



Calling All Medical Space Users | 2,000 SF Office Suite | GWB - Fort Lee, NJ

1590 ANDERSON AVE, GROUND FLOOR SUITE, FORT LEE, NJ 07024



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



CALLING ALL MEDICAL SPACE USERS | 2,000 SF OFFICE SUITE | GWB - FORT LEE, NJ

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

PROPERTY DETAIL REPORT

NO FLOOD OR WETLANDS | REPORT

TAX CARD

Property Summary



PROPERTY DESCRIPTION

Introducing a prime owner-user or investment opportunity in Fort Lee, NJ! This well-maintained property boasts a 2,000 SF building, recently renovated in 2024, and currently enjoys a 100% occupancy rate. With this ground floor unit, this property offers an ideal setup for Office/Medical space owner-users and investors seeking a lucrative opportunity in the Northern NJ area. Renovated in 2020 and zoned R-2, it presents a strong and stable investment potential. Don't miss out on this turnkey property with great potential for future growth and attractive returns.

PROPERTY HIGHLIGHTS

- 2,000 SF Medical / Office Suite
- 200+ Unit Residential Building Above
- Renovated in 2024
- HOA Includes Taxes, Insurance, CAM Charges, Cable, etc.
- Delivered Vacant upon Sale
- 2,000 SF Medical / Office Suite
- Easy Access Ground Floor Suite

OFFERING SUMMARY

Sale Price:	\$799,000
Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	450
Available SF:	2,000 SF
Lot Size:	78,678 SF
Building Size:	2,000 SF
HOA:	\$2,246/month
NOI:	\$54,754.00
Cap Rate:	6.85%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,034	6,792	20,300
Total Population	6,542	14,613	45,372
Average HH Income	\$118,565	\$127,464	\$136,240



Property Description



PROPERTY DESCRIPTION

Introducing a prime owner-user or investment opportunity in Fort Lee, NJ!

This well-maintained property boasts a 2,000 SF building, recently renovated in 2024, and currently enjoys a 100% occupancy rate.

With this ground floor unit, this property offers an ideal setup for Office/Medical space owner-users and investors seeking a lucrative opportunity in the Northern NJ area.

Renovated in 2020 and zoned R-2, it presents a strong and stable investment potential. Don't miss out on this turnkey property with great potential for future growth and attractive returns.

LOCATION DESCRIPTION

Discover the prime location of this property in Fort Lee, NJ, offering proximity to bustling commercial and business centers.

Situated in Northern NJ, the area provides convenient access to a range of corporate headquarters, financial institutions, and professional services. Explore nearby attractions like the iconic George Washington Bridge, providing easy access to Manhattan, and the scenic Palisades Interstate Park with its stunning views of the Hudson River.

Investors will appreciate the strategic position of the area, poised for business growth and connectivity in the heart of the Northern New Jersey market.



Property Details

Sale Price

\$799,000

Lease Rate

\$30.00 SF/YR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	R-2
Lot Size	78,678 SF
APN #	0219_4151_13
Corner Property	No

PARKING & TRANSPORTATION

Street Parking	Yes
Number of Parking Spaces	2

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes

LOCATION INFORMATION

Building Name	Calling All Medical Space Users 2,000 SF Office Suite GWB - Fort Lee, NJ
Street Address	1590 Anderson Ave
City, State, Zip	Fort Lee, NJ 07024
County	Bergen
Market	Northern NJ
Township	Fort Lee
Signal Intersection	No
Road Type	Paved

BUILDING INFORMATION

Building Size	2,000 SF
NOI	\$54,754.00
Cap Rate	6.85
Building Class	A
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	12 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	2,000 SF
Year Built	1972
Year Last Renovated	2024
Gross Leasable Area	2,000 SF
Construction Status	Existing
Condition	Excellent
Free Standing	No
Number of Buildings	1



Additional Photos



Property Detail Report

Property Detail Report

For property located at

1590 Anderson Ave, Fort Lee Borough, NJ 07024



APN: 19-04151-0000-00013-0000

Generation date: 04/11/2025

Owner(s) Information

Owners(s) name Hampshire House Co-Op, Inc.
 Mailing Address 1265 15TH St.
 City, State Zip Fort Lee, NJ 07024

Owner For a month
 Absentee Yes
 Corporate Owned Yes

Location Information

County	Bergen	Lot Acres	1.815	Class 4 Code	
Municipality	Fort Lee Borough	Lot Sq Ft	79,061.4	Building Class	
Block / Lot / Qual	4151 / 13 / --	Land Use	Apartment	Building Desc	204F-22SB-PG
Additional Lots	--	Land Desc	1.815 AC	Building Sq.Ft.	0
Census Code	340030192042004	Zoning	R2	Year Constructed	1972

Tax Information

Assessed Year	2025	Land Value	\$15,825,000	Tax Exemption	--
Tax Year	2024	Improved Value	\$19,225,000	Deductions (Amount)	0
Calculated Tax	\$913,753.50	Total Assessed Value	\$35,050,000	Tax Rate (2024)	2.607
Special Tax Codes	--			Tax Ratio (2024)	73.16

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34003C0276H	08/28/2019	1.81 (100%)	No



Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



No Flood Or Wetlands | Report

Property Detail Report

For property located at

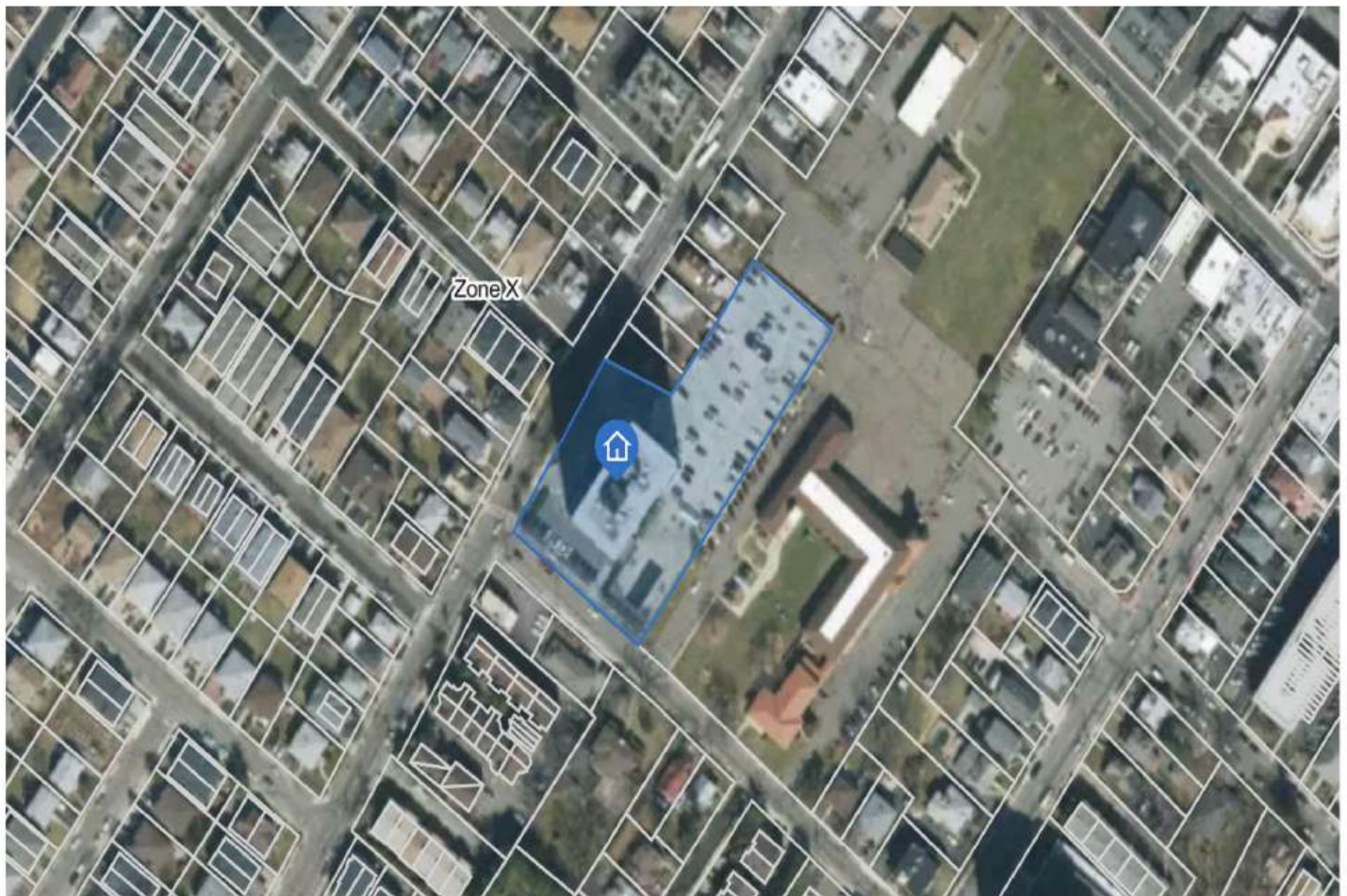
1590 Anderson Ave, Fort Lee Borough, NJ 07024



APN: 19-04151-0000-00013-0000

Generation date: 04/11/2025

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	1.81 (100%)	34003C0276H	No	<ul style="list-style-type: none"> Floodway 1% Annual Chance Flood Hazard 0.2% Annual Chance Flood Hazard Undetermined



Tax Card

Block 4151	Land Desc 1.815 AC	Owners Name	Land 15,825,000	Exemption	Net Taxable Value	Deductions
Lot 13	Bldg Desc 204F-22SB-PG	Street Address	Bank 00660 Impr 19,225,000	Code		Cd No-0w
Qual	Addl Lots	City & State	Zip 07024 Total 35,050,000	Value 0		
Acct#	Acreage 1.815 Class 4C	Property Location 1590 ANDERSON AVE.	Zone R2			

DESCRIPTION	SKETCH
<p>SITE INFORMATION</p> <p>Sewer: Water: Gas: Topography: Road:</p> <p>BUILDING INFORMATION</p> <p>Type and Use: Story Height: Style: Exterior Fin:</p> <p>Roof Type: Roof Material: Foundation: Condition: Quality: Source:</p> <p>Bath: Mod: Avg: Old: Kitchen: Mod: Avg: Old: Room Count: Tot: Bed: Bth: Year Built: 1972 Eff Age (Years): Livable Area: 0</p> <p>SALE DATE 00/00/00 SALE PRICE 0</p>	

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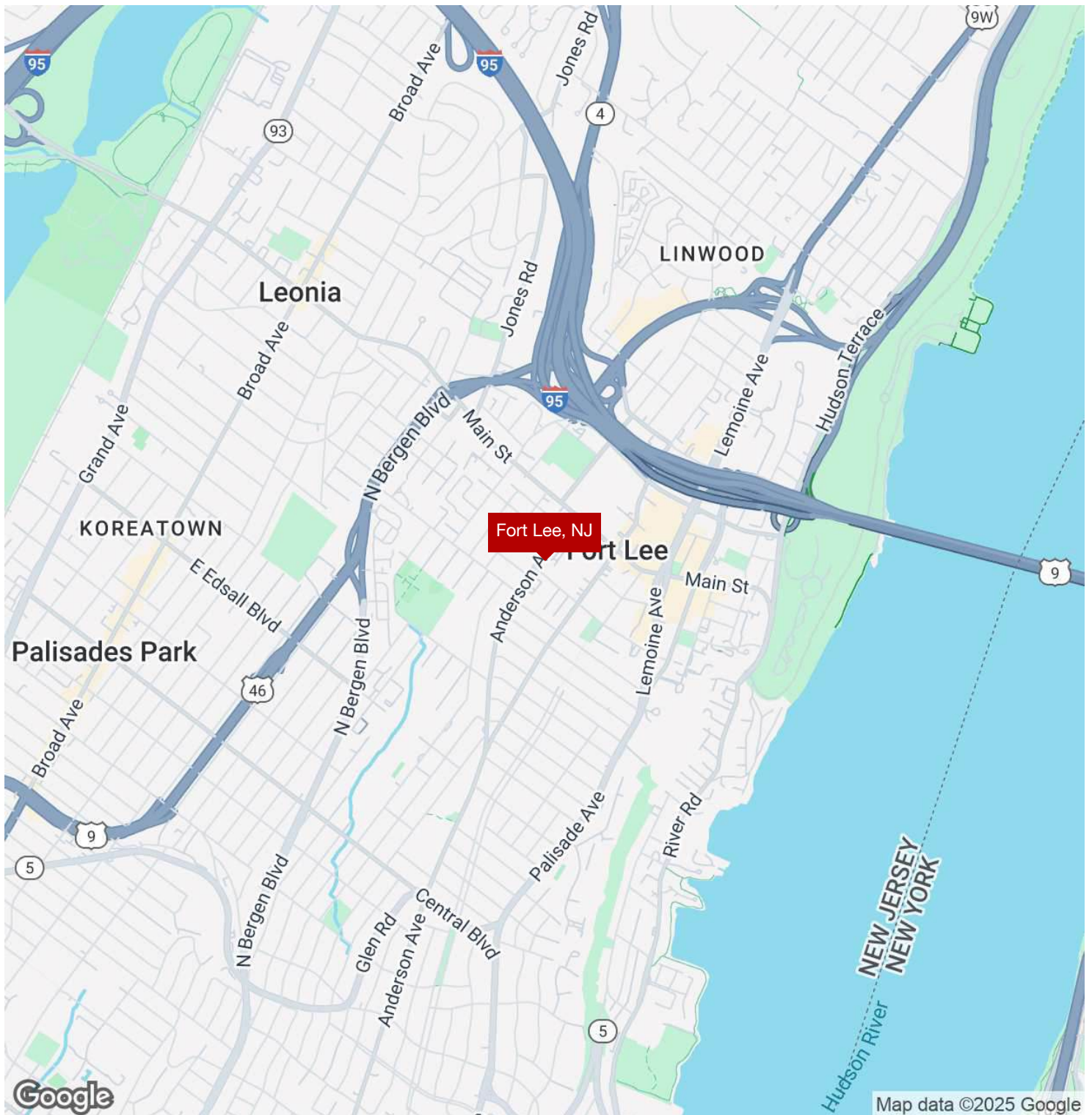
LOCATION INFORMATION

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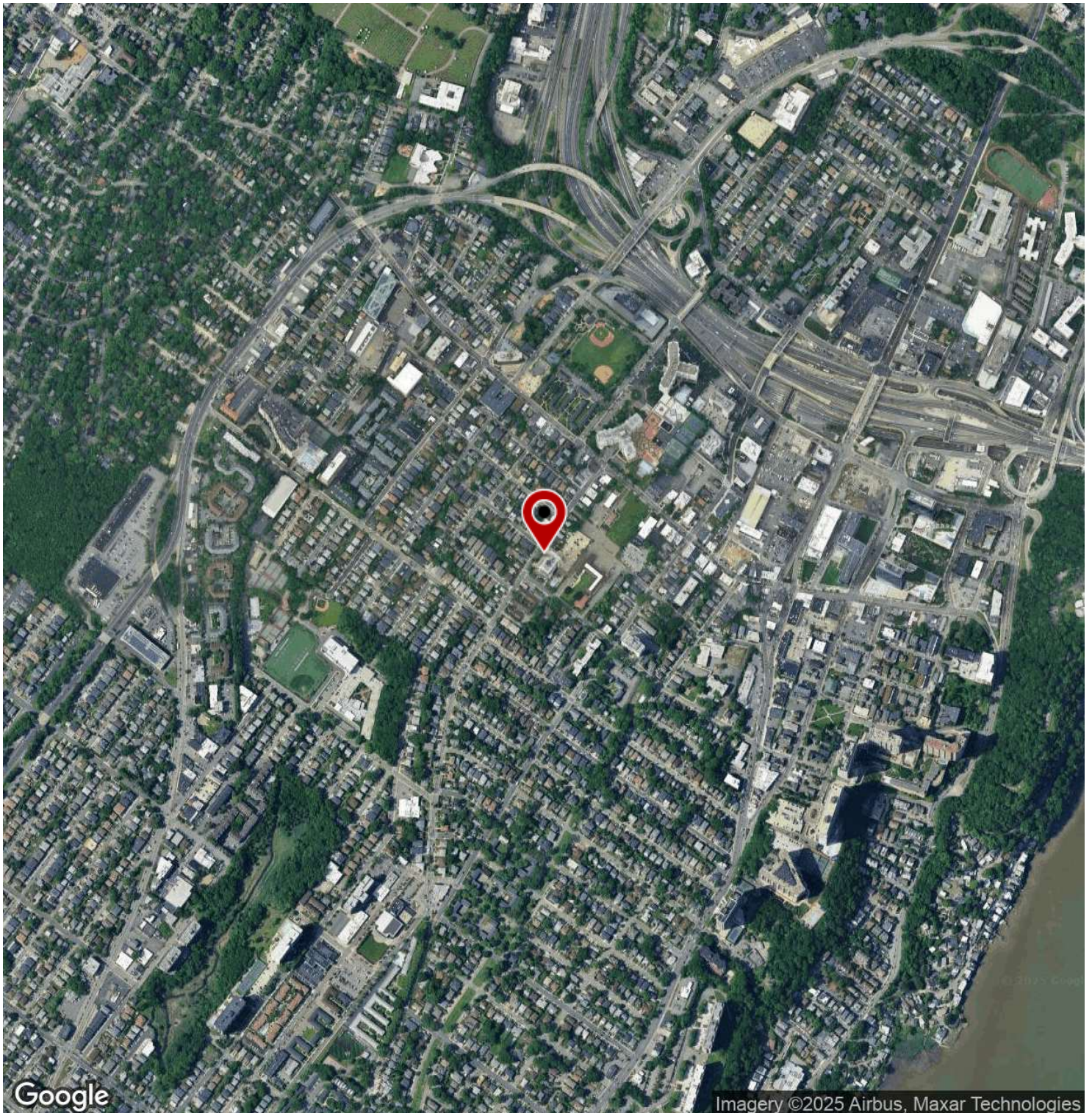
REGIONAL MAP

AERIAL MAP

Regional Map



Aerial Map



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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

	PROFORMA RENT ROLL
Price	\$799,000
Price per SF	\$400
Price per Unit	\$1,776
GRM	13.32
CAP Rate	6.85%
Cash-on-Cash Return (yr 1)	5.63%
Total Return (yr 1)	\$22,419
Debt Coverage Ratio	1.44

OPERATING DATA

	PROFORMA RENT ROLL
Gross Scheduled Income	\$60,000
Total Scheduled Income	\$60,000
Vacancy Cost	\$3,000
Gross Income	\$57,000
Operating Expenses	\$2,246
Net Operating Income	\$54,754
Pre-Tax Cash Flow	\$16,830

FINANCING DATA

	PROFORMA RENT ROLL
Down Payment	\$299,000
Loan Amount	\$500,000
Debt Service	\$37,924
Debt Service Monthly	\$3,160
Principal Reduction (yr 1)	\$5,589



Income & Expenses

INCOME SUMMARY		PROFORMA RENT ROLL
Vacancy Cost		(\$3,000)
GROSS INCOME		\$57,000
EXPENSES SUMMARY		PROFORMA RENT ROLL
HOA		\$2,246
OPERATING EXPENSES		\$2,246
NET OPERATING INCOME		\$54,754



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Ground Floor	To Be Leased	2,000 SF	100%	\$30.00	\$30	\$0.02	\$60,000	To Be Leased	To Be Leased
TOTALS		2,000 SF	100%	\$30.00	\$30	\$0.02	\$60,000		
AVERAGES		2,000 SF	100%	\$30.00	\$30	\$0.02	\$60,000		



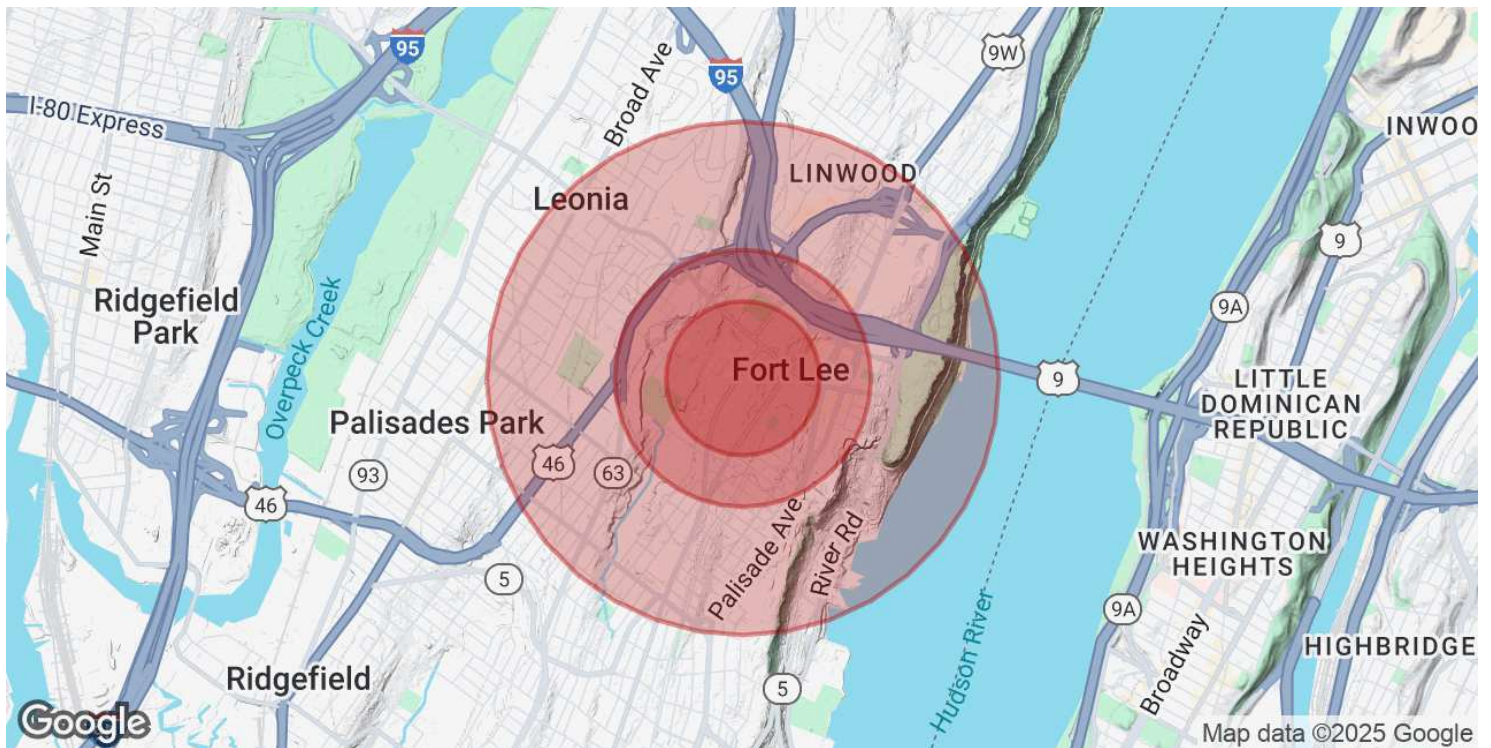
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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,542	14,613	45,372
Average Age	46	47	46
Average Age (Male)	43	44	45
Average Age (Female)	48	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,034	6,792	20,300
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$118,565	\$127,464	\$136,240
Average House Value	\$688,370	\$687,483	\$680,508

Demographics data derived from AlphaMap



CALLING ALL MEDICAL SPACE USERS | 2,000 SF OFFICE SUITE | GWB - FORT LEE, NJ

ADDITIONAL INFORMATION

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SITE PLANS

ADVISOR BIO | MANAGING BROKER | KW COMMERCIAL | FORT LEE

Site Plans



Advisor Bio | Managing Broker | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Broker | Fort Lee

brucejr@kw.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having very 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)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites
 Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
 NJMLS, HCMLS, GSMLS
 Eastern Bergen County Board of Realtors
 Platinum Circle of Excellence Award Recipient

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