



345 E. MIDLAND AVE | PARAMUS, NJ 07652

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 345 E. Midland Ave, Paramus, NJ 07652 (the "Property") a gas station.

Situated on a $\pm 11,500$ SF lot, the Property features a $\pm 1,372$ SF building with dual access points for seamless ingress and egress. Positioned along a high traffic count road, it benefits from excellent visibility and steady consumer retail business, making it a sought-after commercial asset.

This is a great opportunity for a low-maintenance, high-visibility asset investment.

CALL LISTING AGENT FOR PRICE & DETAILS.

| PROPERTY SUMMARY | |
|---------------------|------------------------------|
| Address | 345 E. Midland Ave |
| Municipality | Paramus |
| County | Bergen |
| Block / Lot | 5808 / 6 |
| Building Size | $\pm 1,372$ SF |
| Lot Size | $\pm 11,500$ SF / 0.12 Acres |
| Fire System | Yes - For Gas Pumps |
| Taxes | \$10,023.81 |
| Zoning | R-75 |
| Parking Spaces | 18 (on site) |
| Traffic Count (VPD) | 12,245 |

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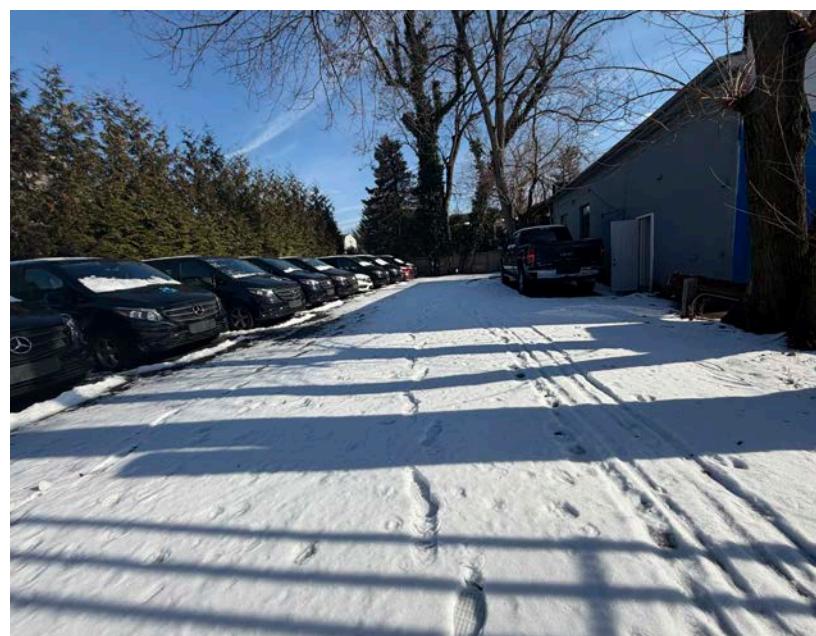
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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345 E. Midland Ave
PARAMUS, NJ 07652

PROPERTY
PHOTOS



345 E. Midland Ave
PARAMUS, NJ 07652

TAX MAP

