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RE/MAX SELECT

824 Franklin Ave
Franklin Lakes, NJ 07417

FOR SALE | OFFICE BUILDING

90 PROSPECT AVE UNITS EFG

90 PROSPECT AVENUE, HACKENSACK, NJ 07601



PRESENTED BY:

PATRICK VARELAS

201.400.5344

patrick@chopperrussoteam.com

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PROPERTY INFORMATION

IN THIS SECTION

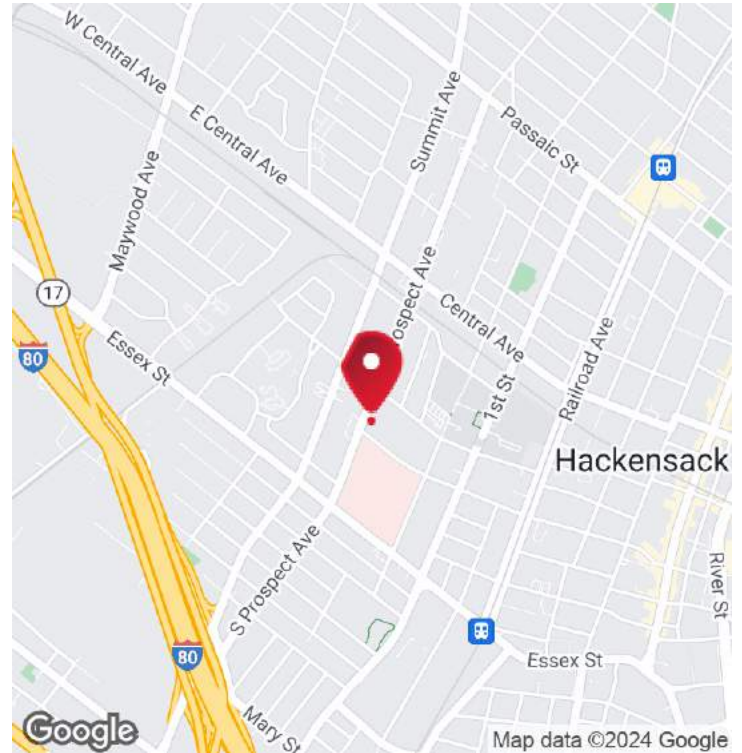
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$720,000
Building Size:	3,813 SF
Available SF:	
Number of Units:	3
Price / SF:	\$188.83
Cap Rate:	8.03%
NOI:	\$57,849

PROPERTY OVERVIEW

Discover the potential of Units EFG at 90 Prospect Ave, Hackensack. Currently occupied by a pediatric tenant who recently resigned for an additional 3 years, these ground-floor units offer approximately 3,813 sqft of prime medical space. With a current cap rate of 8.03% and a total of 15 dedicated parking spaces, this turn-key investment promises both stability and convenience. Located directly across the street from Hackensack University Medical Center and close to Rt 80 and numerous amenities, these units are ideally situated for medical professionals. Don't miss this opportunity to enhance your portfolio with these strategically positioned medical condos.

PROPERTY HIGHLIGHTS

- -Units EFG for sale
- -Occupied by 1 pediatric tenant
- -Recently resigned for 3 more years
- -8.03% current cap rate
- -Total of 15 parking spaces for this unit
- -Units located on ground floor
- -Right across the street from Hackensack University Medical Center

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Units EFG for sale
- Occupied by 1 pediatric tenant
- Recently resigned for 3 more years
- 8.03% current cap rate
- Total of 15 parking spaces for this unit
- Units located on ground floor
- Right across the street from Hackensack University Medical Center
- Close to Rt 80, and numerous amenities.
- Approx 3813 sqft among the 3 units



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//ADDITIONAL PHOTOS



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LOCATION INFORMATION

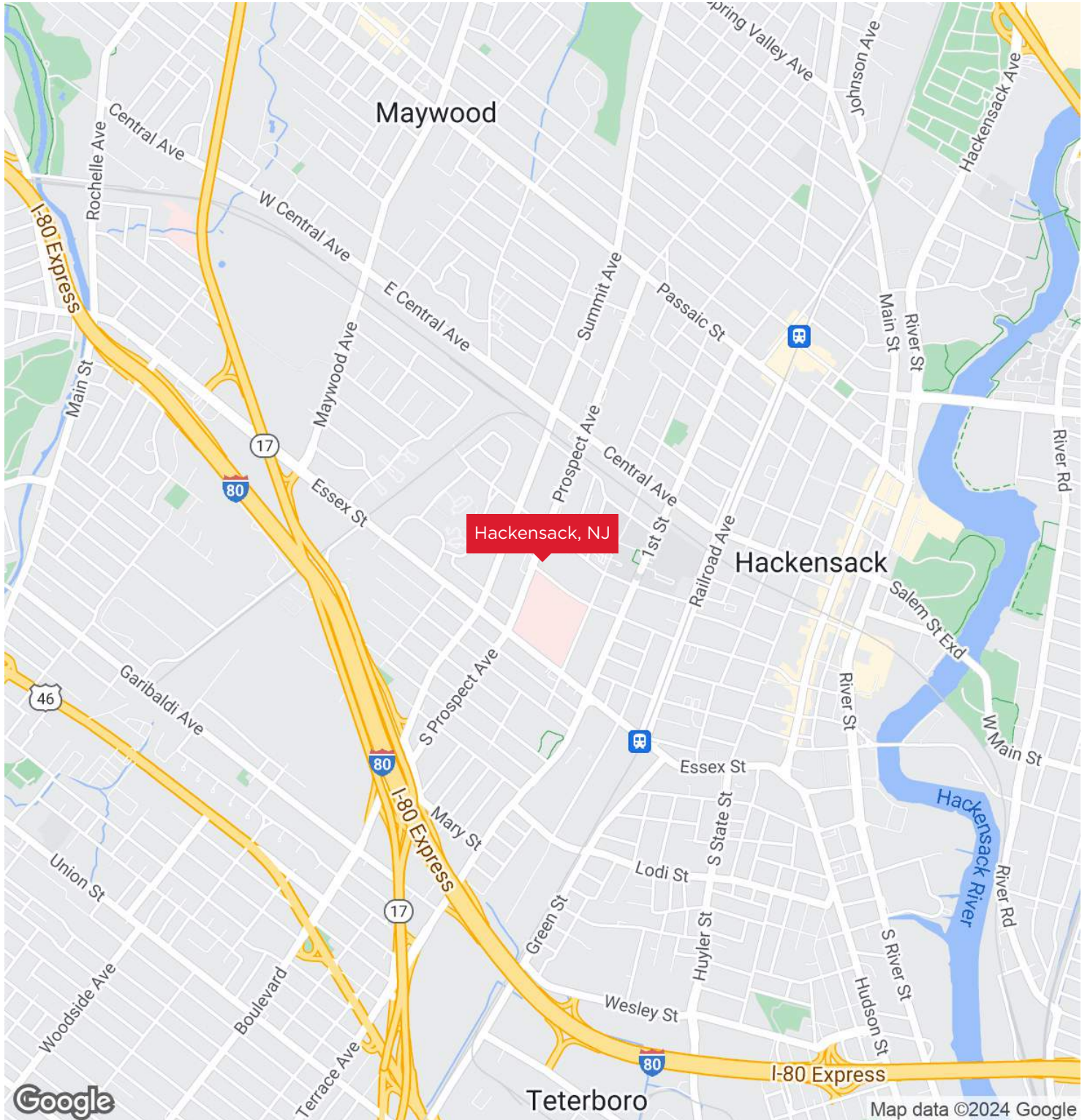
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



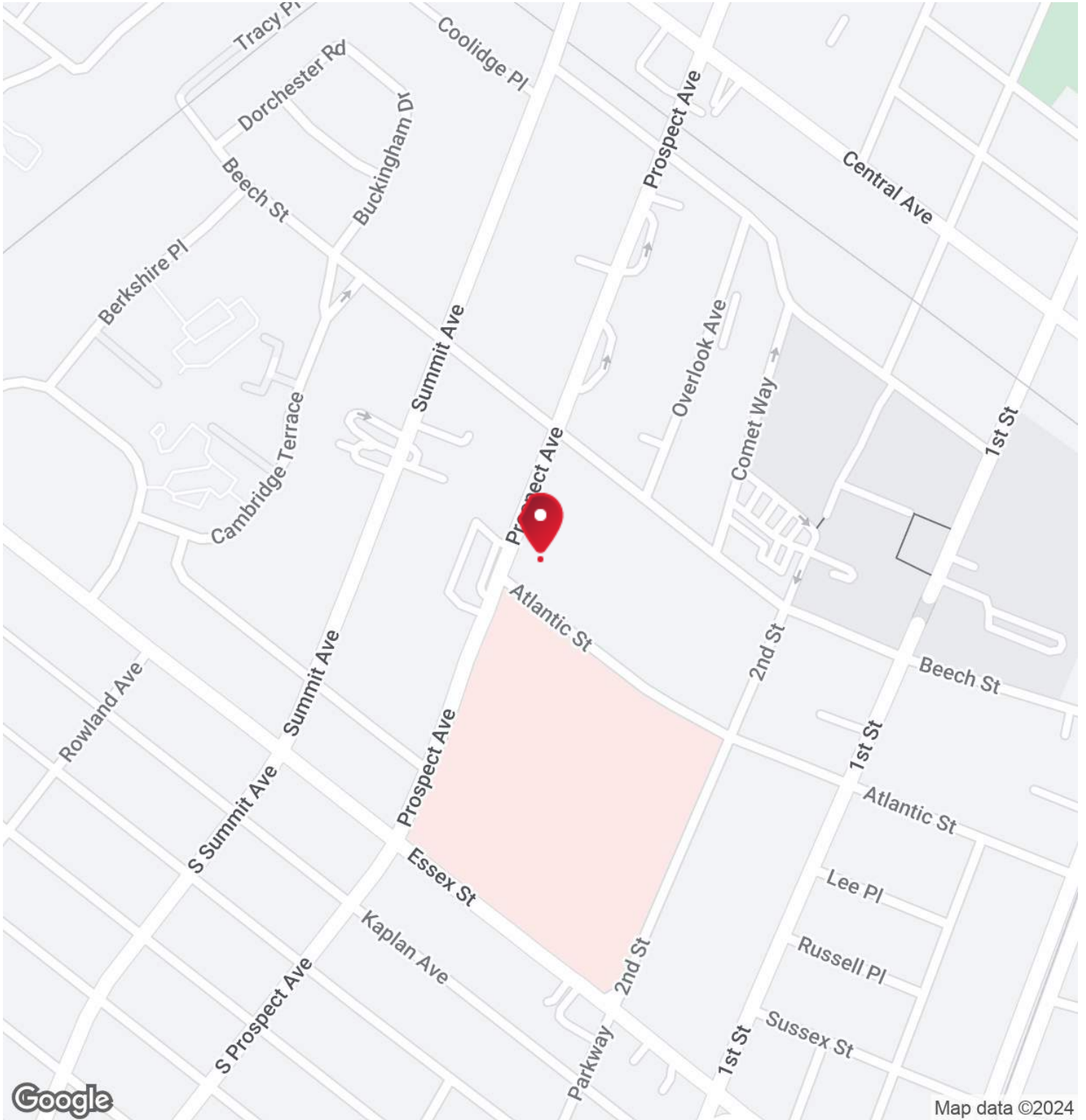
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LOCATION MAP

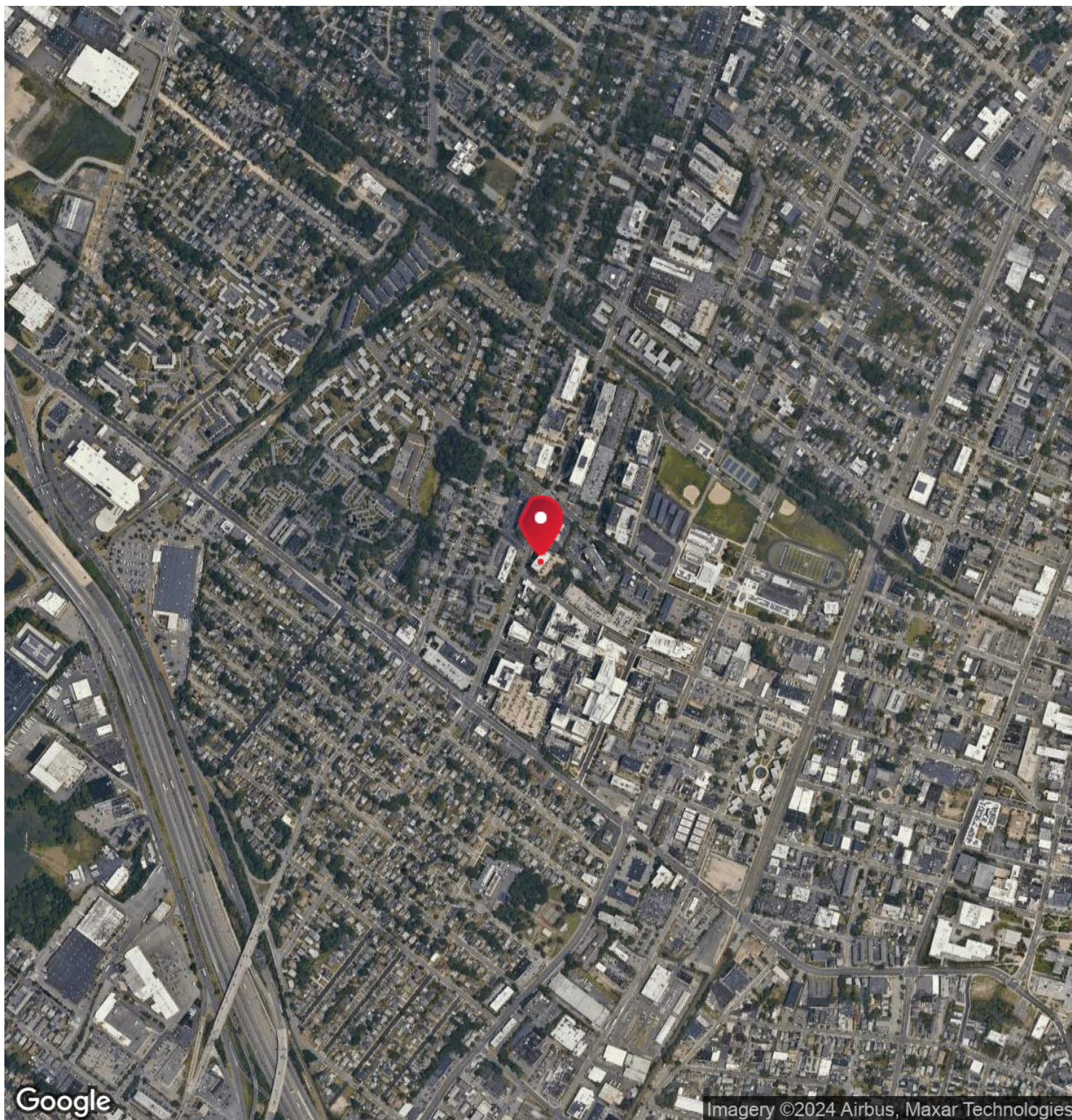


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//AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$720,000
Price per SF	\$189
Price per Unit	\$240,000
GRM	6
CAP Rate	8.03%
Cash-on-Cash Return (yr 1)	8.03%
Total Return (yr 1)	\$57,849

OPERATING DATA

Gross Scheduled Income	\$120,000
Total Scheduled Income	\$120,000
Gross Income	\$120,000
Operating Expenses	\$62,152
Net Operating Income	\$57,849
Pre-Tax Cash Flow	\$57,849

FINANCING DATA

Down Payment	\$720,000
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INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$120,000

EXPENSES SUMMARY

HOA	\$51,640
Taxes	\$10,512
OPERATING EXPENSES	\$62,152
NET OPERATING INCOME	\$57,849

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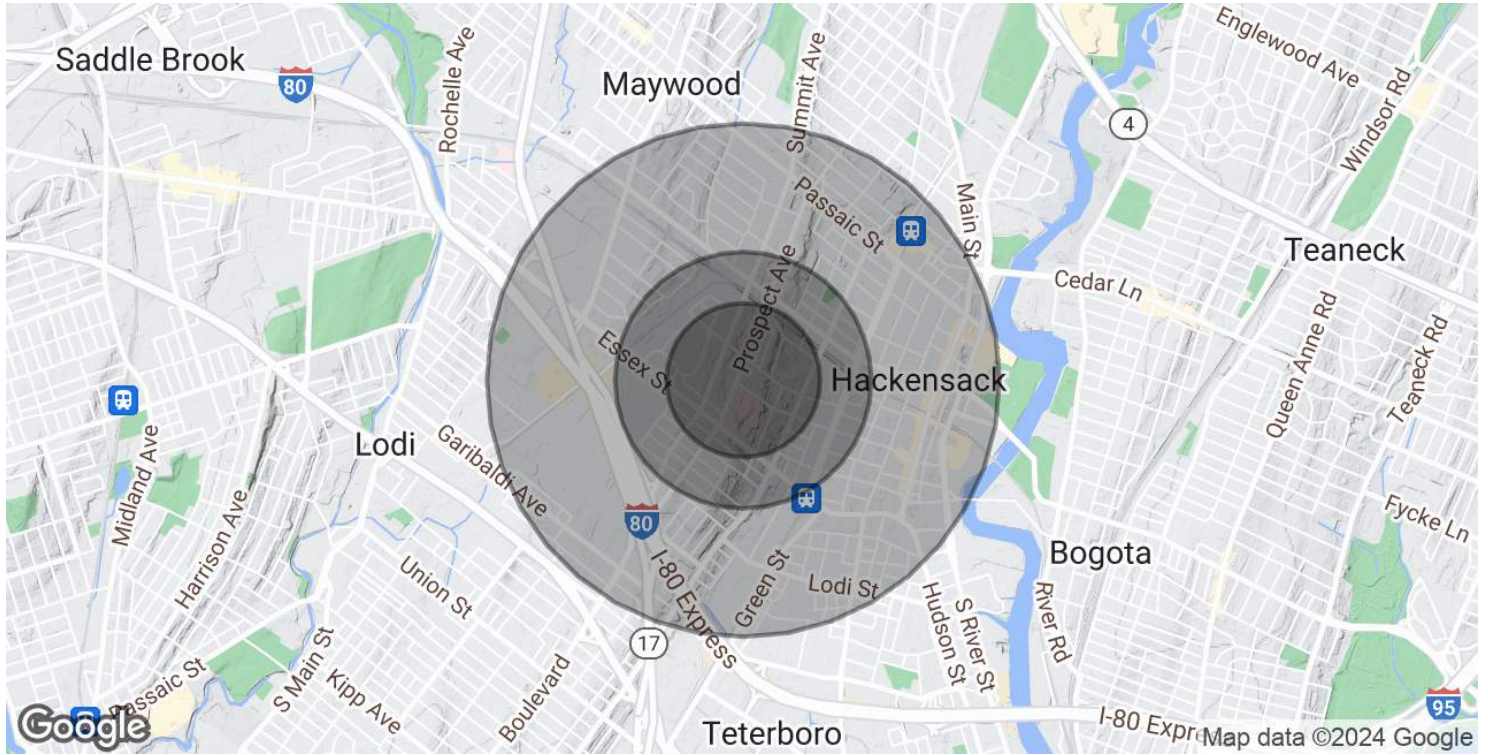
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,859	15,165	38,643
Average Age	46	43	42
Average Age (Male)	44	42	40
Average Age (Female)	48	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,386	6,805	16,411
# of Persons per HH	2	2.2	2.4
Average HH Income	\$88,598	\$97,763	\$100,992
Average House Value	\$425,583	\$412,852	\$424,289

Demographics data derived from AlphaMap

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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1



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