

Type: Commercial Office/ Medical
Tenant: Urgent Care Facility

110 E Ridgewood Ave, Paramus

\$3,200,000.00
ASKING

\$27,590.00
ANNUAL TAX

\$163,325.37
NOI

5.1 %
CAPRATE



PROMINENT
PROPERTIES
COMMERCIAL

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BUILDING INFORMATION

1963
Year Built

17,860 SF/ 0.41AC
Land

6 Spaces
Parking

6,156 SF
Building Size

LOCATION HIGHLIGHTS

- Strategically located on East Ridgewood Avenue, major thoroughfare in Paramus, NJ.
- High-traffic area with excellent visibility and accessibility to local residents and commuters.
- Close proximity to major highways including Route 17 and the Garden State Parkway.
- Well-maintained facility tailored for medical use.

BUILDING FEATURE

- Spacious, modern layout designed to accommodate medical and healthcare services.
- Ample parking available for patients and staff.

TENANT PROFILE

- A reputable urgent care tenant, offering walk-in medical services, providing steady foot traffic.
- Long-term lease in place, ensuring consistent cash flow and low vacancy risk.

INVESTMENT POTENTIAL

- Strong location in a densely populated and affluent area.
- Medical tenants tend to be stable and recession-resistant, providing secure income.
- Growing demand for medical services in the area due to increasing population density and aging

