



197 Route 17 Paramus

FIRST TIME OFFERED | RETAIL FOR SALE | DIRECT ROUTE 17 EXPOSURE

Prime Southbound Exposure

Over 100,000 vehicles per day

Major Retail Corridor

Gregory Panayoti | 201.845.6606 | GPanayoti@NIANationalRealty.com

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

STANDALONE RETAIL

197 Route 17 S, Paramus, NJ

SF Available	3,648
Total SF	3,648
Heat	Gas
AC	Yes
Parking Spaces	15
Lot Size	.90 Acres
Zoning:	HCC2
Approx. Taxes	\$34,000/year

PRICE **\$2,950,000.00**

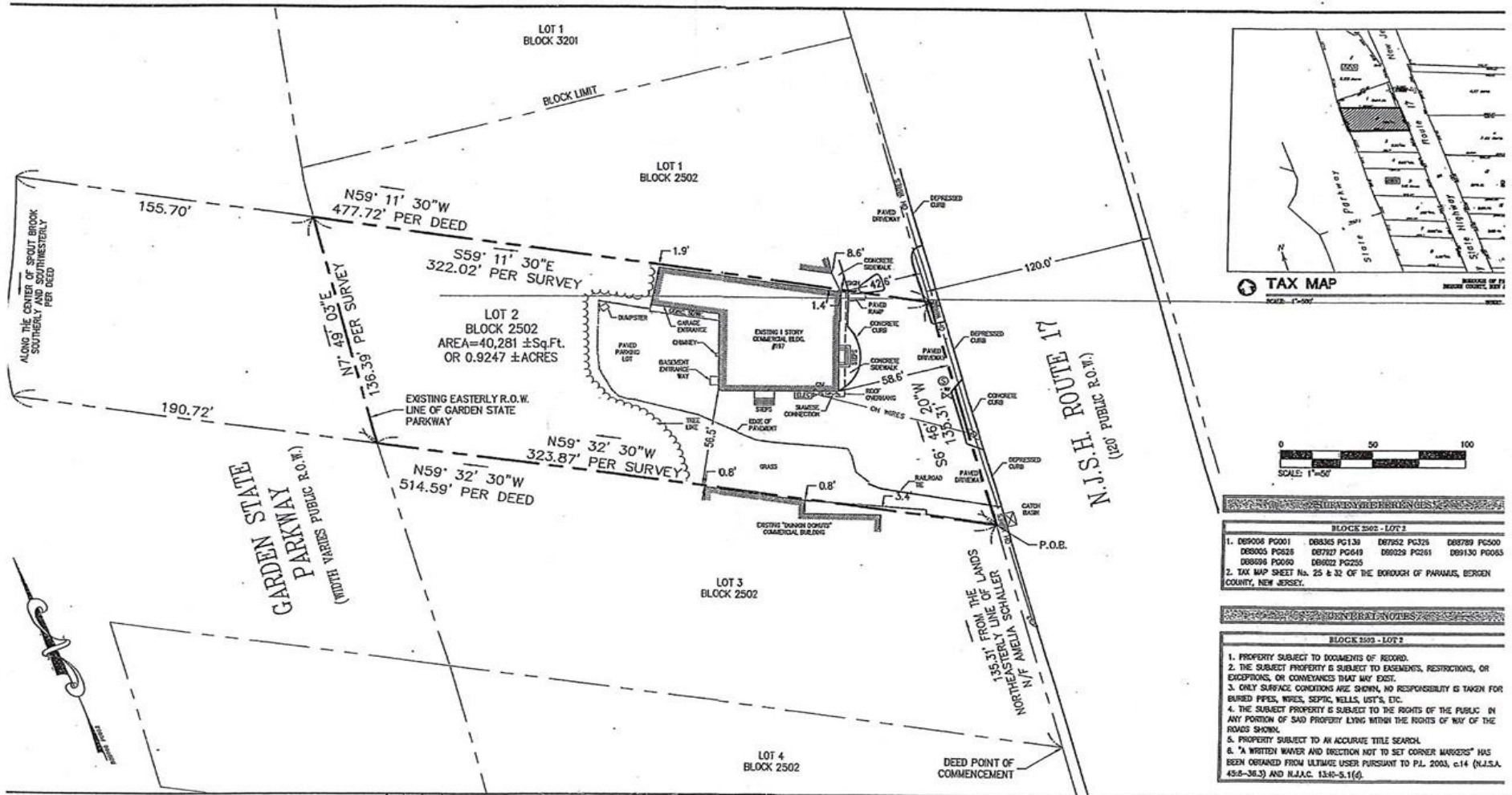


FOR SALE! Rare standalone retail property on Route 17 South. Surrounded by national retailers on one of the best retail corridors on the East Coast. Over 100,000 VPD. The property features a 3,648 SF building with full basement storage and a 2 car garage in the rear. On almost one acre of property, the back lot can be paved for additional parking or potential expansion. **Don't miss this opportunity!** **DO NOT GO DIRECT.** Please use discretion with operating tenant.

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STANDALONE RETAIL

197 Route 17 S, Paramus, NJ



BLOCK 2502 - LOT 2

1. D89008 PG001	D88365 PG138	D87952 PG328	D87889 PG500
D88005 PG828	D87927 PG649	D88028 PG261	D89130 PG085
D88008 PG090	D86002 PG255		

2. TAX MAP SHEET No. 25 & 32 OF THE BOROUGH OF PARAMUS, BERGEN COUNTY, NEW JERSEY.

- GENERAL NOTES**
- BLOCK 2502 - LOT 2**
1. PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
 2. THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR COVENANTS THAT MAY EXIST.
 3. ONLY SURFACE CONDITIONS ARE SHOWN. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WELLS, SEPTIC, WELLS, ETC.
 4. THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
 5. PROPERTY SUBJECT TO AN ACCURATE TITLE SEARCH.
 6. A WRITTEN WAIVER AND INDICTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:5-36.3) AND N.J.A.C. 13:10-5.1(f).

LAN ASSOCIATES
 engineering • planning • architecture • surveying
 5 SOUTH SOMERSET HIGHLAND PARK, N.J. 07432 (201) 261-1111

CHARLES WORTHINGTON, PLS
 PROFESSIONAL LAND SURVEYOR
 NJ LICENSE NO. 246503402800
Charles Worthington

REVISIONS

DRAWN BY: ER
 CHECKED BY: CW
 SCALE: 1" = 50'
 DATE:

BOUNDARY SURVEY
LOT 2 BLOCK 2502
 ALSO KNOWN AS
197 ROUTE 17
 BOROUGH OF PARAMUS
 BERGEN COUNTY, NEW JERSEY

FLD BK: 49 PG: 1
 Job No. 2.3971.02
 sheet 1 of 1

STANDALONE RETAIL

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