



# 36

## BERGEN ST

HACKENSACK, NJ

Offering Memorandum

**FOR SALE**  
PRIME HACKENSACK, NJ  
OFFICE BUILDING

# SERHANT.

EXCLUSIVE AGENTS

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## EXECUTIVE SUMMARY

36 Bergen Street is a fully renovated, two-story office building offering 7,320 square feet (3,660 sq. ft. per floor) plus a partial basement. The building features a flexible layout with private offices, bathrooms, and kitchenettes, making it suitable for a variety of professional uses.

### Key Highlights:

- **Prime Location:** Located in the heart of Hackensack, just 0.2 miles from the courthouse, ideal for law firms, accounting practices, and professional services.
- **Transportation:** Excellent access to public transportation, including a 10-minute walk to the Hackensack Bus Terminal and a 21-minute walk to the Hackensack-Essex Street Train Station, providing direct connections to Hoboken and NYC.
- **Investment Opportunity:** Situated within an Opportunity Zone, offering significant tax incentives for investors. The property is adaptable for owner-occupiers or as a rental investment with potential for short-term leasing to freelancers and small businesses.
- **Local Amenities:** Surrounded by restaurants, shops, and services, with easy access to major highways for convenient commuting.

36 Bergen Street presents a unique opportunity to own or invest in a strategically located, fully renovated office building in Hackensack's thriving business district. Its flexibility, proximity to public transport, and tax incentives make it a compelling option for businesses and investors alike.

# OFFERED AT \$1,999,999

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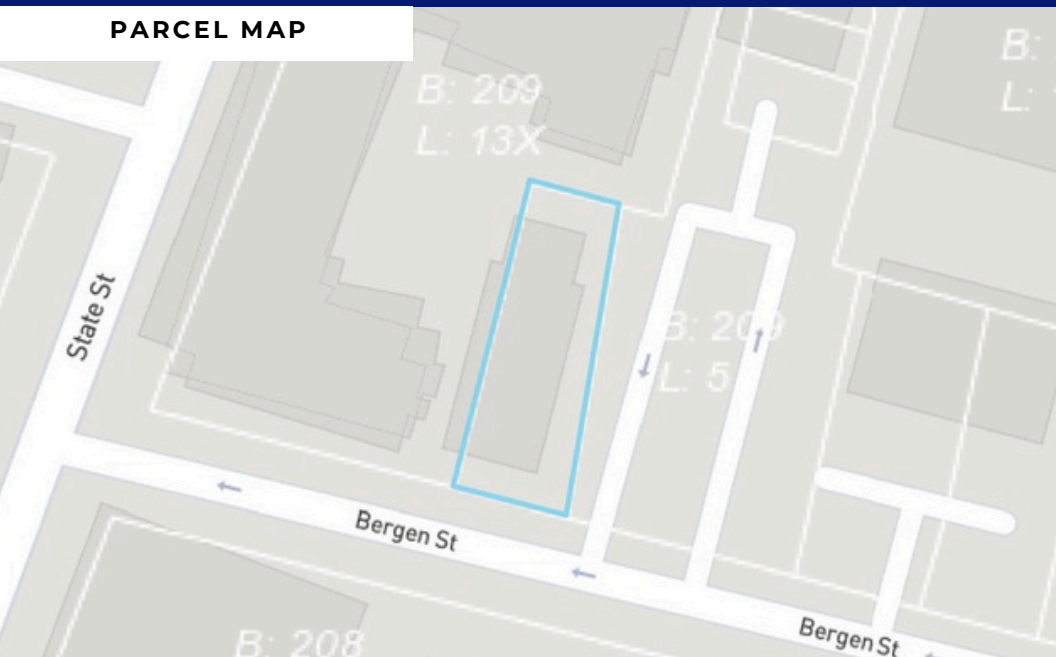
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# 36 BERGEN STREET

HACKENSACK, NJ 07601

# SERHANT.

## PARCEL MAP



# 36

## BERGEN ST

HACKENSACK, NJ

## PROPERTY INFORMATION

ADDRESS:	36 Bergen Street, Hackensack, NJ 07601
COUNTY:	Bergen
BLOCK & LOT:	209 / 7
TOTAL SF:	7,320 S F
LOT SIZE:	5,662 SF
ZONING:	B-2 Business
TYPE:	Two-story Freestanding Office Building

## NEARBY TRANSPORTATION



- HACKENSACK TRAIN STATION
- HACKENSACK BUS TERMINAL



- INTERSTATE 80
- ROUTE 17
- ROUTE 4

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





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Floor Plan Created By Hudson Square Studios. 2024. Measurements Deemed Highly Reliable But Not Guaranteed.

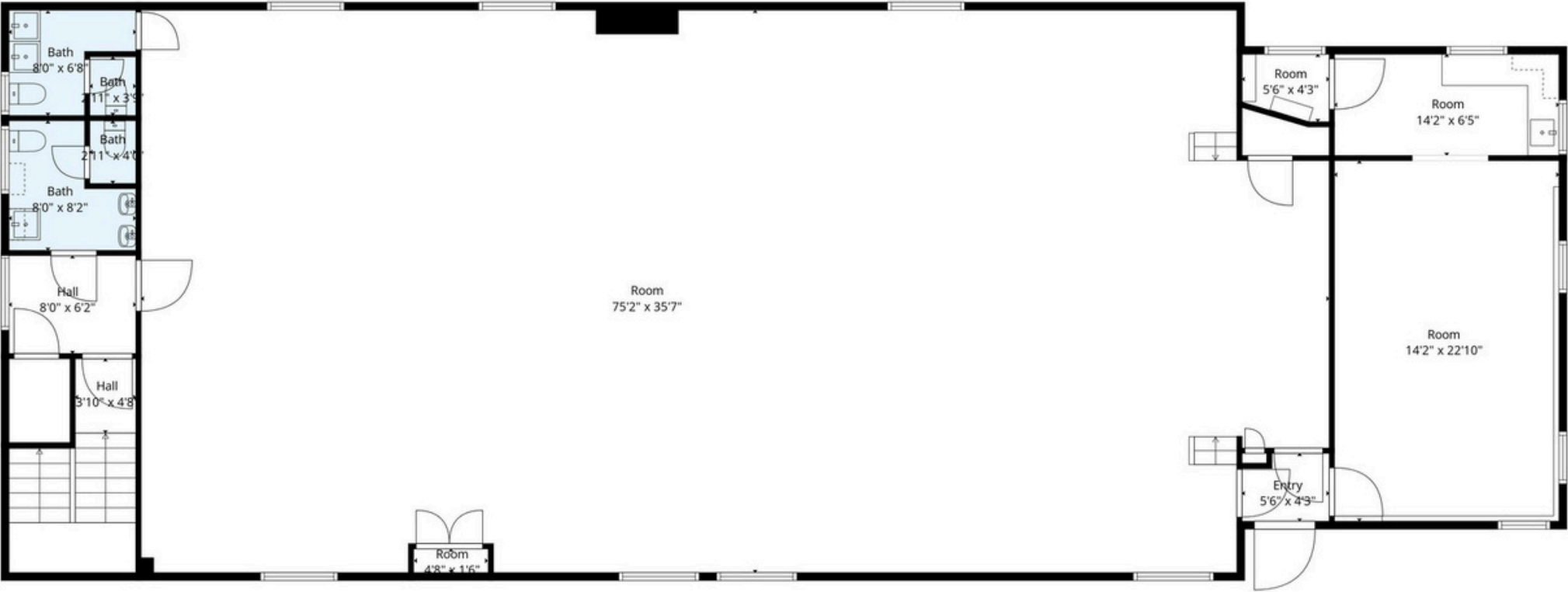
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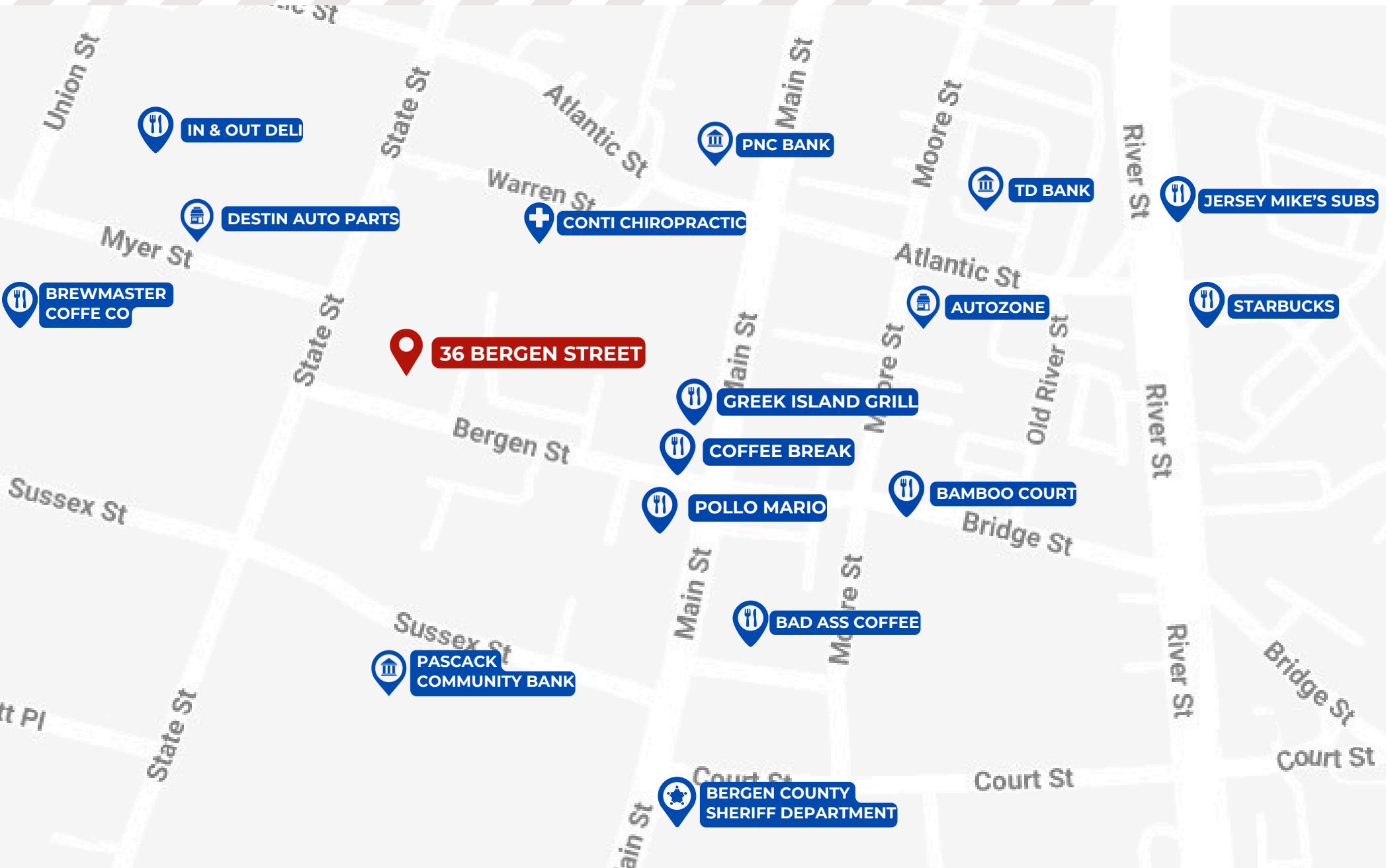
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# 36 BERGEN STREET

HACKENSACK, NJ 07601

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AREA MAP





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## BERGEN ST

HACKENSACK, NJ

**For More Info Contact Exclusive Agents:**



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