

696
Palisade Ave
TEANECK, NJ

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

PRICE REDUCED!
\$1,950,000



FOR USER OR INVESTOR

Property Information

- **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

P: 201.488.5800x146 | acassano@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 325+ Offices Worldwide

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



Reception



5 Treatment Rooms



Lower Level

Vacant
For Possible User



Rear Office & Parking Lot

696 Palisade Ave

Teaneck, NJ

LOCATION MAP



Google

Map data ©2023 Google

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

DEMOGRAPHICS MAP & REPORT



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
Total Households	8,348	84,110	206,189
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$132,694	\$111,028	\$114,868
Average House Value	\$389,550	\$350,903	\$414,955

* Demographic data derived from 2020 ACS - US Census