterboro Airport

# 343 ROUTE 17

## HASBROUCK HEIGHTS, NJ

# APPROVED PLANS



### PROPERTY OVERVIEW

|         |   |
|---------|---|
| Address | 343 Route 17 South<br>Hasbrouck Heights, NJ |
| Block   | 120.02                                      |
| Lot     | 8   |
| Zoning  | B-2   |
| Acres   | 0.38  |

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## AERIAL PROXIMITY



# 343 ROUTE 17

## HASBROUCK HEIGHTS, NJ



For more information, please contact our exclusive brokers:

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