



## 822-824 Palisade Ave

Teaneck, New Jersey 07666

### Property Highlights

- Free standing office building built out as law offices.
- 26 car parking.
- Full basement for records storage.
- Prime location just off Cedar Lane.
- Minutes from Route 4.
- 2024 Taxes: \$18,711.10
- AVAILABLE IMMEDIATELY.



### Offering Summary

|                |                     |
|----------------|---------------------|
| Sale Price:    | \$2,000,000         |
| Lease Rate:    | \$16.70 SF/yr (NNN) |
| Building Size: | 7,700 SF            |
| Available SF:  | 7,700 SF            |
| Lot Size:      | 12,402 SF           |

### For More Information

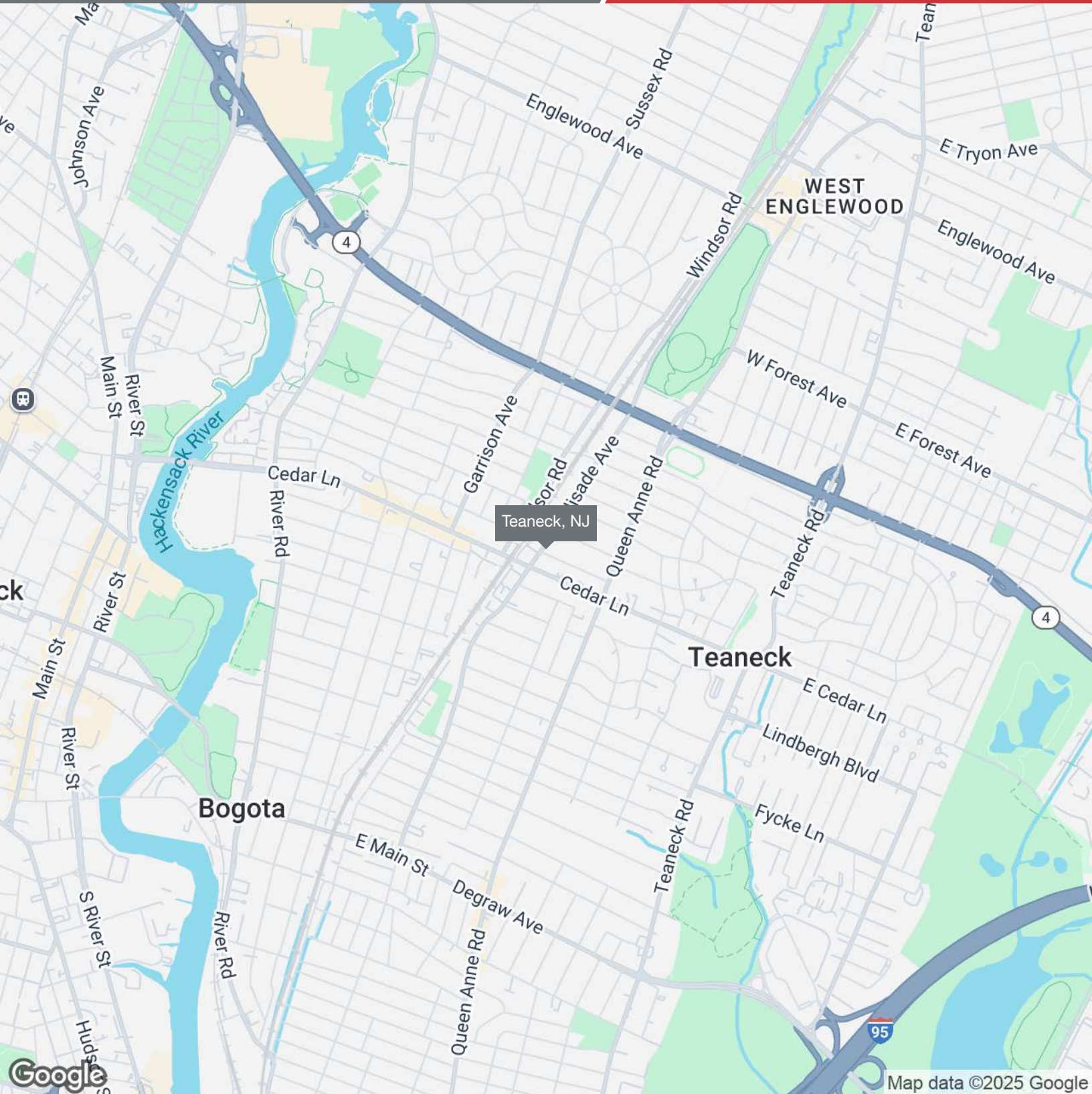
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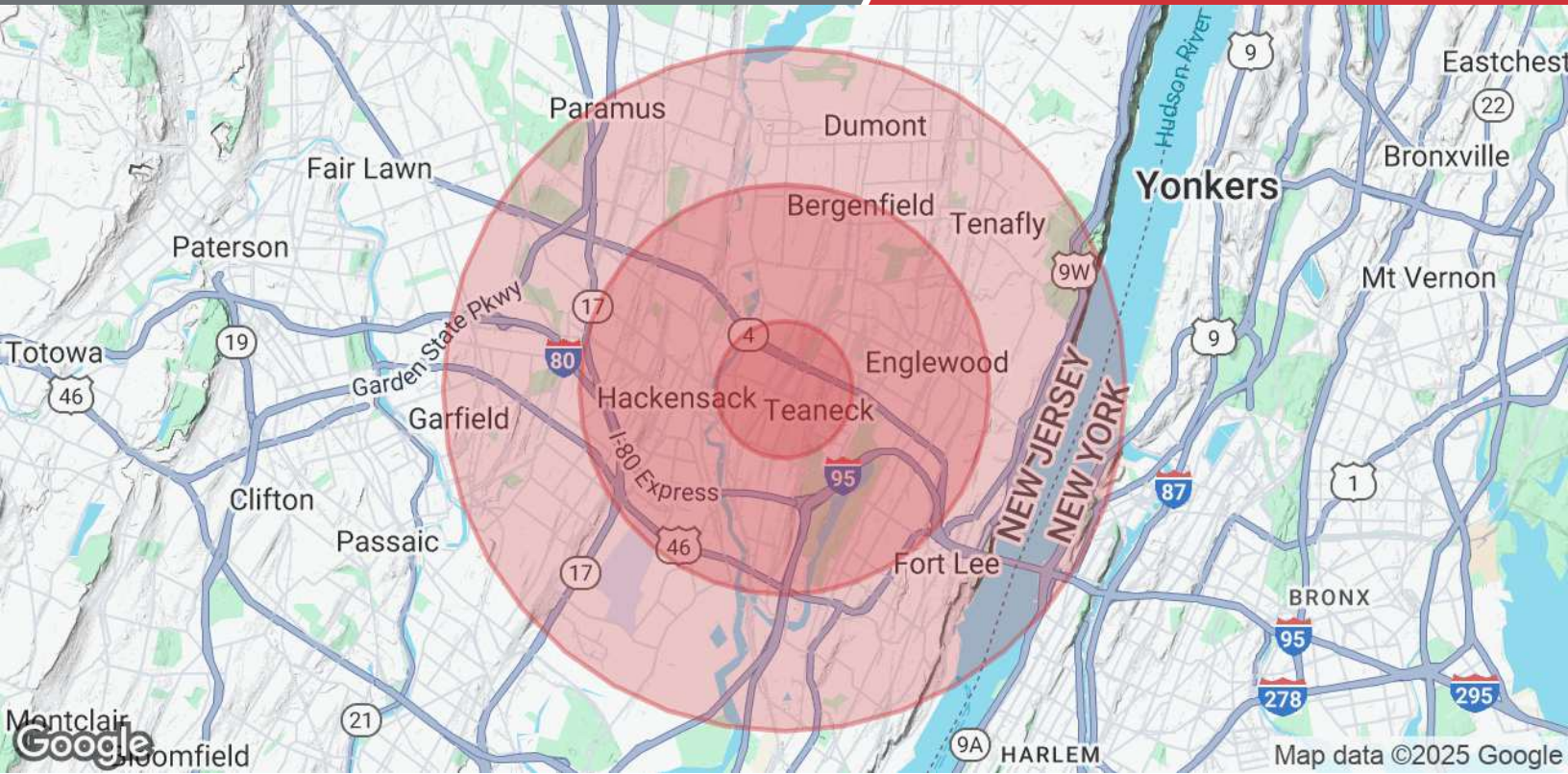
#### SERVICES OFFERED

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



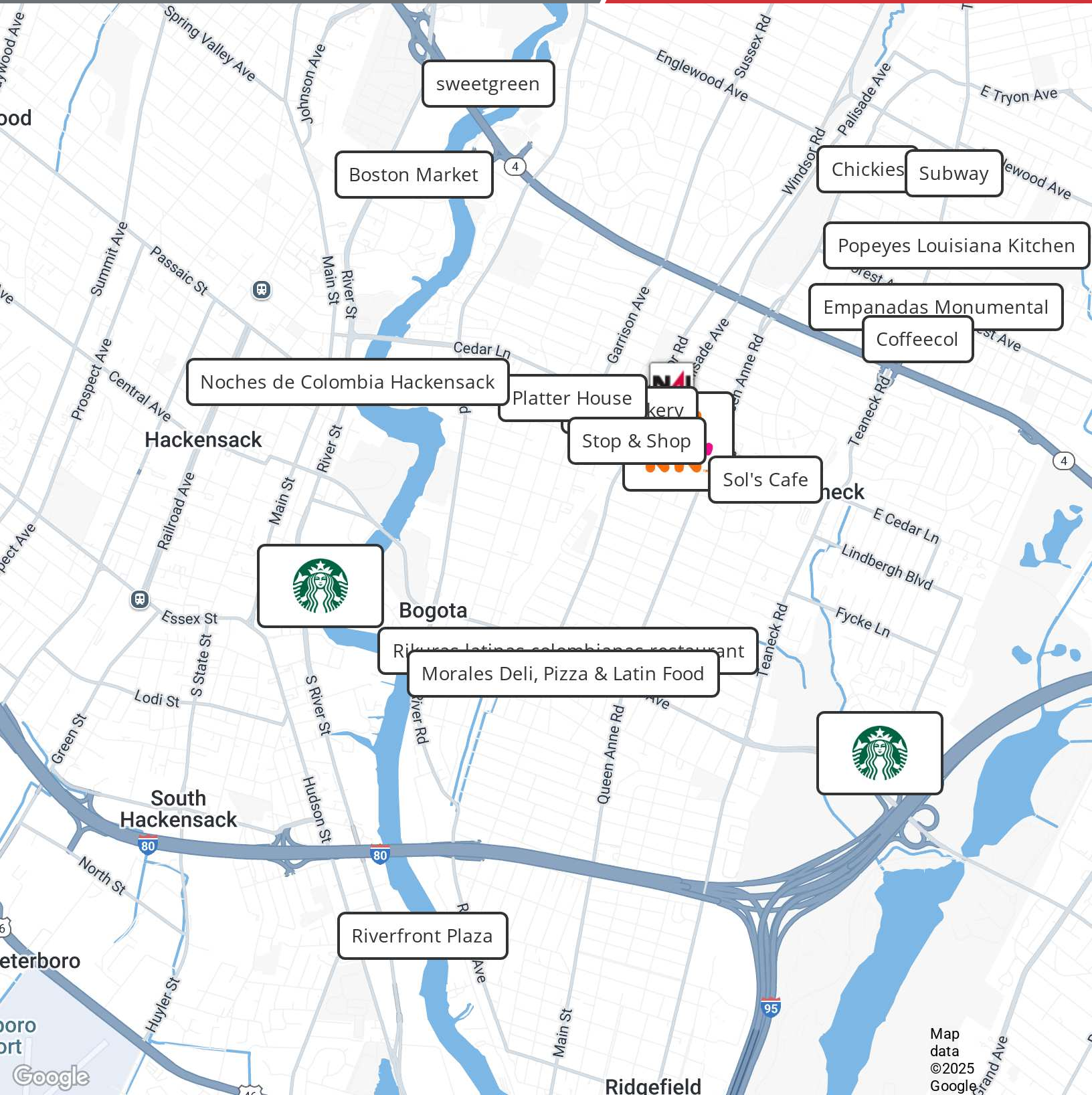






| <b>Population</b>              | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 24,456        | 225,247        | 477,040        |
| Average Age                    | 41            | 42             | 42             |
| Average Age (Male)             | 40            | 40             | 41             |
| Average Age (Female)           | 43            | 43             | 44             |
| <b>Households &amp; Income</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Total Households               | 8,057         | 83,065         | 177,658        |
| # of Persons per HH            | 3             | 2.7            | 2.7            |
| Average HH Income              | \$186,860     | \$141,459      | \$147,329      |
| Average House Value            | \$624,179     | \$588,768      | \$633,915      |

Demographics data derived from AlphaMap



Map data ©2025 Google