



886 Belmont Ave, North Haledon, NJ 07508

**\$20.52/SF/YR**

**\$1.71/SF/MO**

**886 Belmont Ave, Suite 7, North Haledon, NJ**

**Professional Office Suite**

Broker/Agent of Record: Brian Bilgec (License: 1751272)



Brian Bilgec  
201.870.3922

Listing Added: 01/12/2025

Listing Updated: 01/13/2025

**Building Details**

Property Type	Office	Subtype	Executive Office
Tenancy	Single	Year Built	1988
Total Parking Spaces	50	Cross Street	Overlook Ave to Belmont Ave
Zoning	Office	Submarket	North Haledon
Submarket Cluster	North Jersey		

**Building Description**

Seize the opportunity to elevate your business and move into a versatile and spacious open-floor plan ready to meet the diverse needs of office, service-based, studio, fitness, medical, or retail businesses. This 2,160 sq ft suite on bustling Belmont Ave in North Haledon offers the perfect canvas for customization, ensuring your space aligns with your unique requirements.

## KEY FEATURES:

- Size:** 2,160 sq ft of adaptable space, ideal for a wide range of professional uses.
- Layout:** Open floor plan with 2 private offices, a designated break room/kitchenette area, and a storage room for added convenience.
- Natural Light:** Abundant natural light creates a welcoming and productive atmosphere.
- Customizable Space:** Tenants have the flexibility to design and build out the space to meet their specific custom business needs.
- Elevator Access:** The building is equipped with an elevator, providing convenience and accessibility for all.
- Best-in-Class Professional Building:** The property is professionally managed and meticulously maintained, ensuring a quality environment for tenants and their clients. Newly resurfaced parking lot with ample parking for tenants and clients, well-maintained common areas, and modern facilities.

## LOCATION HIGHLIGHTS:

- Convenience & Traffic Exposure:** Belmont Avenue is a main road of North Haledon with thousands of cars passing by each day, ensuring excellent visibility for your business and signage. North Haledon has close access to major highways and nearby affluent towns such as Franklin Lakes, Wyckoff, and Wayne.
- Beautiful Setting:** Nestled in a scenic area of North Haledon, this property offers a tranquil yet professional environment for employees and clients alike.
- Thriving Economic Base:** North Haledon is home to a strong, affluent population, making it an ideal location for businesses looking to tap into a stable and economically robust community. The Belmont Avenue corridor is experiencing exciting growth with several new developments planned nearby, ensuring continued economic vitality and increased foot traffic in the area.

- **Nearby Amenities:** Surrounded by dining, shopping, and banking options, providing convenience for your business operations.
- **Proximity to William Paterson University:** Located just minutes from the university, this space is perfectly positioned to attract clients, students, and faculty. Ideal for businesses seeking to benefit from the vibrant energy of the campus community.

## IDEAL FOR:

- Office and administrative use
- Chiropractor, Physical Therapy, Massage Therapy, Acupuncture, Psychiatrist
- Fitness or recreational businesses
- Medical and wellness professionals
- Creative studios or educational centers
- Retail or showroom spaces (subject to zoning regulations)

Building includes legal offices, accounting firm, art studio, lash studio, and various other offices.

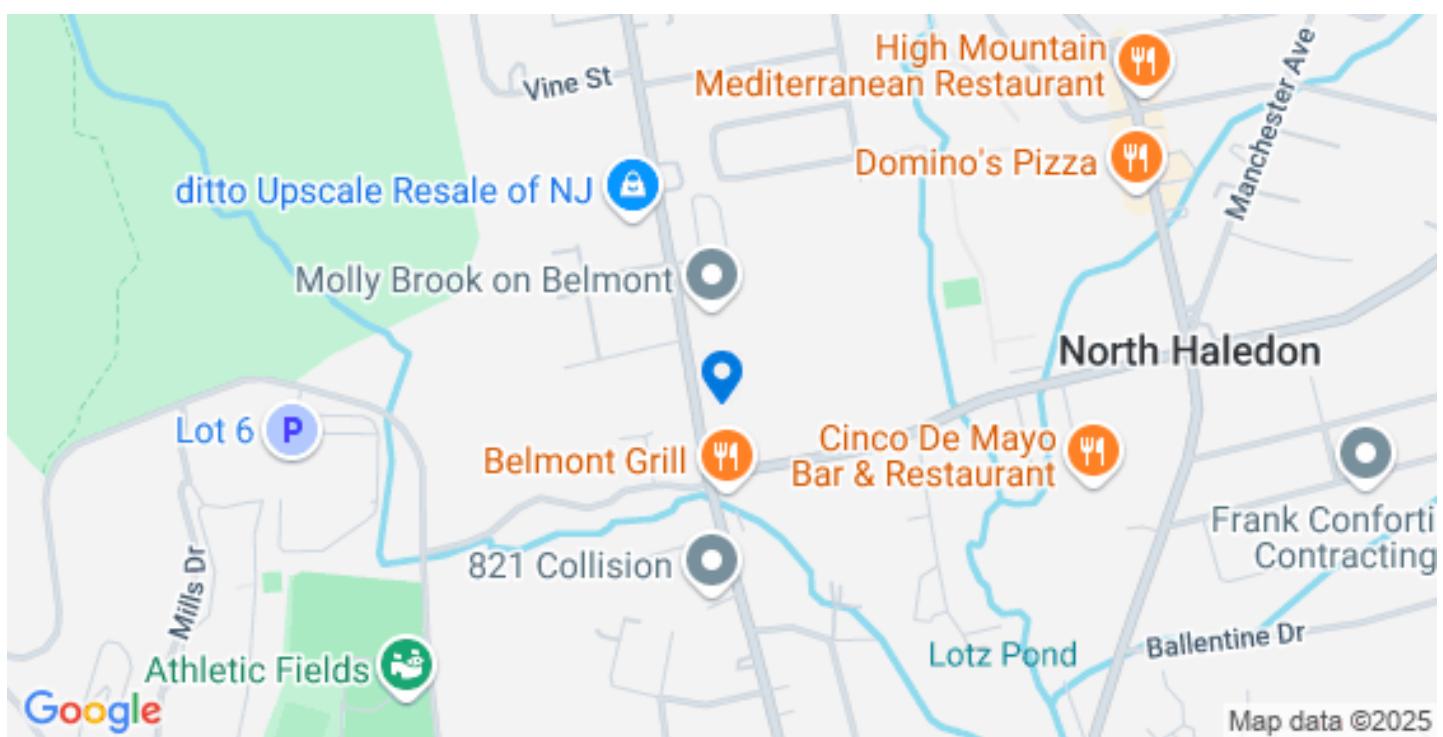
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## LEASE TERMS:

- Competitive lease rates with flexible terms to accommodate both short-term and long-term tenancy.

Don't miss the chance to position your business in this prime location with excellent visibility, a professional setting, and unmatched flexibility. Contact us today to schedule a tour and see how this space can work for you!

## Building Location (1 Location)



## Details

Listing Type	Direct	RSF	2,160 SF
USF	2,160 SF	Parking	Parking Lots
Rate (Per SF)	\$1.71 / SF / MO	Lease Type	Modified Gross
Lease term	1-2 years	Total CAM (Per SF/MO)	\$0
Expense Rate (Per SF/MO)	\$0	Total Rate (Per SF/MO)	\$1.71
Total Monthly Rent	\$3,700	Days on Market	1 day

## Property Photos (40 photos)



