

FOR SALE

385 CLINTON AVENUE | WYCKOFF, NJ 07481

Tremendous Opportunity to own approx. 10,000 sq feet of commercial office space
in very desirable Wyckoff business triangle in a B-1A Commercial zone.
Located near 208 and 287



Presented by: **Nekije Rizvani**, Broker Associate
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PROPERTY HIGHLIGHTS

- Built 1979
- Approximately 10,000 square feet
- 52 Parking Spaces
- Partial Basement
- Sprinklers
- Urethane Foam Roof with GE Silicone Coating
- Rear Building Cameras
- Construction is Concrete Block w/ Free Span Iron Girders

NEARBY TRANSPORTATION

- Rt 208, 287, 17
- Bus to NYC
- Train in Nearby Ridgewood or Glen Rock

WYCKOFF STATISTICS

- Population - 17,088
- Median Household Income - \$184,458
- Median House Value - \$885,000
- Bordering Towns - Franklin Lakes, Mahwah, Midland Park, Ridgewood, Glen Rock, North Haledon, Hawthorne

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2022 EXPENSES

- Insurance - \$4,765
- Repairs - \$18,948
- Taxes - \$38,813
- Utilities - \$11,558
- Snow Plow - \$3,166
- Dumpster - \$2,940
- Lawn Care - done by landlord
- Total Expenses - \$80,190
- Net - \$172,215

2022 INCOME

• **\$270,405**

2023 INCOME

• **\$247,017**

2023 EXPENSES

- Insurance - \$4,975
- Repairs - \$29,772
- Taxes - \$40,652
- Utilities - \$10,703
- Snow Plow - \$839
- Dumpster - \$2,940
- Lawn Care - done by landlord
- Total Expenses - \$89,881
- Net - \$157,136

2024 INCOME

• **\$240,219**

2024 EXPENSES

- Insurance - \$5,257
- Repairs - \$15,745
- Taxes - \$40,440
- Utilities - \$11,814
- Snow Plow/Landscaping - \$4,485
- Dumpster - \$2,940
- Supplies - \$1,505
- Cleaning/Maintenance-\$5,054
- Total Expenses - \$87,240
- Net - \$152,979





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LAYOUT

- First Floor
 - Front and Rear Handicap Entrance
 - 2 shared baths
 - 3 suites
 - 3 private baths
 - Kitchenette
- Second Floor
 - 12 suites
 - 2 shared bathrooms
 - Front and Rear stairs
- Basement
 - Partial

PROPERTY DESCRIPTION

Discover a rare investment gem in Wyckoff's business triangle. This approximately 10,000-square-foot office building offers an ideal opportunity for investors, situated in a prime location near shopping plazas, popular restaurants, and other thriving businesses. With easy access to major highways like 287, 208, and Route 17, the property is both convenient and highly visible to tenants and clients alike.

The building spans two floors with 15 office suites and includes four modern bathrooms, three private bathrooms, one kitchenette and a partial basement, perfect for storage or additional workspace. The property offers ample parking with 52 spaces, ensuring ease of access and handicap access in rear or building. Recent updates, including freshly painted common areas and updated bathrooms, contribute to a polished, professional atmosphere. Currently boasting consistent tenant occupancy, this property promises immediate income potential and long-term stability for a turn-key investment in a highly desirable location.

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