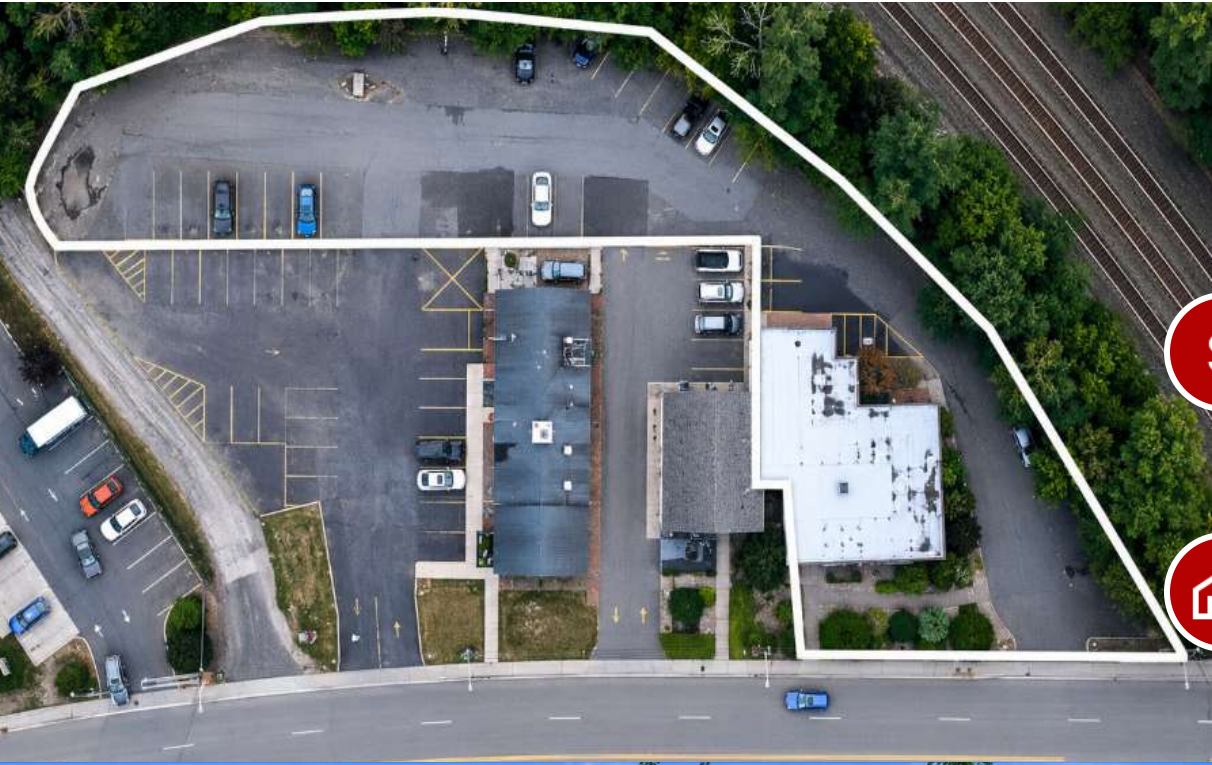




For Sale: Rare Waldwick Office Building on Large Lot



\$1,650,000



12 Unit Office Building



8,546 SF Vacant Building



.88 Acre Lot

24 Wyckoff Ave, Waldwick New Jersey

8,546 SF Office Building on .88 Acre Lot

Presented by

Bruce Elia Jr.

Managing Director | Fort Lee
O: 201.917.5884 x701 | C: 201.315.1223
operations@ergteam.com
NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

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VIDEO

Property Description

Rare opportunity at 24 Wyckoff Ave in Waldwick, NJ. This fully vacant 8,546 SF office building features 12 units and sits on a substantial 0.88-acre lot. Zoned C1, the property offers flexibility for an owner-user, investor, medical/professional operator, or developer. The large site also provides potential redevelopment or expansion opportunities, subject to municipal approvals.

Property Highlights

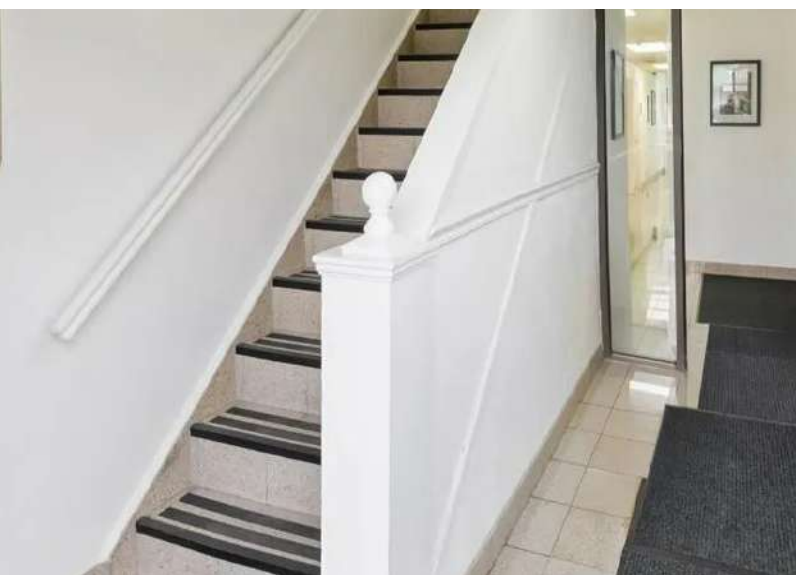
- 8,546 SF building | .88 Acre Lot Size
- 12 units
- Built in 1975
- Zoned C-1- Village Commercial District
- Strong Development Potential
- 44 Parking Spaces

Offering Summary

Sale Price:	\$1,650,000
Number of Units:	12
Lot Size:	38,359 SF .88 ACRES
Building Size:	8,546 SF
Zoning:	C-1
Parking Spaces:	44
Floors:	3

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	365	1,096	4,549
Total Population	957	3,078	13,392
Average HH Income	\$183,836	\$215,800	\$219,063





UNIT	USE	AREA	RATE / SF
1	☒ Professional office	231 SF	\$20.00
2	☐ Medical office	793 SF	\$25.00
3	☐ Medical office	1,393 SF	\$25.00
4	☒ Professional office	357 SF	\$20.00
5	☐ Medical office	503 SF	\$25.00
6	☐ Medical office	849 SF	\$25.00
7	☒ Office space	428 SF	\$20.00
8	☒ Ground floor space	1,753 SF	\$20.00
9	☒ Professional office	239 SF	\$20.00
10	☒ Professional office	133 SF	\$20.00
11	☒ Office space	185 SF	\$20.00
12	☐ Medical office	657 SF	\$25.00
	☐ Other / corridor	1,025 SF	—
Total building		8,546 SF	



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C-1 — Village Commercial District

The C-1 district is intended primarily for retail, office, service, and certain community and commercial uses.

PERMITTED USES

☒ Retail stores Food, apparel, furniture, liquor, hardware, pharmacies, florists and similar	☒ Business & professional offices
☒ Service businesses Including non-automotive repair	☒ Personal services Barbers, salons, nail salons, massage therapy
☒ Laundry & dry cleaning	☒ Indoor recreation Gyms, fitness centers, theaters, bowling and similar
☒ Shopping centers	☒ Parking lots & structures
☒ Art, music & dance schools	☒ Child daycare centers
☒ Government & public transit uses	☒ Certain nonprofit & social organizations
☒ Brewery, winery & distillery uses	

Summary of permitted uses only. Conditional uses, accessory uses, and bulk standards are set separately — confirm any specific use against the Borough of Waldwick zoning ordinance.

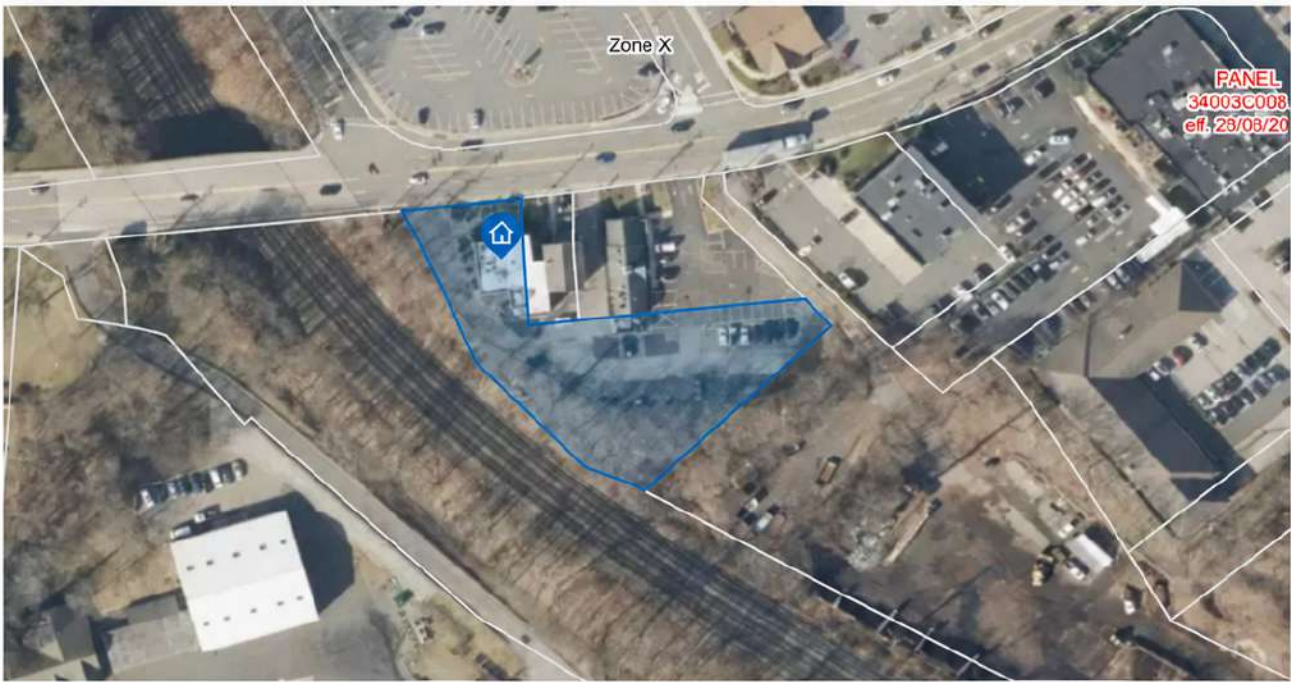




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FEMA Flood



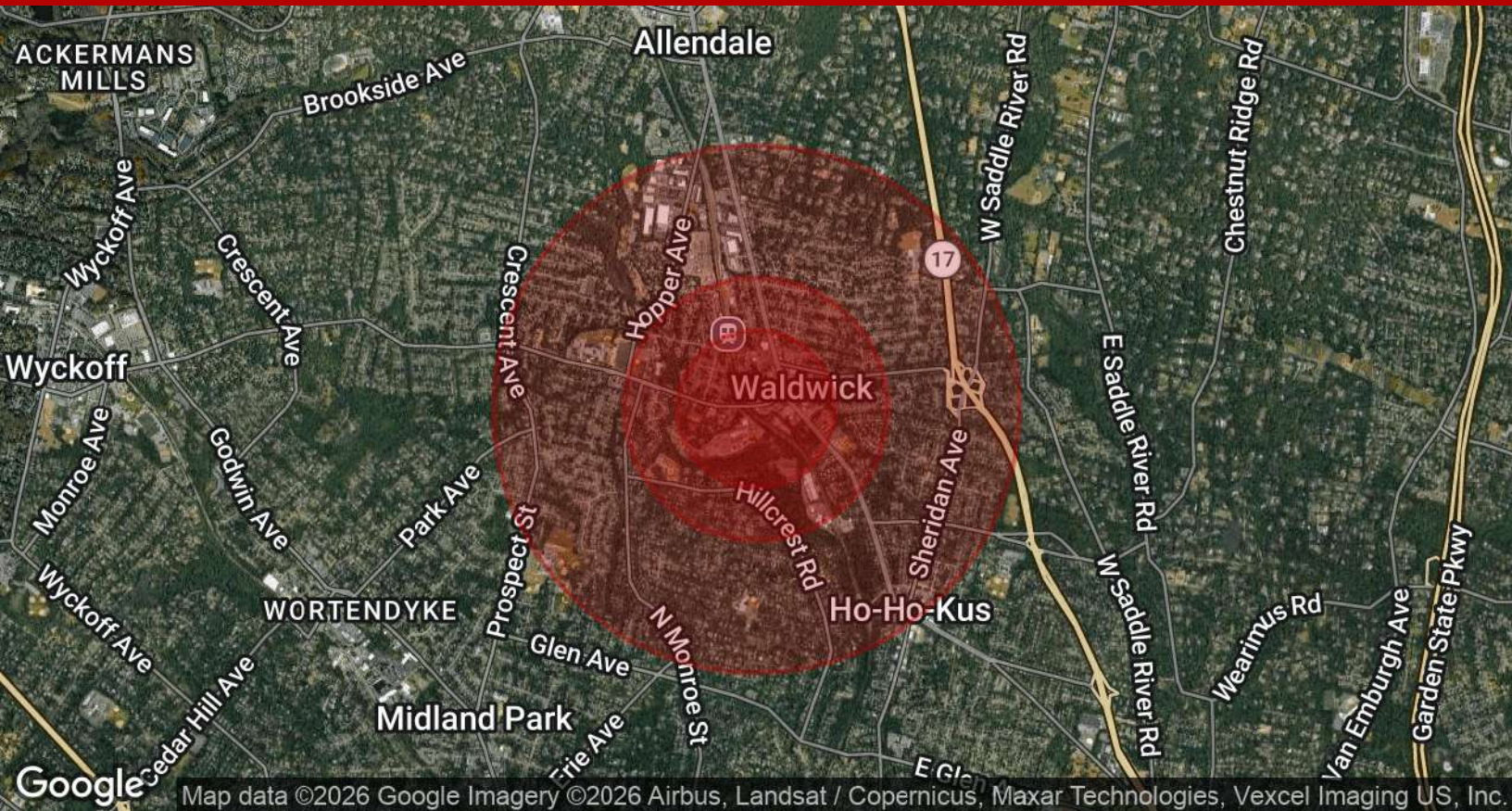
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.88 (100%)	34003C0088J	No	- Floodway 1% Annual Chance Flood Hazard 0.2% Annual Chance Flood Hazard - Undetermined

DEP Wetlands



Description	Area
This parcel does not appear to have any relations with DEP Wetlands	





Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	957	3,078	13,392
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	365	1,096	4,549
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$183,836	\$215,800	\$219,063
Average House Value	\$747,362	\$826,638	\$847,924

2020 American Community Survey (ACS)





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Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

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2200 Fletcher Ave Suite 500,

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