



Investment Property For Sale

354 State Street

HACKENSACK, NJ 07601

Available Space: +/- 8,700 SF

Sale Price: \$2,450,000.00/asking cap 4.81%

Location: In close proximity to Route 4, 17, 80, GSP, two NJ transit stations

Features:

- Well maintained building
- 30 parking spaces
- Metered parking in front
- Zoned B-2

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Exclusive Broker

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354 State Street

Zoning Chart

Uses	Zones							
	B-1	B-2	B-3	B-4	UN	O	HRO	M-1
RESIDENTIAL USES								
Single-family attached dwellings (including townhouses and duplexes)	P							
Live/work space	C							
Multifamily dwellings	P	P						
Multifamily dwellings w/professional offices	S	S						
Mixed Use - multifamily and commercial (excluding hotel)	S	S						
NONRESIDENTIAL USES								
Commercial and Industrial Businesses								
Appliance and furniture repair services, except garages								P
Animal boarding, and animal hospitals		C	C	C				C
Artist studio		C	C	C				P
Car rental services			C	C	C	C	C	C
Construction equipment sales establishment								C
Construction material sales and services								C
Contracting business								S
Light manufacturing								P
Storage tanks containing petroleum products or volatile liquids								C
Engraving services								P
Professional, medical, and business offices	P	P	P	P	P	P	P	P
Research lab								P
Recycling centers, plants, and recycling/recovery facilities			C					C
Truck and bus terminals and yards								P
Urban/vertical/hydroponic farming, except cannabis								P

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	B-1	B-2	B-3	B-4	UN	O	HRO	M-1
Warehouse								P
Wholesale business								P
Consumer Services and Lodging								
Automatic coin-operated laundries	C	C	C	C				C
Auto laundries (aka car wash)		C	C					C
Bank or trust company or savings and loan institutions, except drive-in facilities	P	P	P	P		P	P	P
Bank with drive-in	C	C	C	C				P
Gasoline or automobile service station	C	C	C	C				C
Beauty services	P	P		P				
Hotels		S	S	S				
Mixed Use - hotel and multifamily		S	S	S				
Massage establishment or health club	C	C	C	C				
Personal service establishments	P	P	P	P				
Publishing and printing services			P					P
Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise	P	P	P	P				
Education								
Business or vocational schools		P	P	P				P
College or university campus					S			
Child day care, nursery schools	C	C	A	A	A	A	A	
Public schools, parochial schools, and vocational schools (Pre-K to 12)	P				P	P		
Entertainment, Recreation, and Assembly								
Amusement machine complex, arcade			P					
Art gallery	P	P	P	P				
Assembly venues	C	C	C	C	C	C		
Indoor amusement/recreation		C	C	C	C	C	C	C
Pool and billiard hall			C					
Psychic readings			C					
Night club (including with on-site alcohol consumption)		C	C	C	C			
Theaters, concert halls, auditoriums		P	P	P		P		
Food and Drink								
Alcohol manufacturing with or without on-site consumption (e.g., brewpub, winery, distillery)			P	P	P			P
Eating and drinking establishments, excluding drive-through	P	P	P	P	P	P	P	
Healthcare and Social Services								
Assisted living		P						
Nursing and convalescent home		C						

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Retail/Consumer Sales								
Neighborhood retail	P	P	P	P	P			
General retail		P	P	P				
Automobile parts retailers			P	P				
New automobile sales		C	C	C				C
Farmers market	S	S	S	S				
Retail sale of products manufactured on site								S
Shopping centers ≥ 100,000 square feet GFA				P				
Public/Quasi-Public/Charitable								
Cemetery		S						S
County, state and federal government buildings	P	P	P	P	P	P	P	P
County-, state- and federal-owned park and recreation	P	P	P	P	P	P	P	
Utilities	P	P	P	P	P	P	P	P
Municipal buildings	P	P	P	P	P	P	P	P
Municipal open space	P	P	P	P	P	P	P	
Places of worship	C	C	C	C	C	C	C	
Public utility (except gas manufacture)								P
Telecommunications towers	Article XIV							
Accessory Uses and Structures								
Accessory uses and structures customarily incidental to principal use	A	A	A	A	A	A	A	A
USES BELOW THIS LINE ARE NOT EXHAUSTIVE OF PERMITTED ACCESSORY USES								
Laundry facilities	A	A	A	A				
Arcade and amusement games and machines in restaurants, hotels, bars, assembly places, and the like (five or fewer games/machines)	A	A	A	A				
Live entertainment in bars and restaurants	A	A	A	A	A	A	A	
Billiard tables in bars	A	A	A	A	A	A	A	
Assembly or conference halls in hotels			A	A	A			
Parking garage and deck	A	A	A	A	A	A	A	
Private garage (residential)						A	A	
Surface parking area	A	A	A	A	A	A	A	A
Underground parking				A				

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Demographics

