

LEGACY

Commercial Realty, LLC

5,986 SF Surgery Center Available for Sale or Lease



15-01 Broadway, Fair Lawn, NJ 07410
OFFERING MEMORANDUM

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PROPERTY SUMMARY:

Legacy Commercial Realty, LLC is pleased to offer for sale Unit 1 (the “Condominium”), a vacant former surgical center condominium on the atrium level available for sale or lease within 15-01 Broadway, Fair Lawn, Bergen County, New Jersey. The Condominium is part of a 52,272 square foot, four-story medical office building.

Unit 1 is a 5,986 GSF fully built-out surgical center with 2 level C operating rooms, preop and postop areas, waiting room, staff and conference rooms, piped gases, and more. Formerly AAAHC accredited surgical center. Does not include any Furniture, Fixtures, or Equipment. Total Condominium Interest: 13.026%

PRICE RECENTLY REDUCED!!

Sale Price: \$1,406,000.00 (\$235.00 PSF)

Rental Rate: \$19.00 PSF NNN

- 2023 Real Estate Taxes: \$44,335.85
- 2023 Condominium Association Fee: \$43,117.00
- 2023 Property Insurance: \$4,606.00

PROPERTY SUMMARY:

The Condominium is located less than two miles from Route 4 and is easily accessible from the Garden State Parkway, I-80 and Route 17. There are five major hospitals in the immediate vicinity of the Property.

The building is occupied by a diverse selection of medical and non-medical tenants which includes 27 individual condominiums, many of them occupied by medical users including dentistry, orthopedics, plastic surgery and internal medicine fields.

Fair Lawn has one of the strongest demographic profiles for medical users in New Jersey. Approximately one million people live within a seven-mile radius and the average household income in that radius exceeds \$134,000.

The Condominium was previously subdivided into five condominium units, Unit 1, 2A, 2B, 2C and 3. The units have since been consolidated into Unit 1 within the condominium master plan, but the units retain individual tax bills.

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ADDITIONAL PROPERTY DETAILS:



Available for Immediate Occupancy

The offering is a 100% vacant, 5,986 GSF former surgical center. The space can be occupied immediately for medical or non-medical use.



Well-Performing Building

The building includes 27 individual condominiums, many of them occupied by medical users including those in the dentistry, orthopedics, plastic surgery and internal medicine fields.



Desirable Location

Positioned in Fair Lawn, NJ, the building benefits from its accessibility and proximity to major highways and hospitals, making it attractive to a wide range of potential tenants.

7-Mile Radius Demographics



996,665
Current Total Population



\$134,092
Average Household Income



39.6
Average Age



41.6%
% With College Degree

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ADDITIONAL PROPERTY DETAILS:



Address	15-01 Broadway, Fair Lawn, New Jersey
Year Built	1955
Total SF	52,272 SF
Number of Buildings	1
Number of Condominiums	27
Number of Stories	3+ Atrium
Parking Ratio	3.54 per 1,000 SF
Exterior Walls	Glass and Masonry
Interior Walls	Drywall
Ceilings	Drop and Drywall
Foundation	Poured Concrete Slab
Structure	Structural Steel Masonry
Roof	Sealed Membrane

Condo Information

Condominiums	1
Condominium Unit Numbers	1
Condominium Gross SF	5,986 SF
Condominium Usable SF	5,225 SF
Condominium Interest	13.0264%

Building Systems

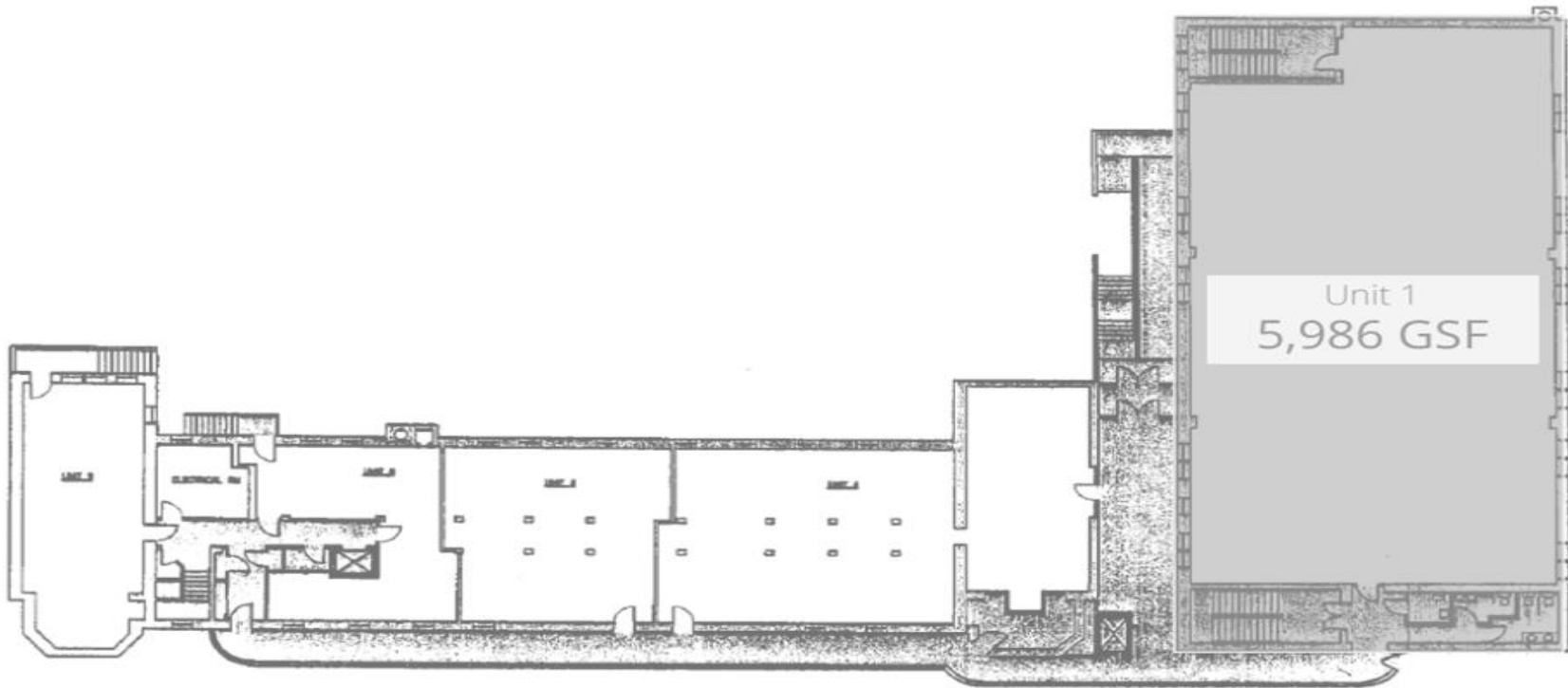
Elevator Service	1 Passenger/1 Service
Fire Protection	Sprinklered
Utilities	
Electric	PSE&G
Water	Fair Lawn Water Department
Sewer	PVSC (Passaic Valley Sewerage Commission)
Natural Gas	PSE&G

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FLOOR PLAN:

Floor Plans - Atrium Level



Floorplans are provided for illustrative purposes and may not reflect precise scale or dimensions.

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AERIAL VIEW / TRAFFIC COUNTS:



**Broadway Traffic Count:
29,236 VPD**

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LOCATIONAL DETAILS TO MAJOR HOSPITALS:



15-01 BROADWAY
CONDOMINIUM

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AERIAL OVERVIEW:



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INTERIOR PHOTOS – UNIT 1:



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INTERIOR PHOTOS – UNIT 1:



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INTERIOR PHOTOS – UNIT 1:



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INTERIOR PHOTOS – UNIT 1:



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ADDITIONAL PHOTOS:



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