

795 DARLINGTON AVE

MAHWAH, NJ 07430



PROPERTY DESCRIPTION

A rare opportunity to lease farm land and operate a nursery in Bergen County. One of the last true farm sites in Mahwah, the total parcel is 9.757 Acres. Rent the entire parcel with single family home, or can be separated for multiple tenants. The front section is approximately +/- 3.6 Acres and the back piece is approximately +/- 6 Acres. Site abuts to I-287. Great opportunity for tax and insurance savings with farm assessment.

PROPERTY HIGHLIGHTS

- -9.757 Acres
- -Farm Assessed
- -Can be divided
- -Multiple outbuildings and Single Family home
- - Farm Assessed
- - Multiple buildings
- - Private Location

OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	\$30,000.00 per month (MG)
Available Acres:	9.757 Acres
Lot Size:	9.757 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	252	591	2,129
Total Population	693	1,663	5,967
Average HH Income	\$195,186	\$218,551	\$237,190



SELECT

Each office independently owned and operated

PATRICK VARELAS

201.400.5344

patrick@chopperrussoteam.com

824 Franklin Ave, Franklin Lakes, NJ 07417

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

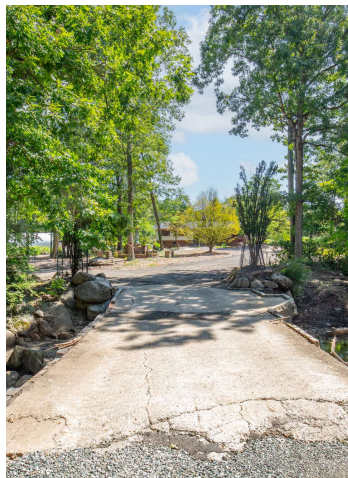
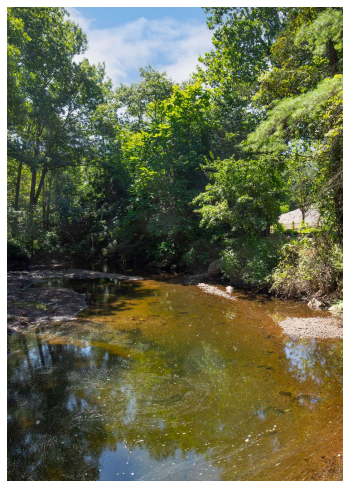
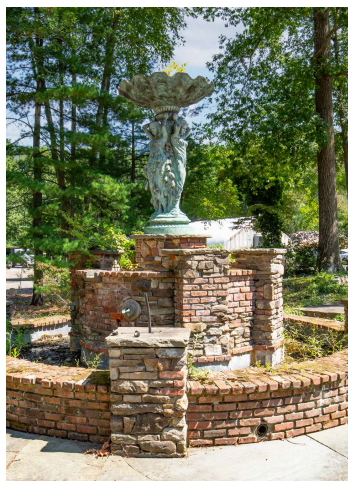
FOR SALE/LEASE

FARM ASSESSED LAND

ADDITIONAL PHOTOS

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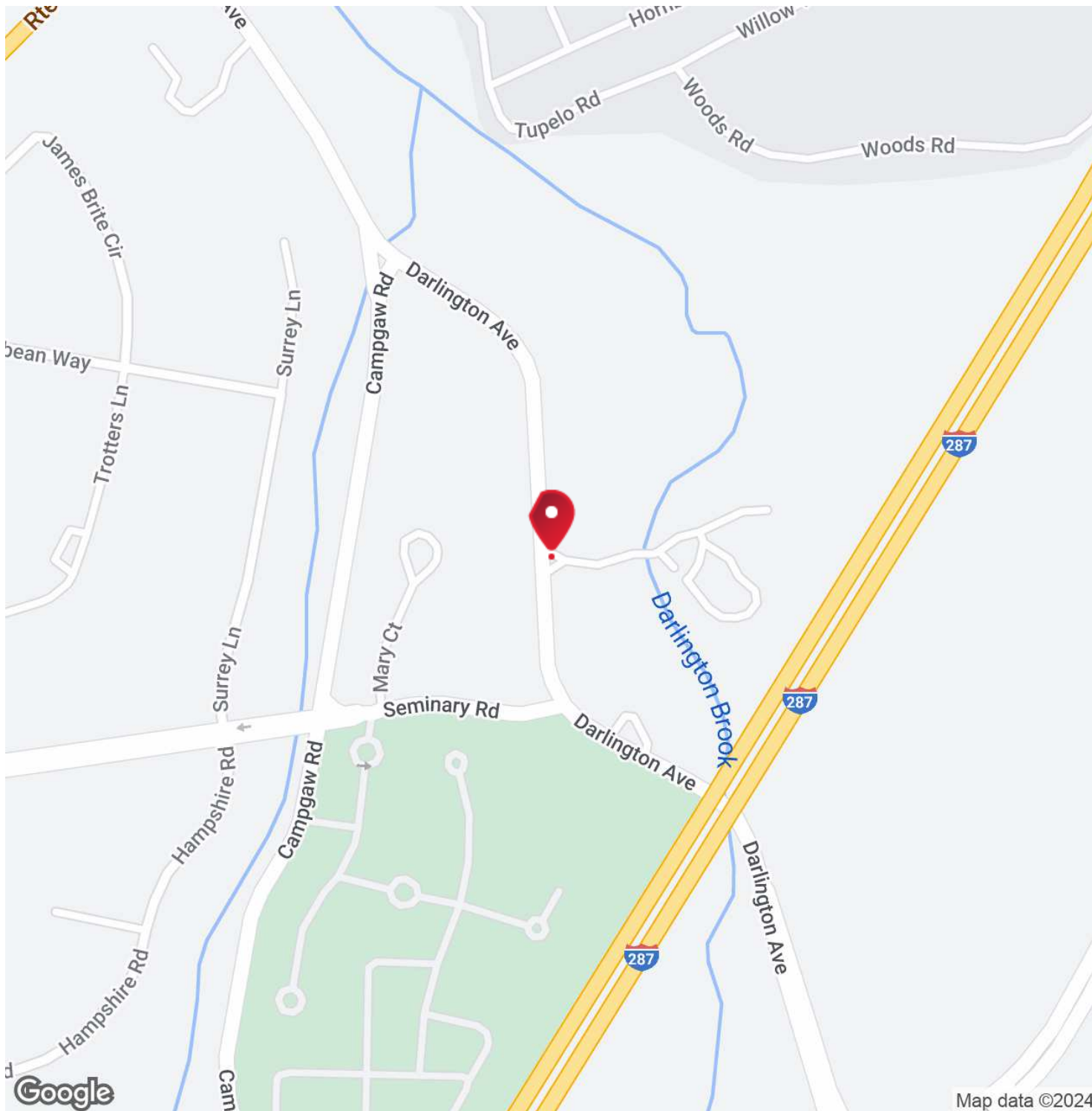
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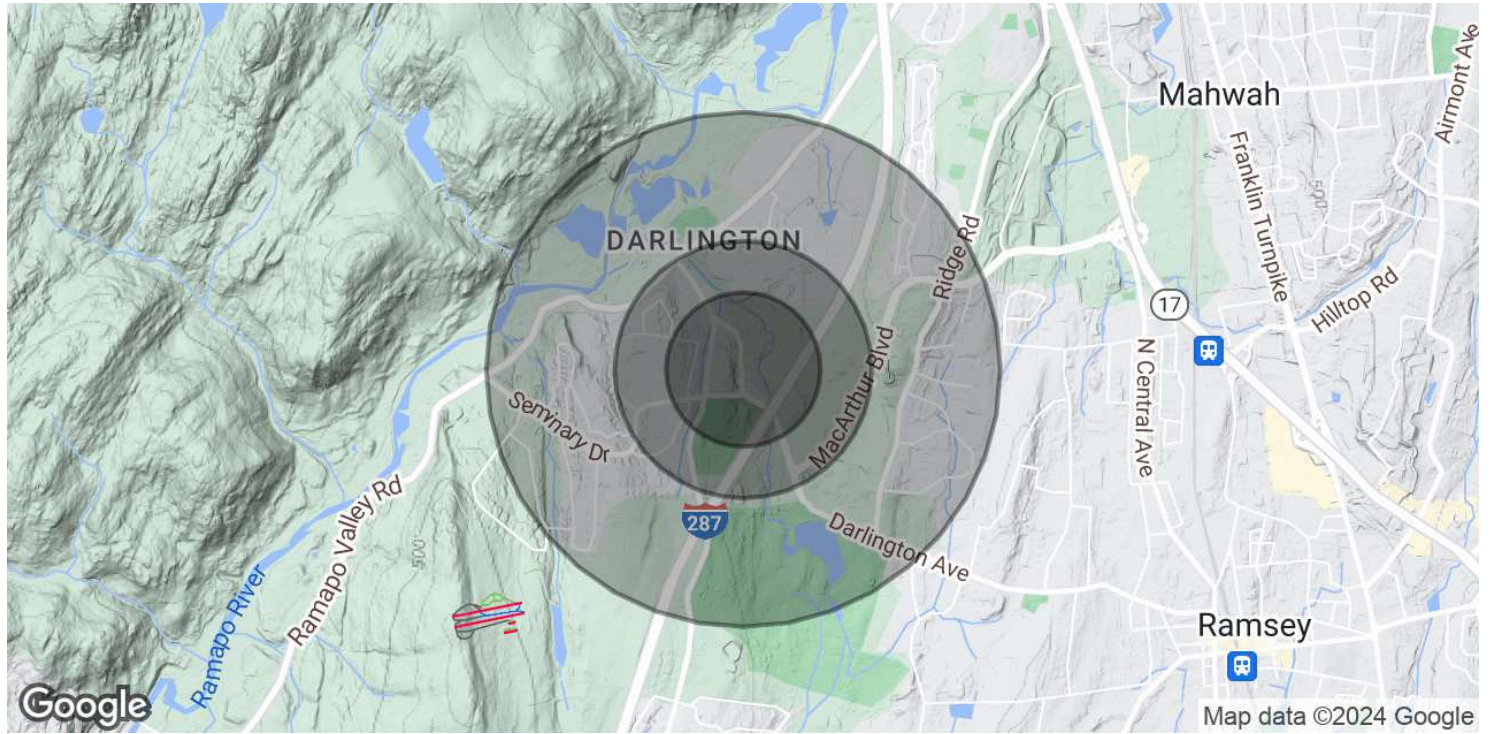
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	693	1,663	5,967
Average Age	49	47	46
Average Age (Male)	46	45	44
Average Age (Female)	51	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	252	591	2,129
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$195,186	\$218,551	\$237,190
Average House Value	\$848,383	\$915,882	\$995,997

Demographics data derived from AlphaMap



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