

Passaic* Wayne Twp.* (2514)

401 Hamburg Tpke*

List Price: \$419,000

Commercial Agent Complete Report



MLS#: **3995274**
 Status: **Active**
 ZIP: **07470***
 RZIP: **07470**
 Block: **2901***
 Lot: **101***
 Suite #: **308**
 Bldg #: **1**
 #Units: **1**
 #Apts: **1**
 TFB: **1**
 #1Br: **1**
 #3Br: **1**
 YB/Desc/Ren: **2016 / Approximate /**
 Type: **Condo Complex, Office**
Building Complex

Section: **office**
 ZN: **condo**
 BSqFt: **15000**
 ASqF: **2134**
 OSqFt: **2134**
 Acres: **0.05***
 LtSz: **.049 AC***
 CLR: **No**
 ZnCpl: **Yes**
 GSMLS.com: **Yes**
 THB: **No**
 #2Br: **No**
 #4Br: **No**

LP: **\$419,000 / PSqFt:\$196.00**
 OLP: **\$419,000**
 SP: **\$0.00**
 FSOL: **S**
 LD: **10/29/2025**
 XD: **10/29/2026**
 FSD: **10/29/2026**
 UCD: **10/29/2026**
 AntCd: **10/29/2026**
 CD: **10/29/2026**
 ADM: **26**
 DOM: **26**
 OCD: **26**
 SDA: **No**

Directions: **Ratzer Road or Valley Road to Hamburg**

Remarks: **Furnished 2,134 sq. ft. professional office condo offering an ideal layout that includes a spacious reception and waiting area, large bullpen, 3 private offices, a conference room, kitchenette, 2 remodeled bathrooms, and ample storage space. Located in a well-maintained building with abundant parking and full handicap accessibility, this property sits in a prime area close to public transportation, bus stops and minutes away from St. Joseph's Hospital. Perfect for attorneys, corporate offices, doctors, insurance agents, or any professional seeking a ready-to-use office space in a convenient location.**

Agent Remarks: **See additional info in documents. Please email all contracts with proof of funds or preapproval to Joseph.Vecchione@randrealty.com & Joe.Simone@randrealty.com in PDF form.**

GENERAL INFORMATION

#Lav: **2** MaxHt: **0** Bay: **0** Ceil: **9** #Docks: **0**
 #Strs: **3**
 Bsmt: **No/** Locat: **Business District, Freestanding**
 Const: **Brick/Block** Parking: **Blacktop, Parking Lot-Shared**
 DocSav: **See Remarks** Roof: **Flat**
 Equip: **Passenger Elevator(s), Fixtures, Furniture, Office Equipment, Restrooms** Salinc: **Equipment**
- Private
 Exter: **Concrete, See Remarks**
 Floor: **Carpeting, Tile**

UTILITIES

Heat: **1 Unit, Forced Hot Air** Sewer: **Public Sewer**
 Cool: **1 Unit, Central Air** Utilities: **Electric, Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$9,085* / 2024*** TaxRt: **5.946* / 2025** BldAsmt: **\$110,200*** LndAsmt: **\$42,600*** TotAsmt: **\$152,800***
 GOI: **\$** TOE: **\$** NOI: **\$** UtilPay: **\$** MFE: **\$**
 CapRt: **\$** CAM: **\$** FarmAsm: **\$** OTP: **Condominium** Easement: **Unknown /**
 Seller's Lender Approval Required (for example, Short Sale): **No**

LEASE INFORMATION

SHOWING INFORMATION

Owner: **World Cup Properties Llc*** Posses: **0-30**
 Instr: **Please TEXT Joe V 973-580-9500 business card and time you for all** Sign **No**
 Showings appointments.
 Show: **Text Agent**

LISTING OFFICE INFORMATION

ListOff: **HOWARD HANNA RAND REALTY (4312)** Ph: **973-694-6500** Email: **joseph.vecchione@randrealty.com**
 ListAgt1: **JOSEPH VECCHIONE (245930)** Ph: **973-580-9500** Fax: **joe.simone@randrealty.com**
 ListAgt2: **JOSEPH SIMONE (240024)** Ph: **973-941-6000** Seller May Consider Concessions: **Yes**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent**