

268-270 Main Street  
HACKENSACK, NJ 07601

±9,284 SF  
Mixed Use For Sale

## EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, 268-270 Main Street, Hackensack, NJ 07601 (the "Property"), which are two mixed-use buildings with ground floor retail units and a total of eight units over the retail space. Located in the prime downtown rehabilitation zone, the Property sits near many shops, restaurants and cafes. The building is fully leased and presents an excellent opportunity to an investor.

## PROPERTY SUMMARY

Address	268-270 Main Street
Municipality	Hackensack
County	Bergen
Block/Lot	312/14.05 & 14.04
Tax Class	4A (Commercial)
Zoning	B-2; Downtown Rehabilitation Area
Lot Size	±4,299.37 SF
Real Estate Taxes	\$47,226
Building Size (SF)	±9,284
Traffic Count (AADT)	13,416

**SALE PRICE: \$2,200,000**

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All showings must be arranged through listing agents below.  
Please DO NOT visit the Property unaccompanied.

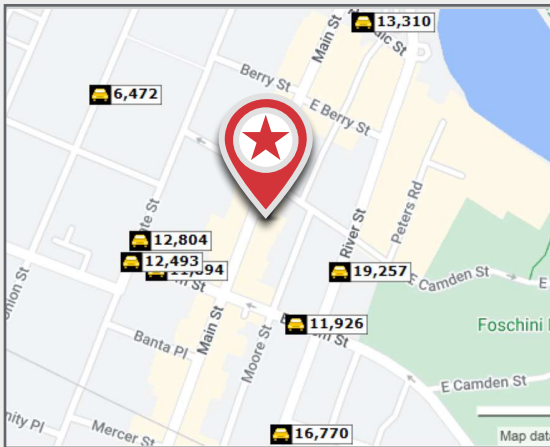
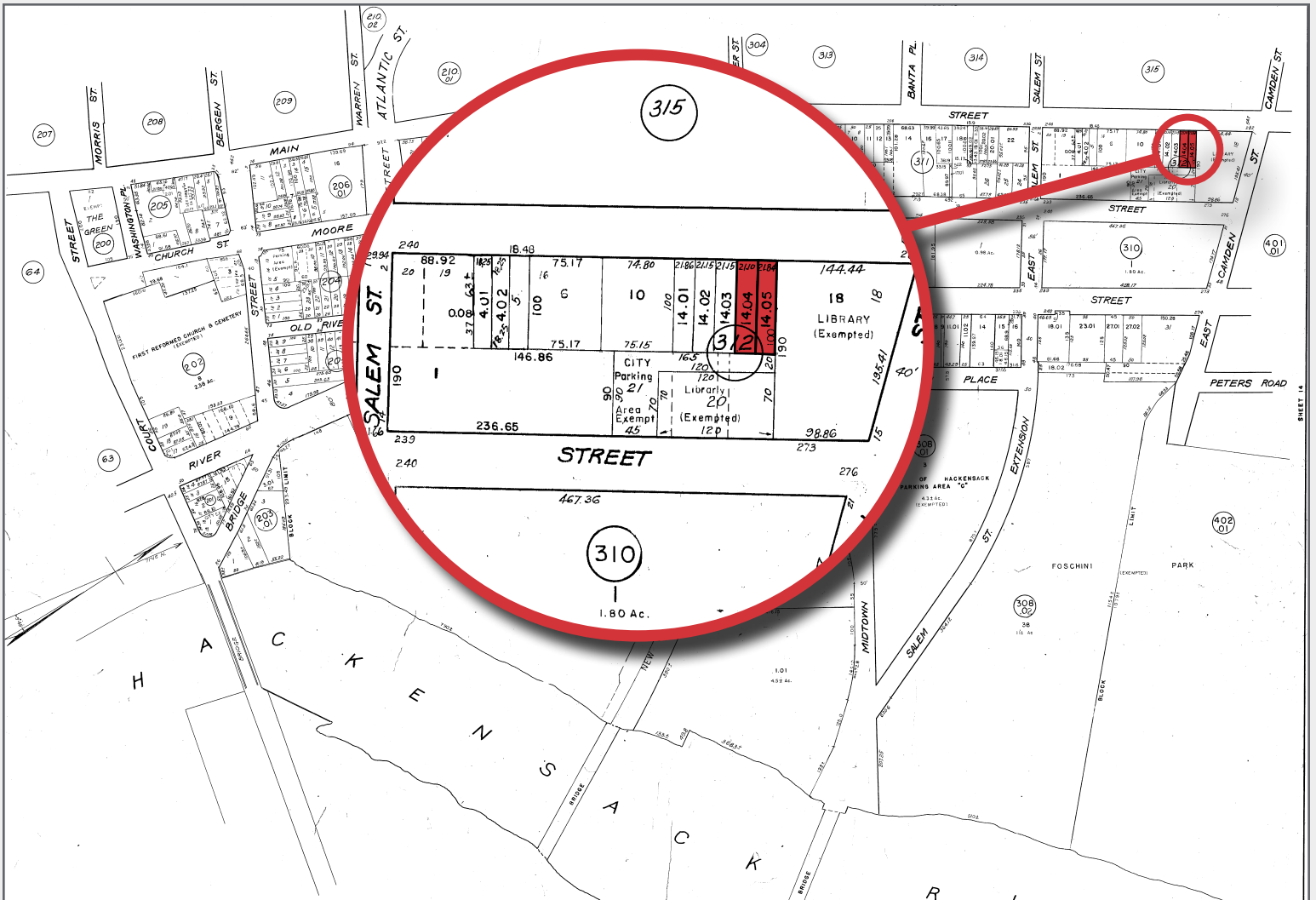
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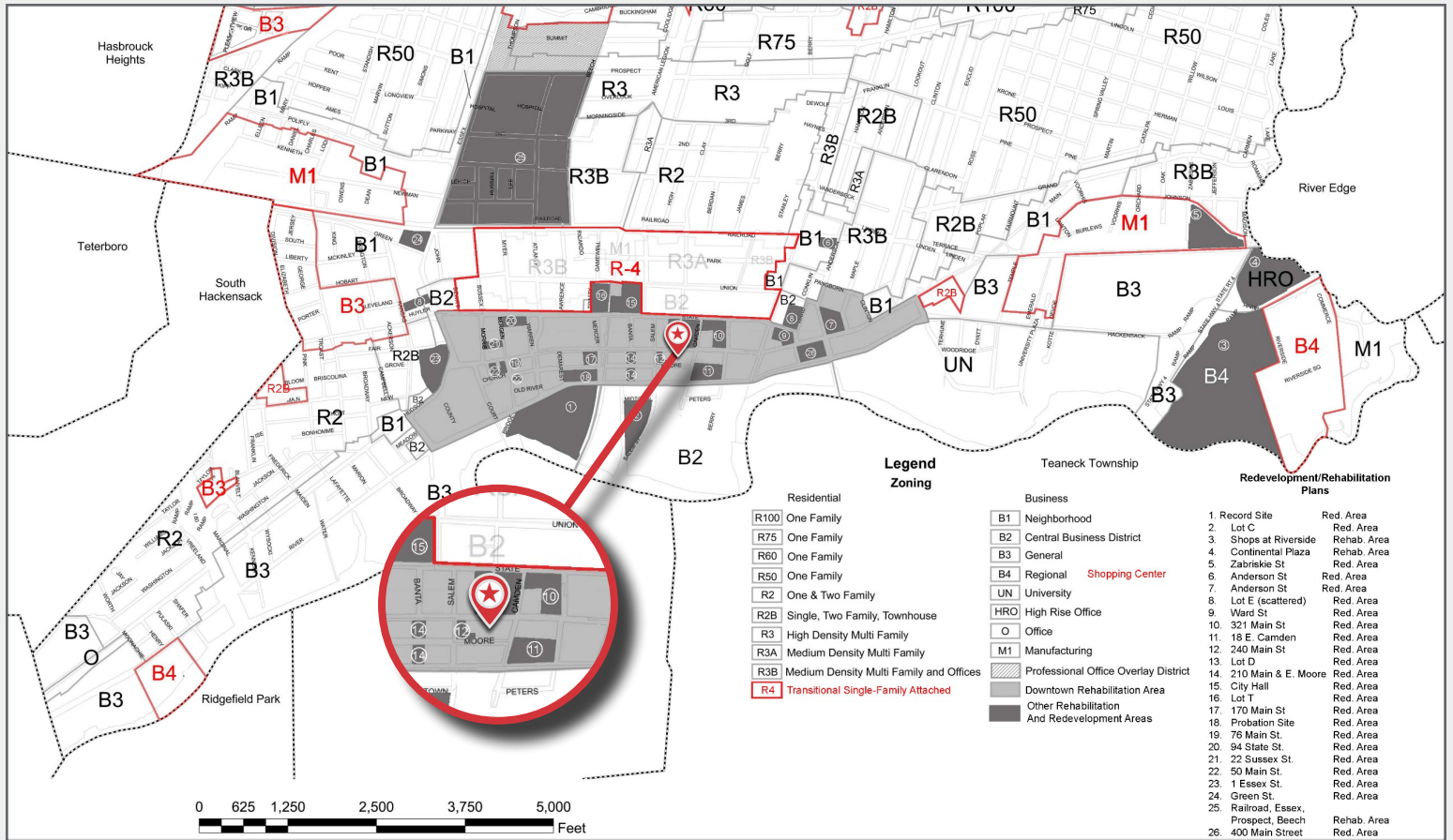
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	Street	Cross Street	Count Year	Avg Daily Volume
1	River St	E Camden St	2022	19,257
2	East Salem Street	River St	2022	11,926
3	Salem Street	State St	2022	11,575
4	Salem Street	State St	2021	11,894
5	State Street	Salem St	2022	12,804
6	State Street	Salem St	2022	12,493
7	Union St	Clay St	2022	6,472
8	River Street	Midtown Bridge Approac	2022	16,770
9	East Passaic Street	Main St	2022	13,416
10	East Passaic Street	Main St	2020	13,310



## B-2 Zoning Permitted Uses

- **Residential Uses:** Multifamily dwellings
- **Nonresidential Uses:** Professional, medical, and business offices
- **Consumer Services and Lodging:** Bank or trust company or savings and loan institutions, except drive-in facilities; Beauty services; Personal service establishments; Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise
- **Education:** Business or vocational schools
- **Entertainment, Recreation, and Assembly:** Art gallery; Theaters, concert halls, auditoriums
- **Food and Drink:** Eating and drinking establishments, excluding drive-through
- **Healthcare and Social Services:** Assisted living
- **Retail/Consumer Sales:** Neighborhood retail; General retail
- **Public/Quasi-Public/Charitable:** County, state and federal government buildings; County-, state- and federal-owned park and recreation; Utilities; Municipal buildings; Municipal open space

[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)



268-270 Main Street  
HACKENSACK, NJ 07601

REGIONAL  
MAP

