

210 SOUTH
WASHINGTON AVE
BERGENFIELD

FOR SALE
10,000± SF | RETAIL/OFFICE



Property Features

- 10,000± SF retail/office
- Two prime retail stores:
 - Bergenfield Furniture with warehouse: 7,600± SF - Leased month-to-month
 - Busby Family Eye Care: 1,700± SF (retail) - Leased to 2027
- Four (4) small offices on second floor: 600± SF
- Drive-in door for loading in rear to warehouse
- Parking lot in rear
- Zoned B-2
- Vehicle count: 19,100± cars per day
- Taxes: \$23,499 (2023)
- Sale Price: \$1,799,000



FOR MORE INFORMATION

Anthony Cassano | Vice President

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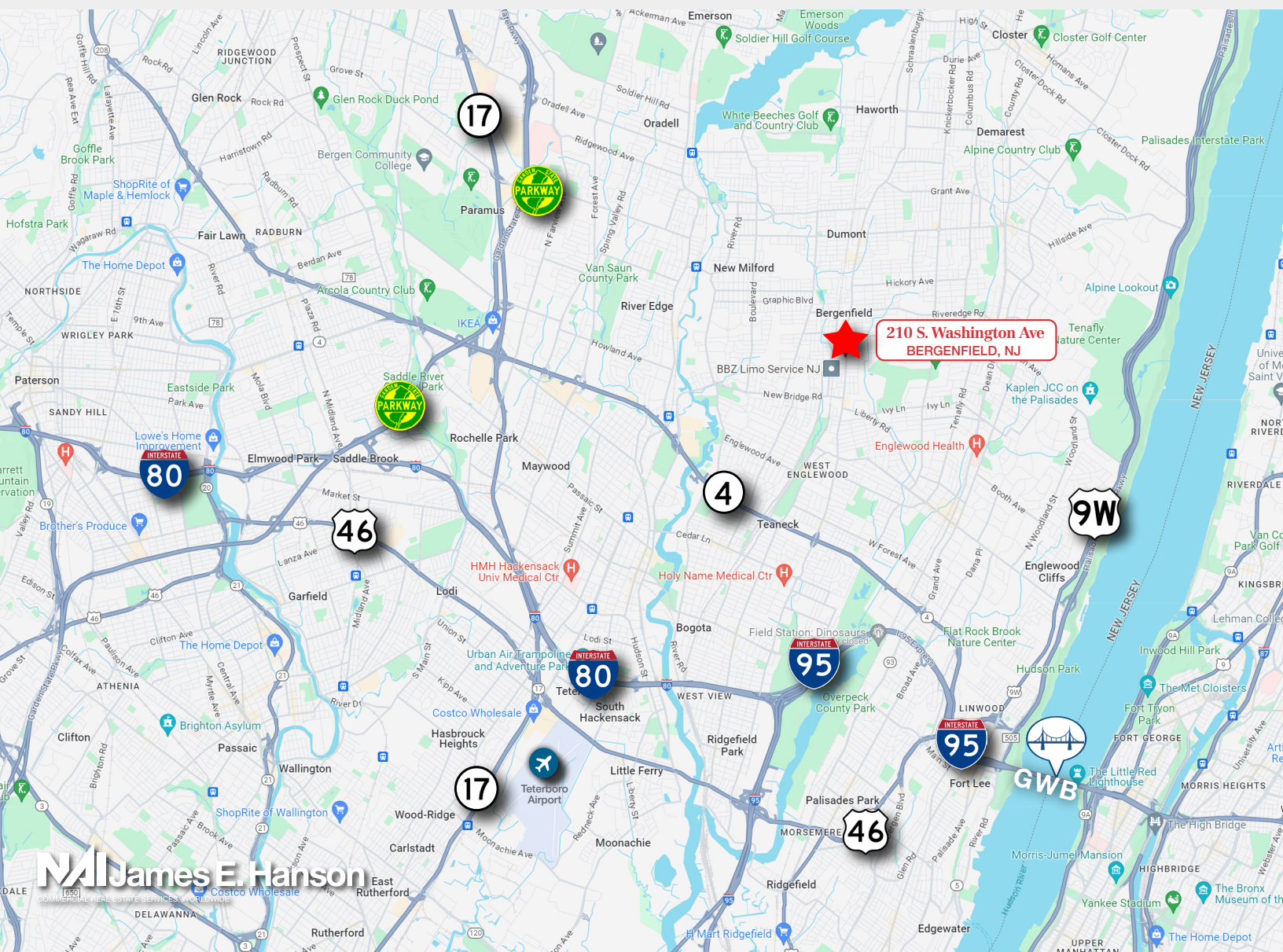
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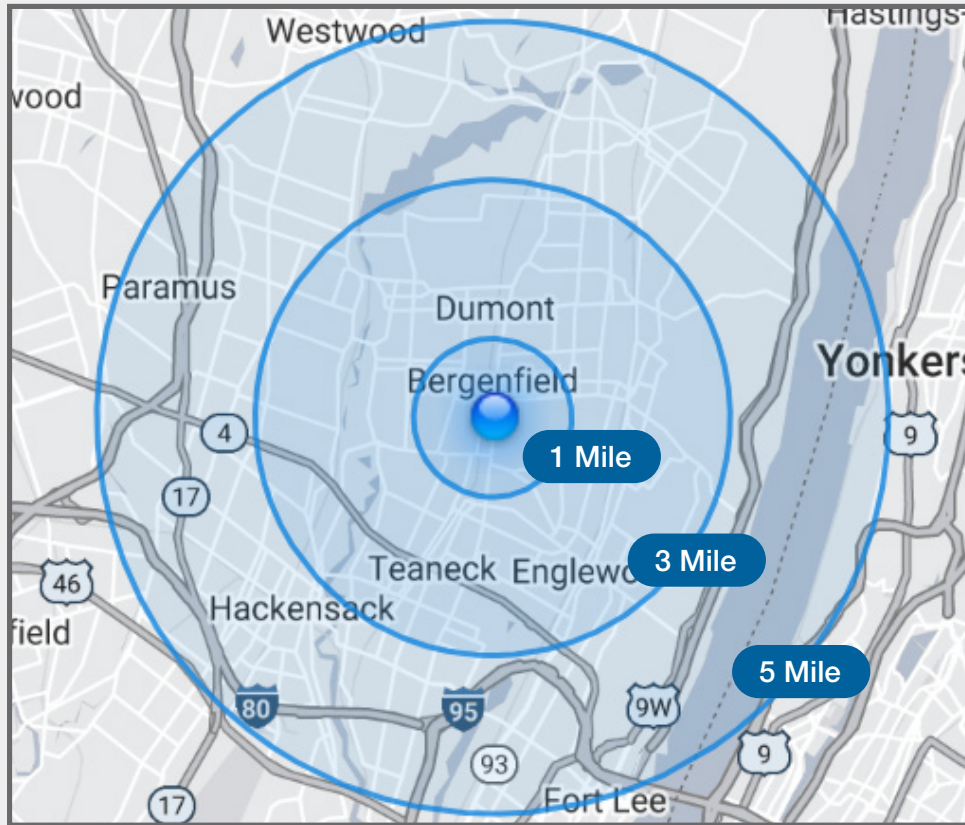
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210 SOUTH WASHINGTON AVE BERGENFIELD

AERIAL VIEW & HIGHWAY MAP





Demographics	1 Mile	3 Mile	5 Mile
Total Population	28,092	174,646	396,989
Median Age of Householder	41	41	43
Average Household Income	\$156,836	\$176,216	\$160,843

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Date: May 23, 2024

Building: 210 South Washington Avenue, Bergenfield, New Jersey

<u>First Floor:</u>	\$3,500/month	=	\$42,000/year
Bergenfield Furniture Busby Eye Center	\$2,750/month	=	\$33,000/year

Second Floor:

Month to Month:

Office Unit 1	\$450/month	=	\$5,400/year
Office Unit 2-3-4	\$1,100/month	=	\$13,200/year

Gross Income \$93,600/year*

**Deemed reliable, but subject to reconfirmation by buyer.*

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