

# 301 Hoboken Rd



Storefront Retail/Office -  
Meadowlands Submarket  
Carlstadt, NJ 07072

8,480 SF GLA 0.23 AC Lot 1950 Built Multi Tenancy

## Parcel

Parcel ID	05-00106-000...	Land Use	Industrial Gen...	Latitude	40.833881
Municipality Name	Carlstadt Boro	Zoning Code	BUSINESS	Longitude	-74.089233

## Land

Acres	0.23 AC	Land SF	10,019 SF
Legal Description	100 X 100		

## Owner

Recorded Owner	301 HOBOKEN...	Mailing Address	301 Hoboken Rd ... Carlstadt, NJ 07...
----------------	----------------	-----------------	---

## Last Sale

### Transaction

Sale Date	10/1/2021	Transaction Type	Resale w/Fina...	Document #	2021.159545
Recordation Date	10/21/2021	Deed Type	Mortgage	Doc Book/Page	004423001235
Sale Type	Arms Length				

### Contact Details

Buyer	301 HOBOKEN...	Seller	Undisclosed	Title Company	None Available
-------	----------------	--------	-------------	---------------	----------------

## Last Loan

### Loan Details

Origination Date	10/1/2021	Loan Type	Small Busines...	Transaction Type	Resale w/Financi...
Loan Amount	\$1,900,000			Document #	2021.159545
Loan Term	360 months			Doc Book/Page	004423001235

### Contact Details

Borrower	301 HOBOKEN...	Originator	Finwise Bank	Title Company	None Available
Borrower Address	301 Hoboken Rd Carlstadt, NJ ...				

## Sale/Loan History

Sale Date	10/1/2021	Price • Loan	Undisclosed ...	Transaction	Resale w/Financ...
Buyer	301 HOBOKEN ...	Seller	Undisclosed	Originator	Finwise Bank
Loan Date	8/19/2019	Loan Amount	Undisclosed	Transaction	Unknown
Originator	Undisclosed	Borrower	301 HOBOKEN ...		
Sale Date	1/16/2018	Sale Price	Undisclosed	Transaction	Nominal
Buyer	ZORM 2009 LLC	Seller	SAUDINO MICH...		
Loan Date	6/23/2010	Loan Amount	Undisclosed	Transaction	Unknown
Originator	Undisclosed	Borrower	RENAISSANCE ...		
Sale Date	2/27/2003	Price • Loan	\$720K • \$42...	Transaction	Resale w/Financ...
Buyer	301 HOBOKEN ...	Seller	R & C REALTY C...	Originator	Columbia Bank

## Improvements

Building Size	8,480 SF	Year Built / Renov	1950 / 1950
Existing FAR	0.85	Construction	Brick
Stories	2	Exterior Walls	Brick
# of Buildings	1		

## Assessment

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Timeframe	5 Years
					Tax Year	Tax Amount
2025	\$983,100	\$709,300	\$273,800	72.15%	2025	\$14,273.00
2024	\$859,300	\$598,000	\$261,300	69.59%	2024	\$13,893.66
2023	\$844,600	\$610,800	\$233,800	72.32%	2023	\$13,561.39
2022	\$803,400	\$588,400	\$215,000	73.24%	2022	\$13,561.38

## Location

Office Submarket	Meadowlands ...	Market (MSA)	New York - NY	Assigned Zip	07072
Industrial Submarket	Carlstadt/Ruth...	CBSA	New York	County	Bergen
Multi-Family Submar...	Greater Berge...	DMA	New York, NY-...	State	New Jersey
Hospitality Submarket	Bergen/East R...	CSA	New York-Ne...	Country	United States

## Flood Risk

Flood Risk Area	Moderate to L...	FEMA Map Identifier	34003C0254H	FIRM Panel Number	0254H
In SFHA	No	FIRM ID	34003C	FEMA Map Date	Aug 28, 2019
Floodplain Area	100-year and ...				
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.				

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

## Images

---



Primary Photo



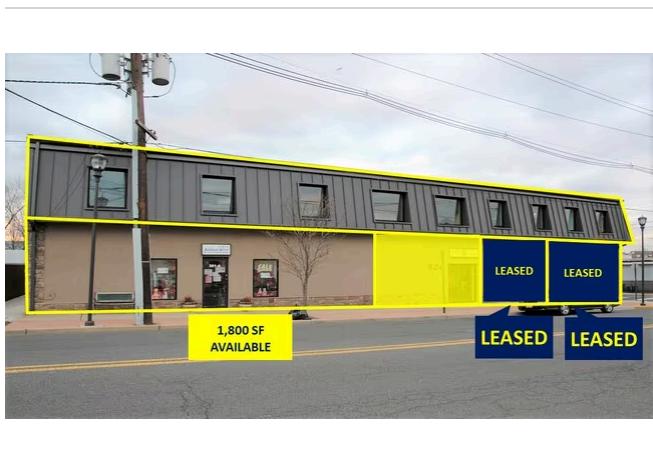
Building Photo



Building Photo



Building Photo



Building Photo



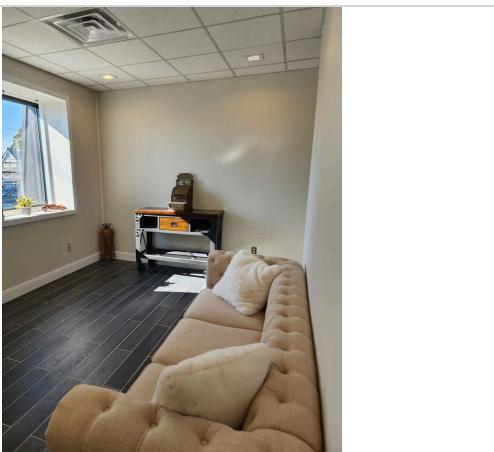
Building Photo



Building Photo



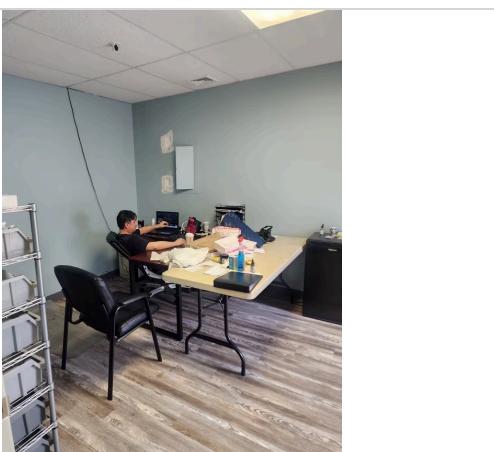
Building Photo



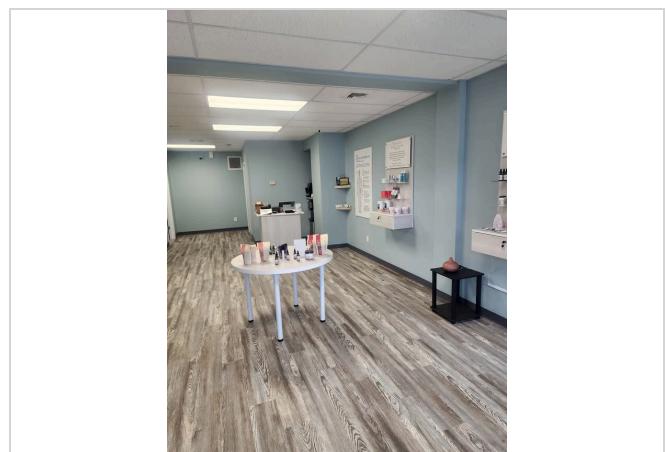
Interior Photo



Interior Photo



Interior Photo



Interior Photo



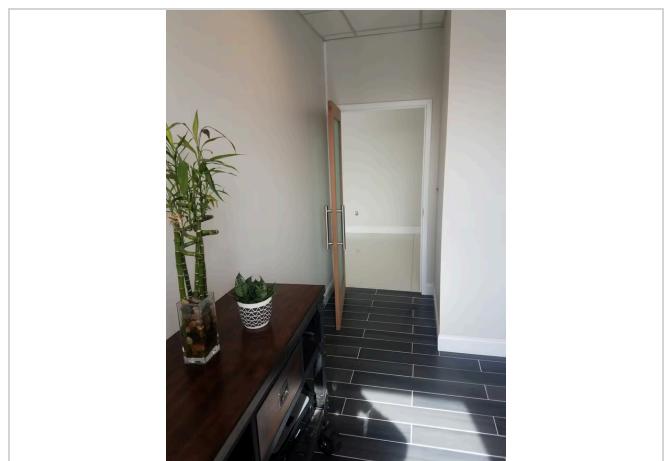
Interior Photo



Interior Photo



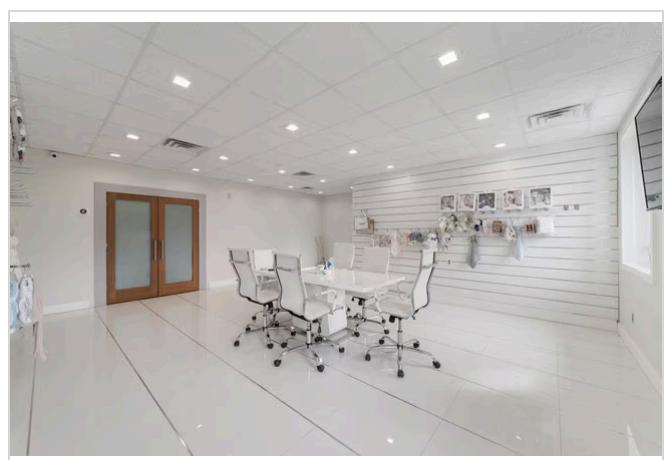
Interior Photo



Interior Photo



Interior Photo



Interior Photo