

801 Palisade Ave

801 Palisade Ave, Fort Lee, NJ 07024



Presented By:
Hudson One Realty



801 Palisade Ave

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Property Details

Price: \$3,250,000

- Great Visibility
- Open Plan
- Renovated
- Heavy Traffic

View the full listing here: <https://www.loopnet.com/Listing/801-Palisade-Ave-Fort-Lee-NJ/39854469/>

| | |
|----------------------|--------------------------|
| Price: | \$3,250,000 |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Lot Size: | 0.12 AC |
| Gross Building Area: | 10,946 SF |
| No. Stories: | 2 |
| Year Built: | 1950 |
| Parking Ratio: | 0/1,000 SF |
| Zoning Description: | C-2 |
| APN / Parcel ID: | 19-00551-0000-00018 |
| Walk Score ®: | 80 (Very friendly) |
| Transit Score ®: | 50 (Fairly friendly) |

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Location



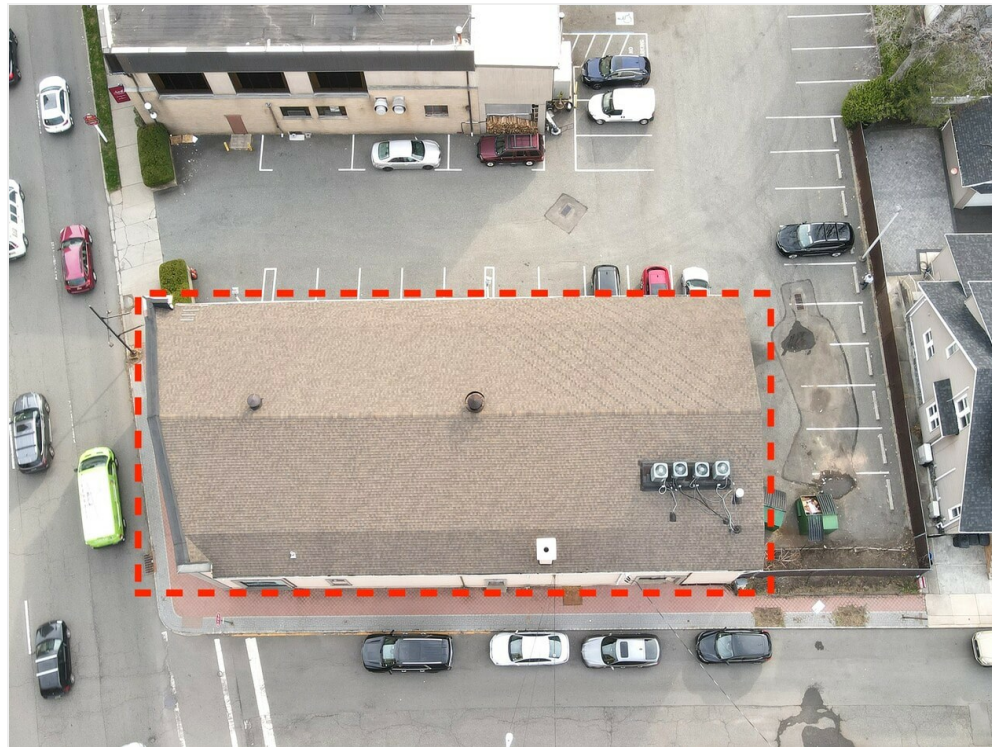
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Property Photos



801 Palisade Front



801 Palisade Dron 2

801 Palisade Ave

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Property Photos



801 Palisade Dron 1

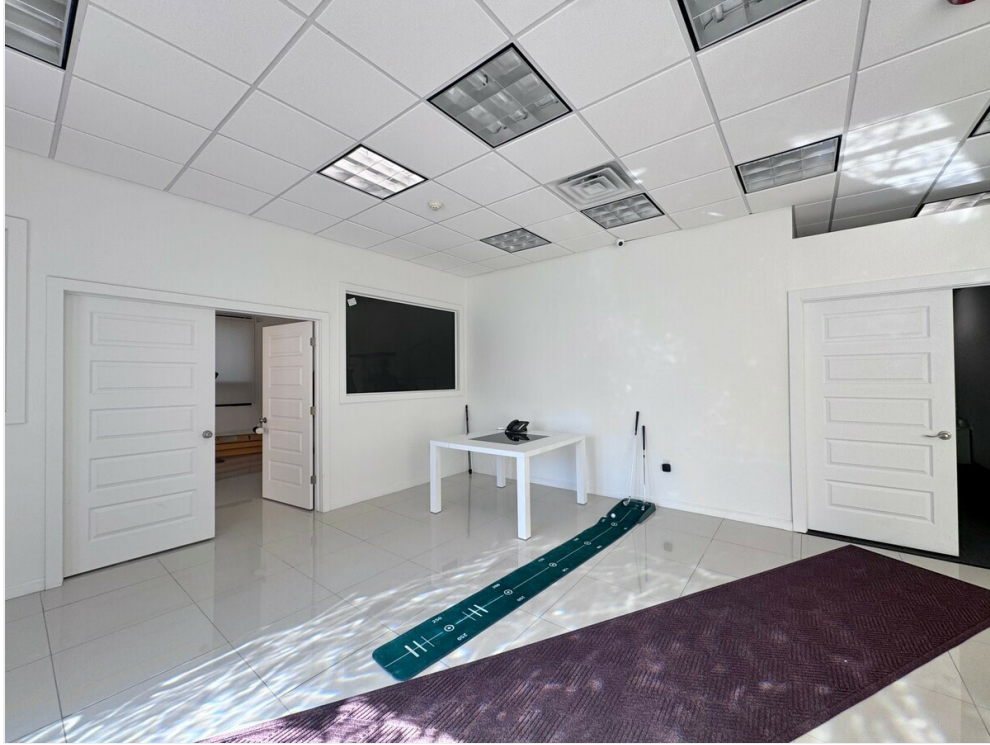


801 Palisade 1

801 Palisade Ave

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Property Photos



801 Palisade 2



801 Palisade 3

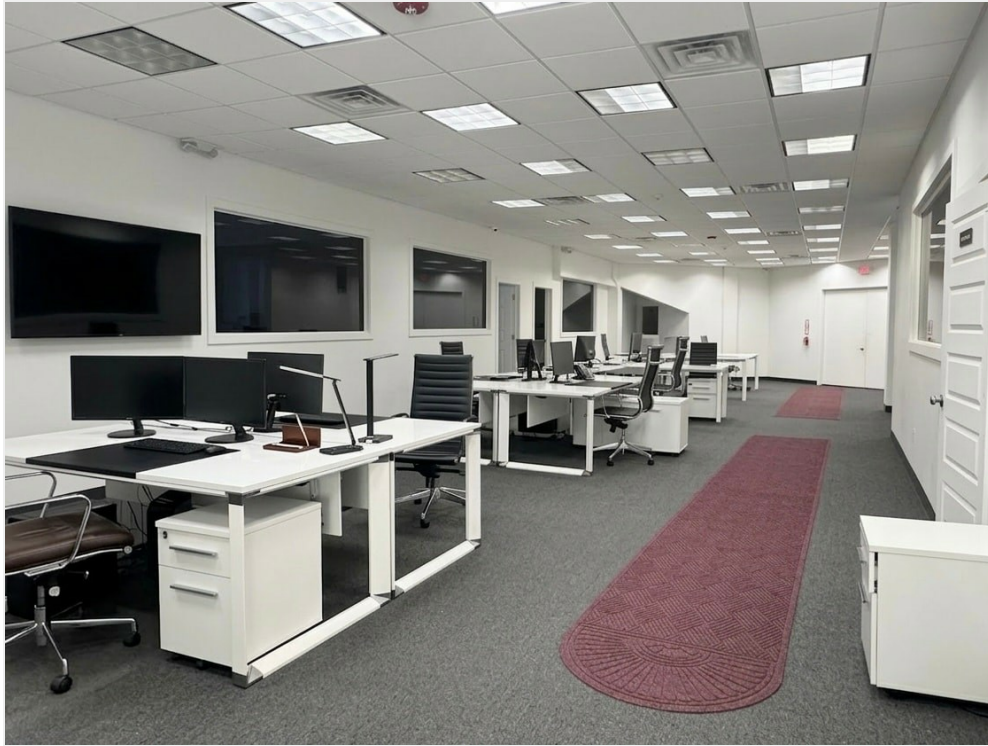
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Property Photos



801 Palisade 8



801 Palisade 4

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Property Photos



801 Palisade 5



801 Palisade 6

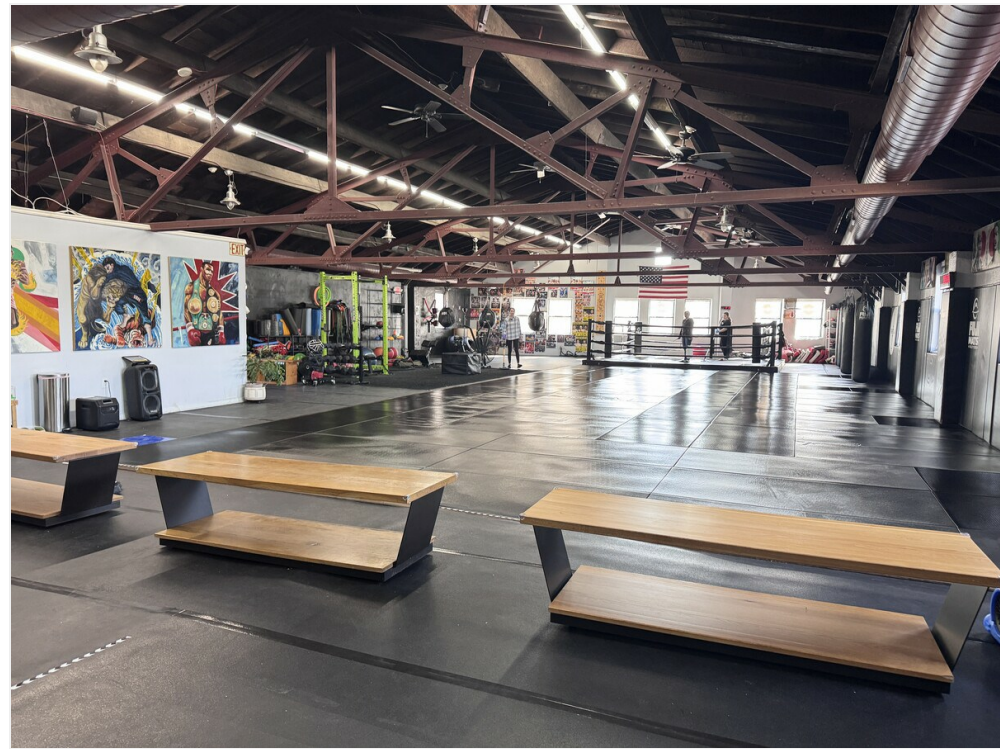
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Property Photos



801 Palisade 7



801 Palisade 2F

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Prime Retail / Commercial Building for Sale – 801 Palisade Ave, Fort Lee, NJ

Excellent investment or owner-user opportunity located on highly desirable Palisade Avenue in the heart of Fort Lee's busy commercial corridor. Surrounded by dense residential neighborhoods, restaurants, retail, and professional services, this location benefits from strong visibility and steady customer traffic.

The building offers approximately 5,000 SF per floor (total approx. 10,000 SF). The second floor is currently leased to a gym, providing immediate rental income, while the first floor is owner-occupied and will be delivered vacant at closing, offering excellent flexibility for an owner-user or the opportunity to lease at market rent.

The property underwent extensive renovations in 2016, including updates to the roof, plumbing, exterior walls, interior finishes, flooring, water heater, and HVAC systems, enhancing overall building condition and functionality.

Both floors feature efficient square layouts with high ceilings, allowing flexible use for a variety of commercial purposes such as medical office, dental practice, showroom, education center, fitness facility, professional office, or other retail and service uses.

Although there is no on-site parking, the property benefits from ample street parking and convenient access to nearby municipal parking facilities, including a public parking lot located approximately one block away.

Conveniently located near Route 46, I-95, and the George Washington Bridge, providing excellent regional accessibility to Manhattan and surrounding Bergen County markets.

Rare opportunity to acquire a well-maintained commercial building with existing income, immediate occupancy potential, and long-term upside in one of Fort Lee's most active retail corridors.

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