



77 HUDSON STREET | HACKENSACK, NJ 07601

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale or lease 75-87 Hudson Street, Hackensack, NJ 07601 (the "Property"), which is a .39 acre level lot improved with a ±7,500 SF 2-story office building, plus basement, and a ±4,000 SF warehouse building with one grade level drive in door and 14' ceilings. Zoned B-2 and in the inclusionary housing overlay zone IO-1A the Property is suitable for many commercial and potential residential uses. Located at the signalized intersection of Hudson and Kansas Street the Property is in close proximity to the Bergen County Court House and Administrative complex, Greater Alliance FCU, Costco, Advance Auto Parts/Pepboys, 335,000 SF Court Plaza office complex, the Bergen County Jail and numerous small businesses and a dense residential development.

Building is ideal for an owner-user seeking rental income to offset expenses. Contact listing agent for price, lease details and to arrange a private tour of the Property.

SALE PRICE: \$1,800,000
LEASE PRICE: Call Listing Agent

PROPERTY SUMMARY	
Address	77 Hudson Street
Municipality	Hackensack
County	Bergen
Tax Class	4A (Commercial)
Block/Lot	66/1.01
Building Size (SF)	11,500
Real Estate Taxes (2024)	\$50,424
Drive Ins	One (1)
Parking Spaces	25
Zoning	B-2

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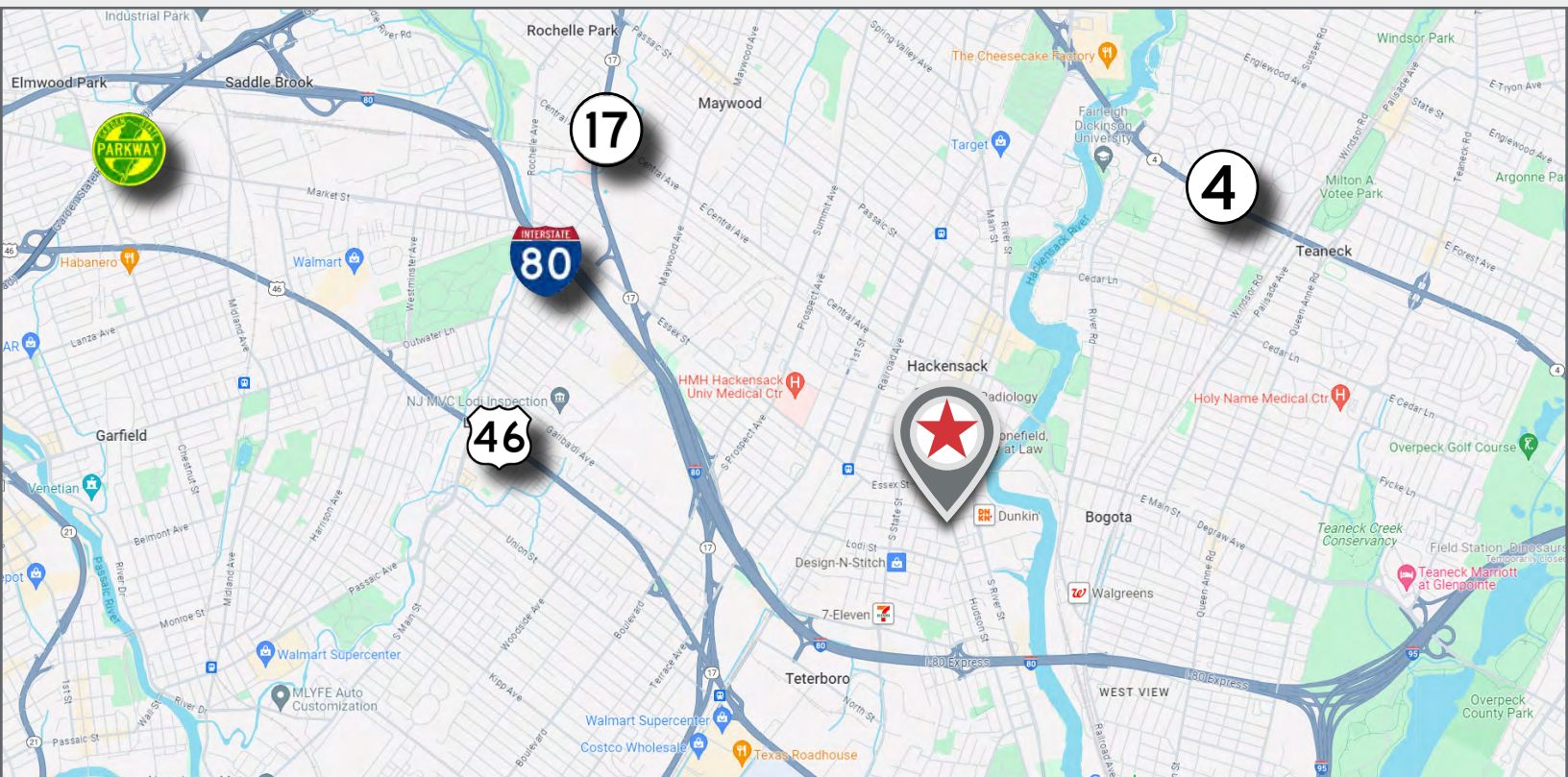
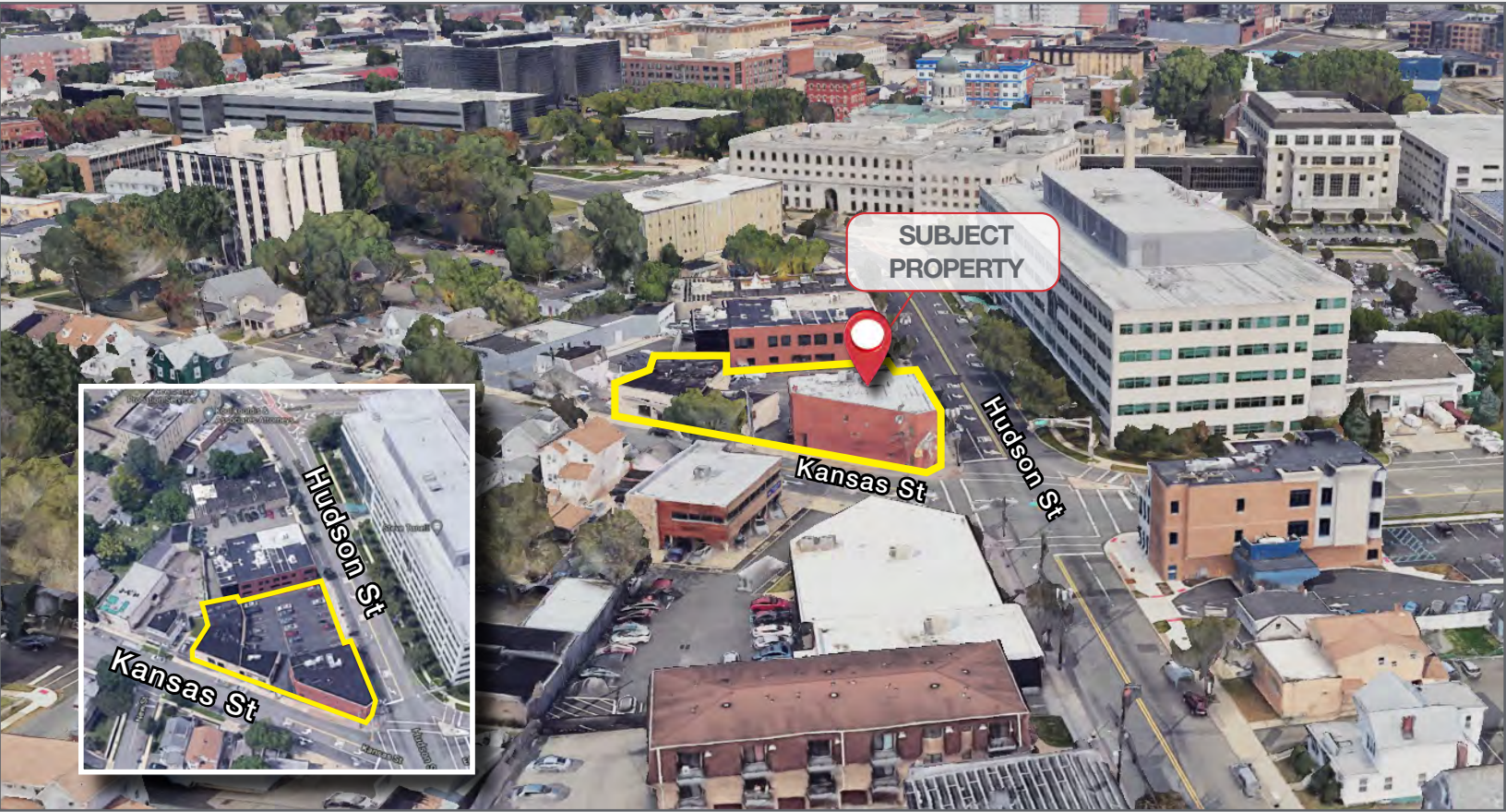
SERVICES OFFERED

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

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON.

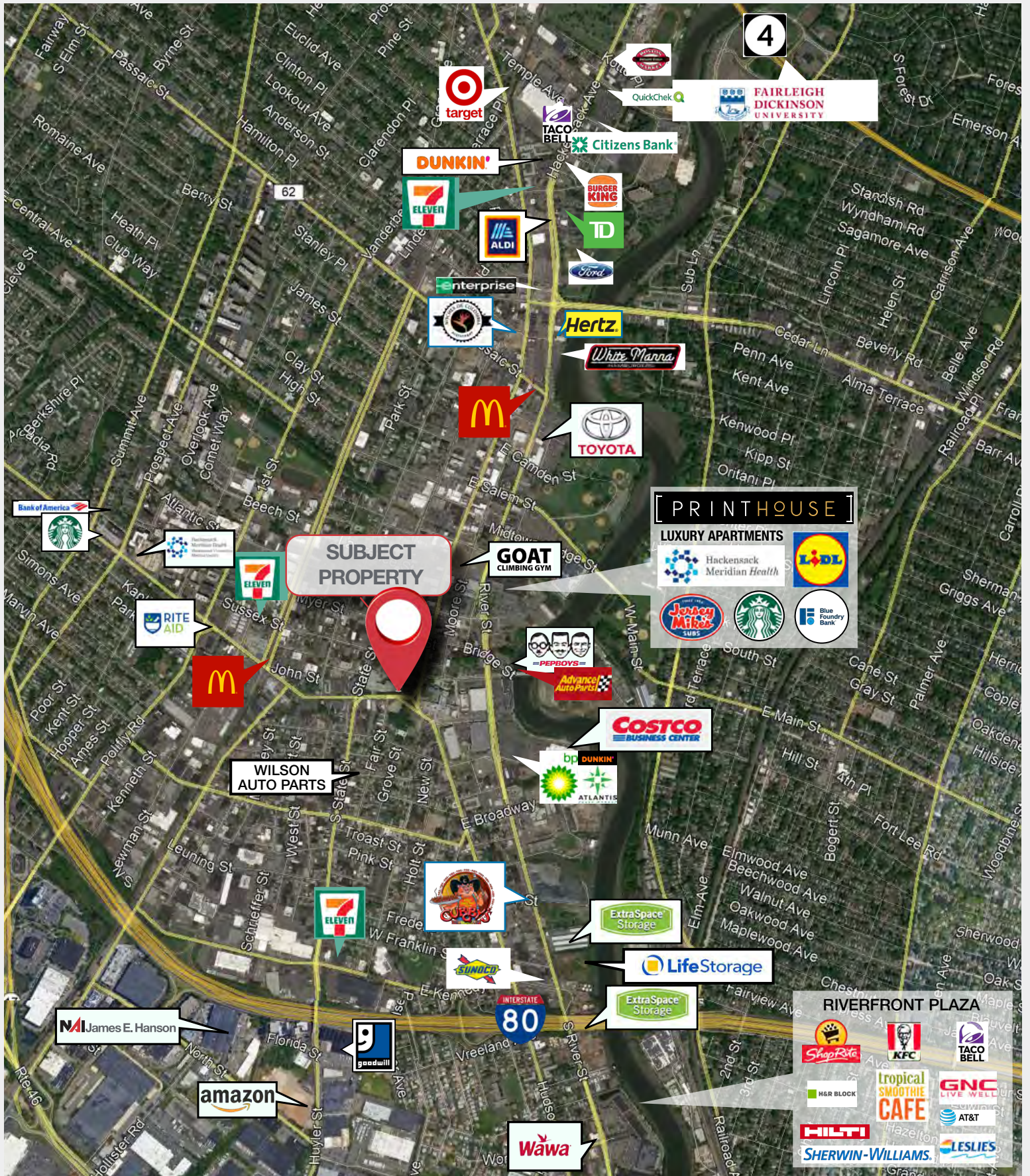
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AERIAL VIEW
& HIGHWAY MAP



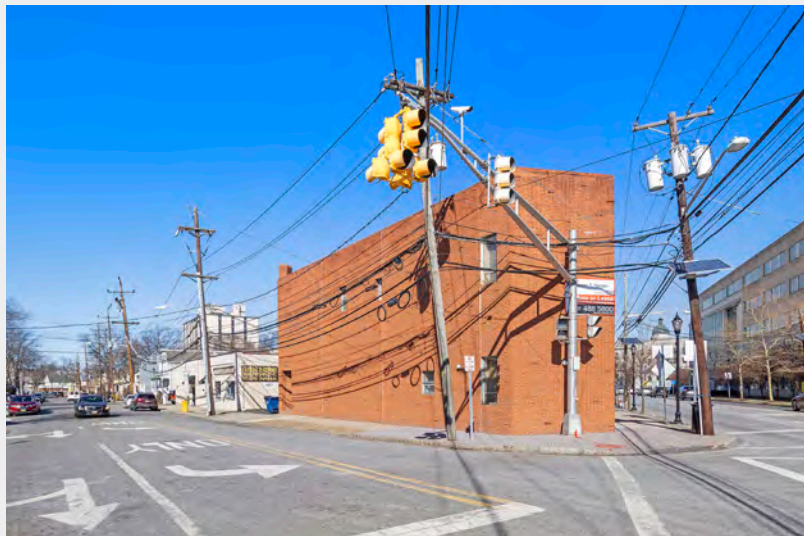
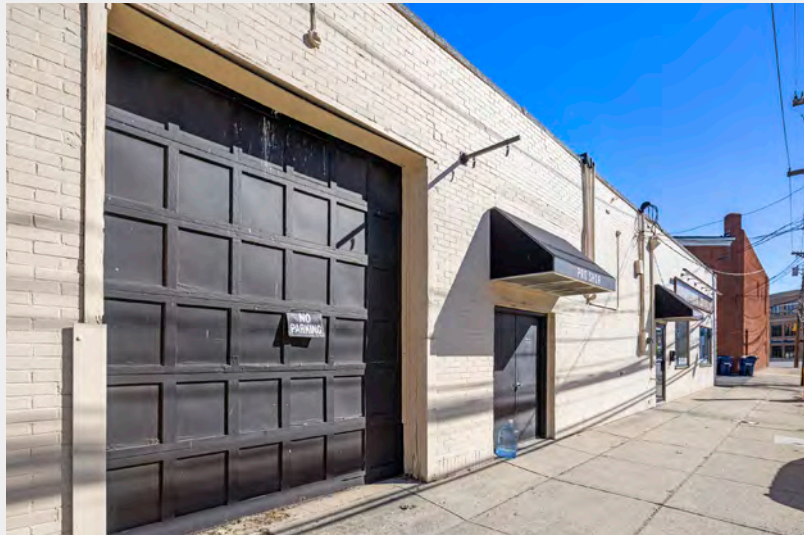
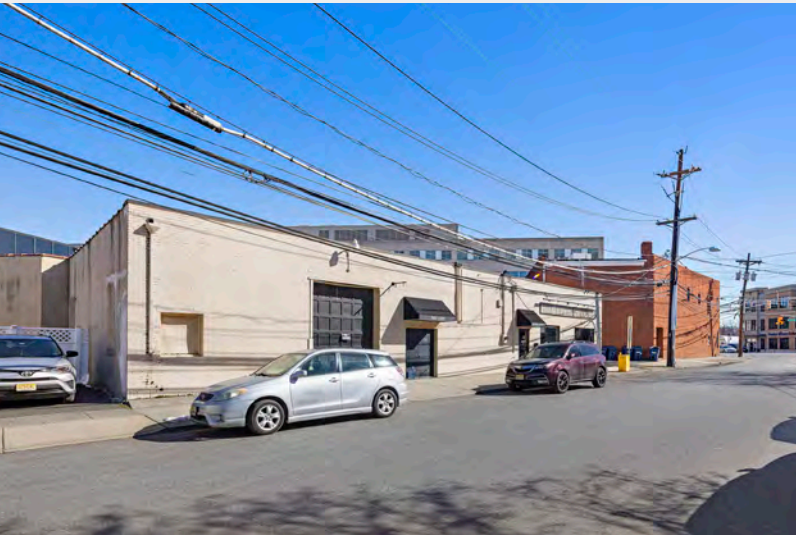
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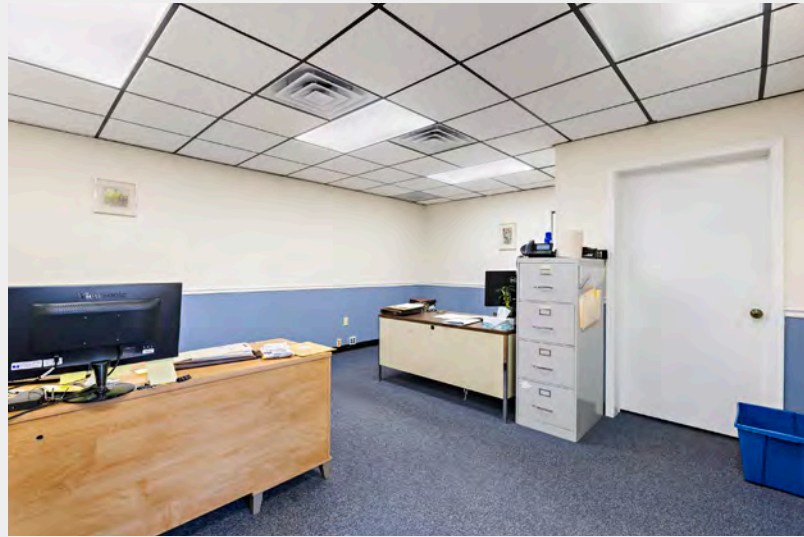
LOCAL OCCUPIER MAP



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ADDITIONAL
PHOTOS

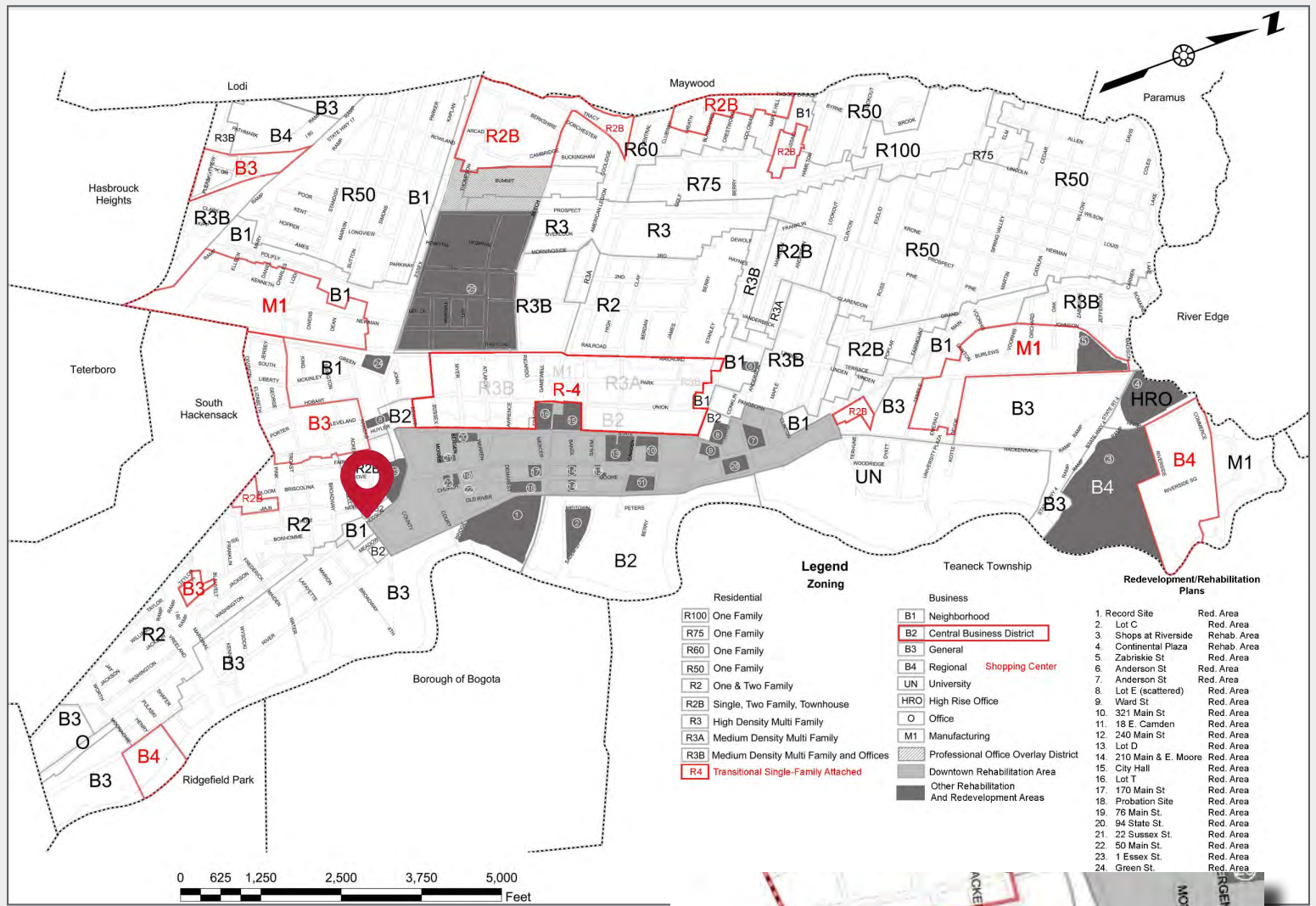




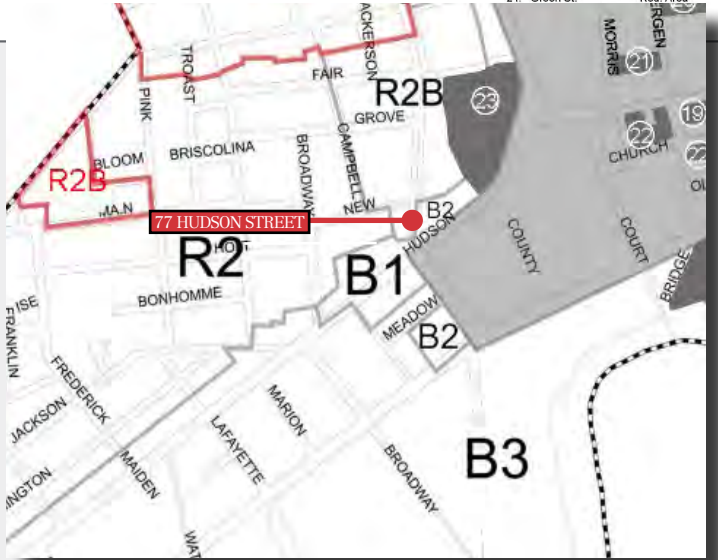
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ZONING MAP & USES

CLICK [HERE](#) FOR B-2 ZONING REGULATIONS



Legend Zoning		Teaneck Township		Redevelopment/Rehabilitation Plans	
Residential	Business	Neighborhood	Shopping Center		
R100 One Family	B1 Neighborhood	B2 Central Business District		1 Record Site	Red. Area
R75 One Family	B3 General	B3 General		2 Lot C	Rehab. Area
R60 One Family	B4 Regional	B4 Regional		3 Shops at Riverside	Rehab. Area
R50 One Family	UN University	UN University		4 Continental Plaza	Rehab. Area
R2 One & Two Family	HRO High Rise Office	HRO High Rise Office		5 Zabriskie St	Red. Area
R2B Single, Two Family, Townhouse	O Office	O Office		6 Anderson St	Red. Area
R3 High Density Multi Family	M1 Manufacturing	M1 Manufacturing		7 Anderson St	Red. Area
R3A Medium Density Multi Family	Professional Office Overlay District	Professional Office Overlay District		8 Lot E (scattered)	Red. Area
R3B Medium Density Multi Family and Offices	Downtown Rehabilitation Area	Downtown Rehabilitation Area		9 Ward St	Red. Area
R4 Transitional Single-Family Attached	Other Rehabilitation	Other Rehabilitation		10 321 Main St	Red. Area
	And Redevelopment Areas	And Redevelopment Areas		11 18 E. Camden	Red. Area
				12 240 Main St	Red. Area
				13 Lot D	Red. Area
				14 210 Main & E. Moore	Red. Area
				15 City Hall	Red. Area
				16 Lot T	Red. Area
				17 170 Main St	Red. Area
				18 Probation Site	Red. Area
				19 76 Main St	Red. Area
				20 94 State St.	Red. Area
				21 22 Sussex St.	Red. Area
				22 50 Main St.	Red. Area
				23 1 Essex St.	Red. Area
				24 Green St.	Red. Area





1 inch = 400 feet



INCLUSIONARY OVERLAY ZONE
IO-1A Zone District
Essex Street & Hudson Street
Overview Map

[CLICK HERE FOR OVERLAY ZONING DISTRICTS](#)