FOR SALE AND LEASE 4,400 SQ.FT. ON 0.26 ACRES INVESTMENT/USER OPPORTUNITY

PRICE REDUCED! **\$1,950,000**

FOR USER OR INVESTOR

DISTINCTIVE DENTAL

Property Information

696

Palisade Ave

TEANECK, NJ

- Owner/User Property!
- Main Floor Dental Office 2,200 SF Leased w/ 7 Years on Lease to Go at \$95,000 Annual Rent & Increases
- Lower Level Has 2,200 SF
- 1,300 +/- SF is Vacant
- 900 +/- SF is Rented (month-to-month; can be vacant for user)
- Land-Zoned Office
- 3 (Three) Lavatories
- Main Floor Has 5 Dental Treatment Rooms

- Income Producing
- Two (2) Floors with Dental Office on Main Floor
- Office on Lower Level
- Private Doctor's Offices
- \$110,000 +/- Gross Income a Year with Increases
- Plus Vacancy for Upside
- Asking \$18 PSF Plus Utilities Lease Rate
- Parking: 19 Spots Onsite & Street Parking
- Taxes: \$24,269 (2023)

- FOR MORE **INFORMATION** -Anthony J. Cassano | Vice President

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

696 Palisade Ave Teaneck, NJ

ADDITIONAL PHOTOS







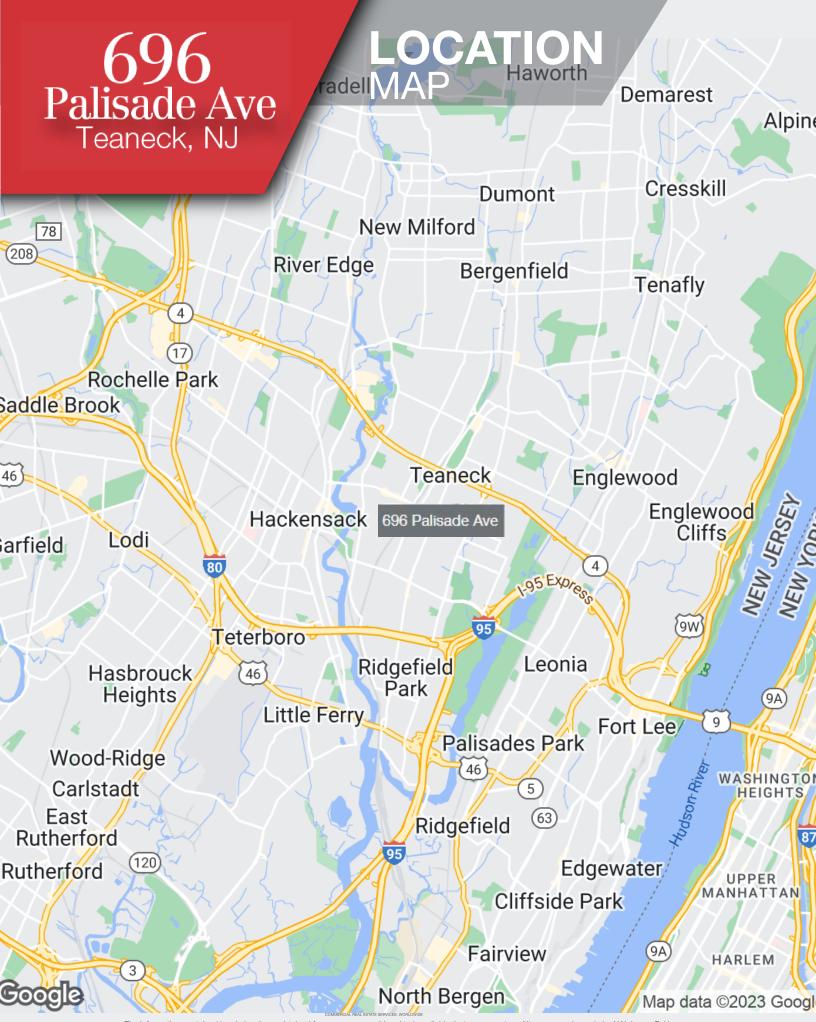
5 Treatment Rooms

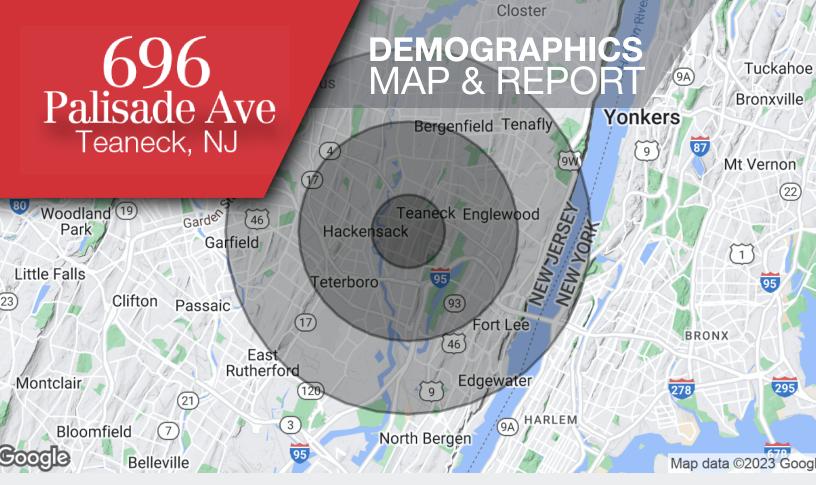
Rear Office & Parking Lot





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Population	1 Mile	3 Miles	5 Miles
Total Population	24,439	211,575	518,467
Average Age	40.2	40.8	41.7
Average Age (Male)	37.7	39.5	40.2
Average Age (Female)	43.9	42.7	43.3
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income Total Households	1 Mile 8,348	3 Miles 84,110	5 Miles 206,189
	-		
Total Households	8,348	84,110	206,189
Total Households # of Persons per HH	8,348 2.9	84,110 2.5	206,189 2.5

