



Each office independently owned and operated

FOR SALE

OFFICE BUILDING

# 90 PROSPECT UNITS A & B

HACKENSACK, NJ 07601

RE/MAX SELECT

824 Franklin Ave  
Franklin Lakes, NJ 07417



PRESENTED BY:

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## PROPERTY INFORMATION

### IN THIS SECTION

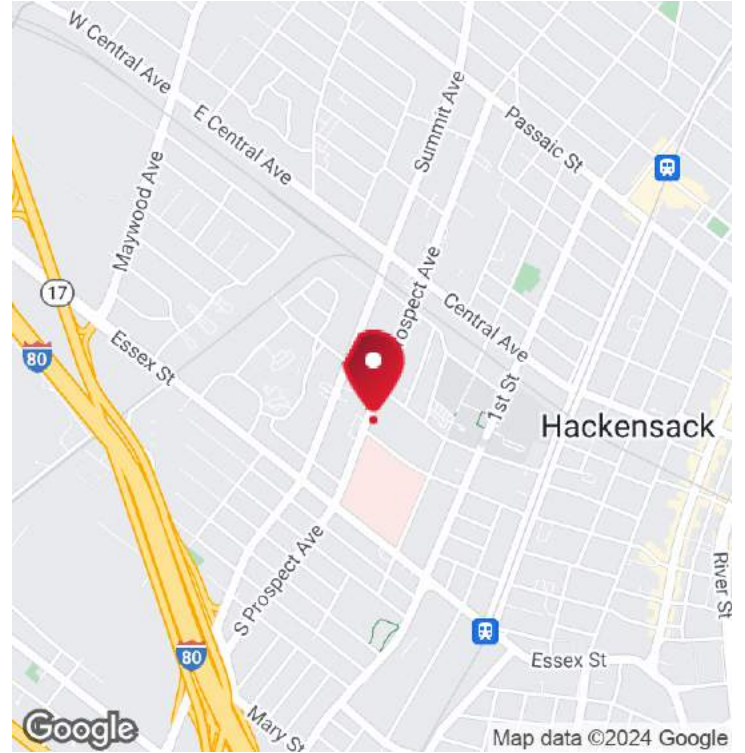
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	2,152 SF
Available SF:	
Number of Units:	2
Price / SF:	\$139.41

## PROPERTY OVERVIEW

Explore the potential of Units A & B at 90 Prospect Ave, Hackensack. These ground-floor units, currently vacant, offer a combined total of approximately 2,152 sqft, making them perfect for an owner-user. With the flexibility to combine both units, they provide a unique opportunity to customize the space to suit your needs. The property includes a total of 4 dedicated parking spaces, ensuring convenience for both staff and clients. Situated directly across the street from Hackensack University Medical Center and close to Rt 80 and numerous amenities, these units are ideally located for medical professionals. Don't miss this opportunity to secure prime medical office space in a strategic location.

## PROPERTY HIGHLIGHTS

- Units A & B For Sale
- Currently Vacant
- Can Be Combined
- Perfect For Owner User
- Total Of 4 Parking Spaces For These Units
- Located On Ground Floor

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# PROPERTY DESCRIPTION



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Explore the potential of Units A & B at 90 Prospect Ave, Hackensack. These ground-floor units, currently vacant, offer a combined total of approximately 2,152 sqft, making them perfect for an owner-user. With the flexibility to combine both units, they provide a unique opportunity to customize the space to suit your needs. The property includes a total of 4 dedicated parking spaces, ensuring convenience for both staff and clients. Situated directly across the street from Hackensack University Medical Center and close to Rt 80 and numerous amenities, these units are ideally located for medical professionals. Don't miss this opportunity to secure prime medical office space in a strategic location.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Units A & B For Sale
- Currently Vacant
- Can Be Combined
- Perfect For Owner User
- Total Of 4 Parking Spaces For These Units
- Located On Ground Floor
- Right Across The Street From Hackensack University Medical Center, Close To Rt 80, And Numerous Amenities
- Approx 2152 Total Sqft

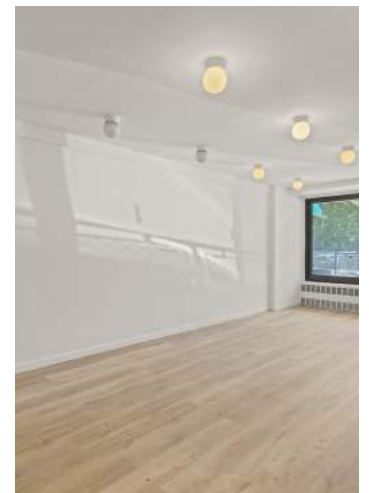


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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION

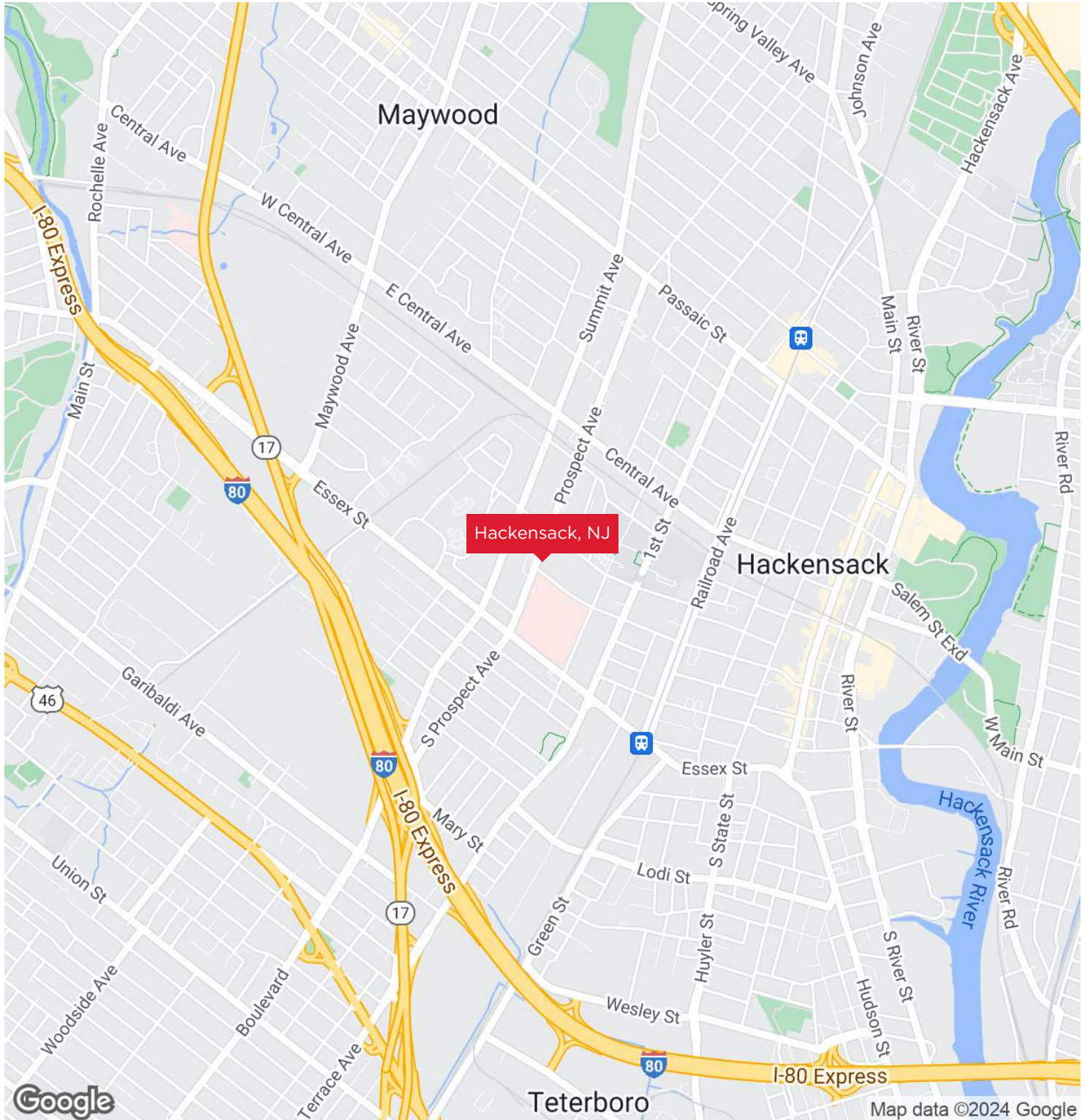
### IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

# REGIONAL MAP



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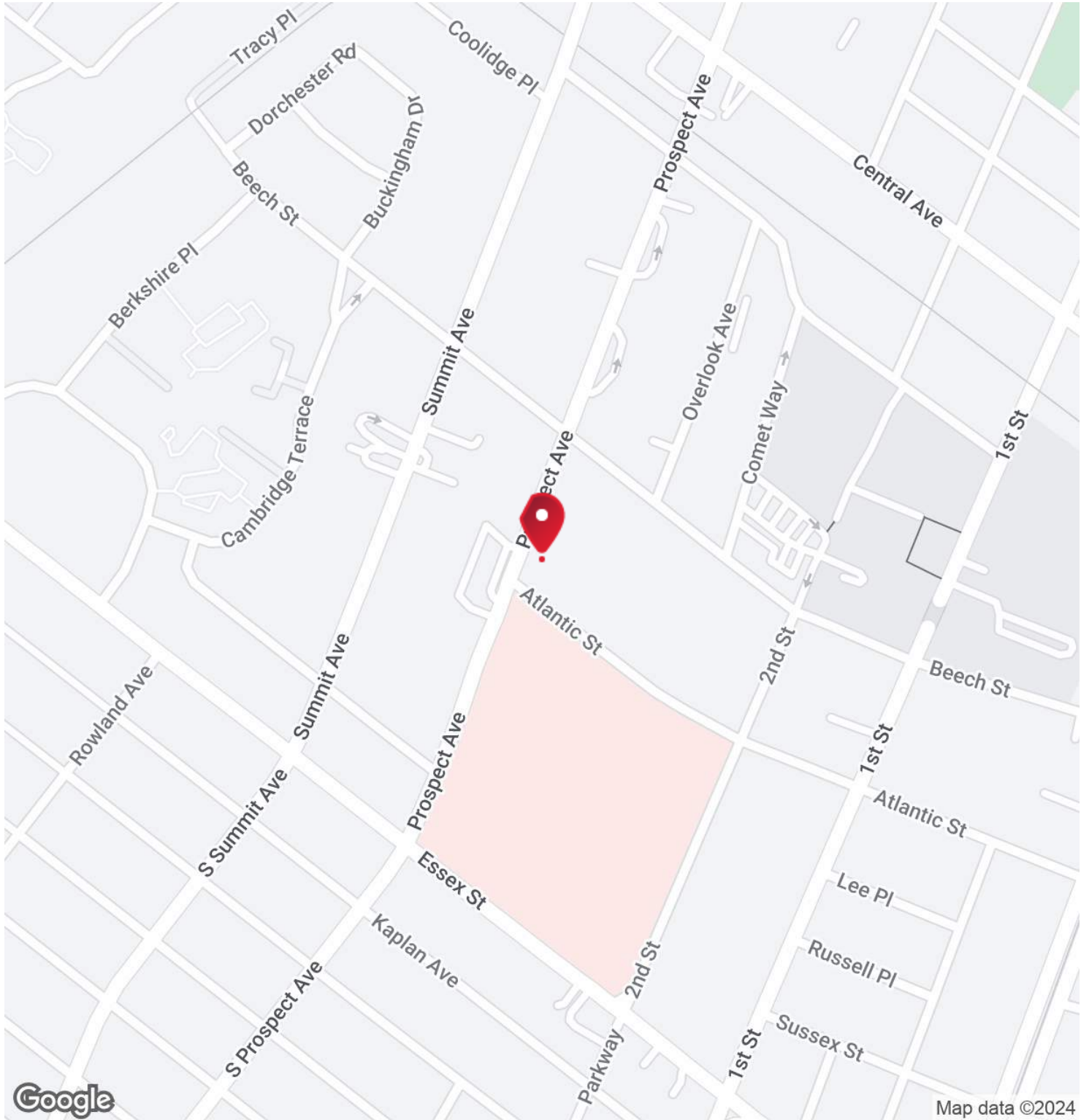
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# LOCATION MAP



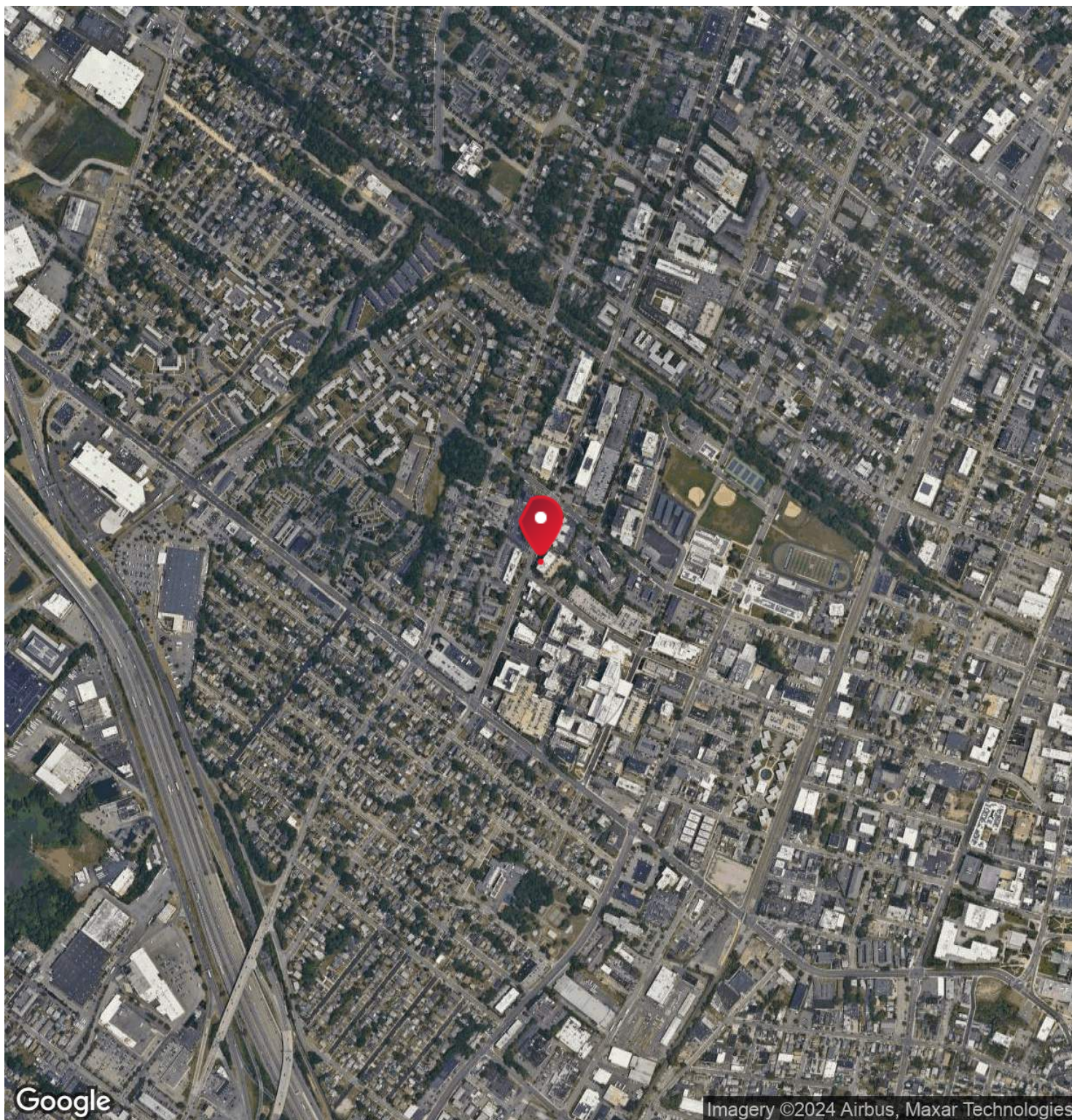
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# //AERIAL MAP



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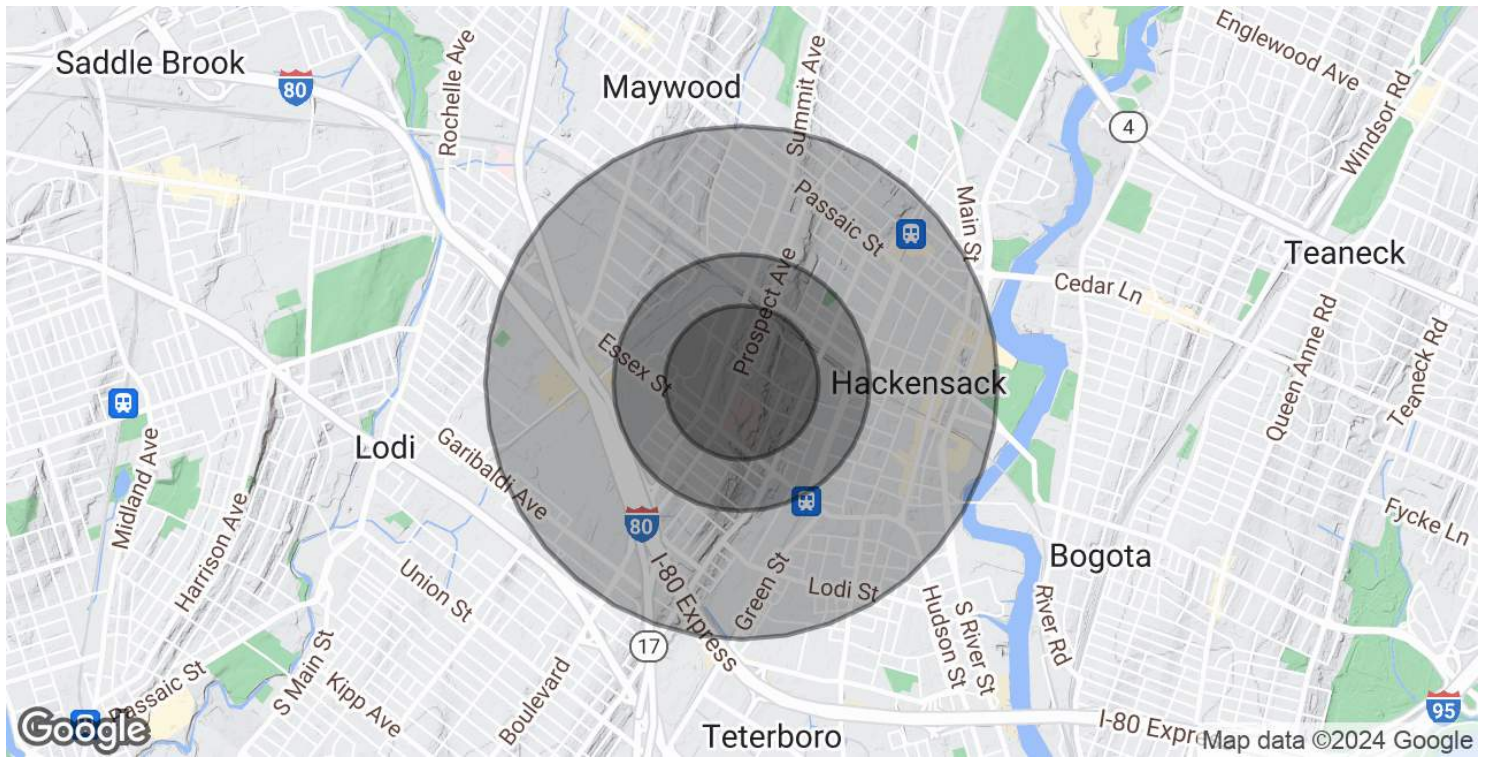
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	6,394	15,165	38,643
Average Age	46	43	42
Average Age (Male)	44	42	40
Average Age (Female)	48	45	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3,054	6,805	16,411
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$91,725	\$97,763	\$100,992
Average House Value	\$440,840	\$412,852	\$424,289

Demographics data derived from AlphaMap

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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1



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