

PURCHASE PRICE:
\$2,900,000.00

Land Size: 21,800.00 Sq. Ft.
Property Size: 9,268 Sq. Ft.
Year Built: 1962

The offering is comprised of a single tenant net leased medical office building. The offering contains 2 noncontiguous lots located 450 feet apart, both fronting on Cedar Ln. The main lot has a 1 and partially 2 story building and 13 parking spaces. The second lot supports overflow parking for the practice, containing 20 parking spaces. 33 total parking spaces. This medical office property has strong access and visibility on Cedar Ln. in the heart of Teaneck's business district. The building contains reception, back office, employee kitchen, private physician offices and patient rooms. The tenant is, Prism Vision Group, a subsidiary of McKesson with 96 clinics and 200 Physicians. Tenant has operated in the same building for over 40 years.



**628 CEDAR
LANE**

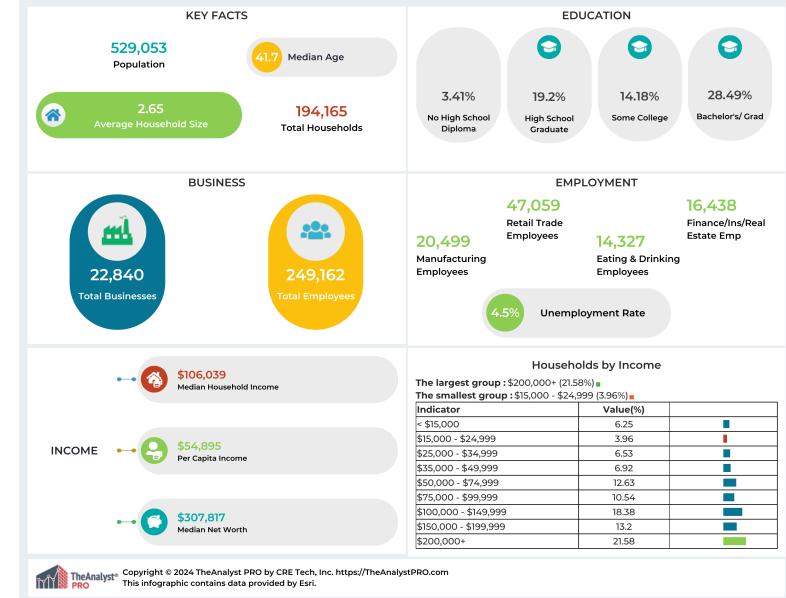
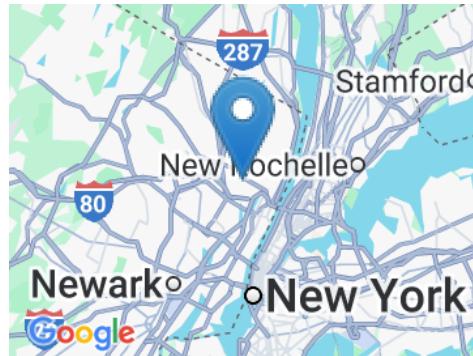
628 Cedar Lane
Teaneck, NJ 07666

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Property Size:	21,800 SF	NOI:	\$180,134
Building Size:	9,268 SF	Cap Rate:	6.21%
Tenant:	Prism Vision Group	Price:	\$2,900,000
Term:	107 Months Exp. 12/31/34	Price per SF:	\$312.91
Parking:	33 Spaces	Zoning:	B-1



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