



Each office independently owned and operated

RE/MAX SELECT

824 Franklin Ave
Franklin Lakes, NJ 07417

FOR SALE | MEDICAL CONDO BUILDING

333 OLD HOOK ROAD STE 101

WESTWOOD, NJ 07675



PRESENTED BY:

PATRICK VARELAS

201.400.5344

patrick@chopperrussoteam.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Select and it should not be made available to any other person or entity without the written consent of RE/MAX Select.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Select.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Select has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Select has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Select conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

LOCATION INFORMATION

- 9 REGIONAL MAP
- 10 LOCATION MAP
- 11 AERIAL MAP
- 12 SITE PLANS

DEMOGRAPHICS

- 14 DEMOGRAPHICS MAP & REPORT
-

1

PROPERTY INFORMATION

IN THIS SECTION

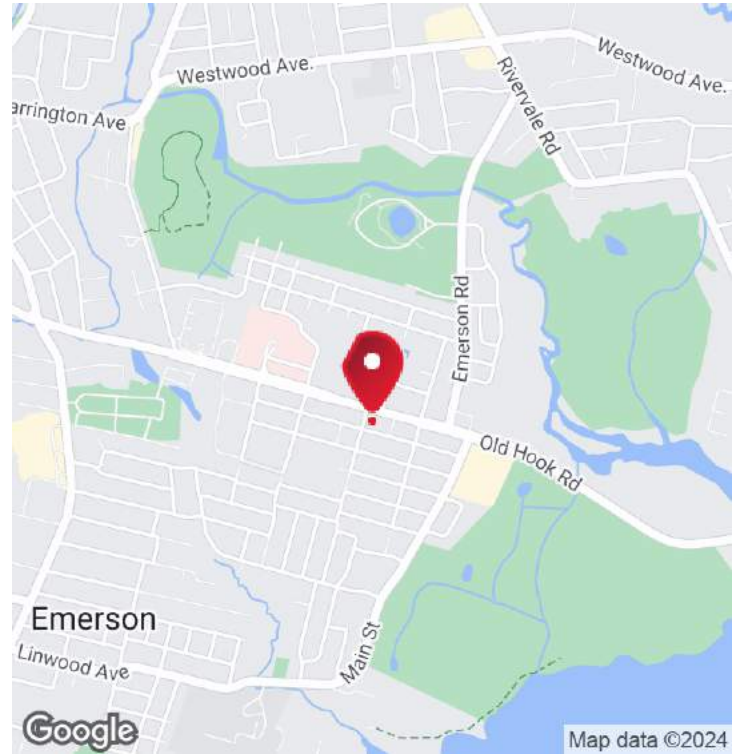
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	1,906 SF
Available SF:	
Number of Units:	1
Price / SF:	\$262.33
Year Built:	1992
Zoning:	HSO
Market:	Northeast Bergen
Traffic Count:	13,000

PROPERTY OVERVIEW

Ideally located on Old Hook Rd, this medical condo is perfect for today's medical professional searching for additional space or for those looking for a new location. Built in 1992, this modern and open layout lends itself to many uses. This meticulously maintained property offers 1,906 leasable sqft and the property is thoughtfully designed to meet the needs of modern businesses and healthcare professionals. Zoned HSO, it presents versatile usage options. With its strategic location and well-established presence, this property is poised to attract discerning investors seeking a lucrative addition to their portfolio. Don't miss the chance to acquire a valuable asset in a thriving market, offering a compelling blend of functionality and potential for growth. Close to Pascack Hospital, Garden State Parkway and more!

PROPERTY HIGHLIGHTS

- 1,906 SF leasable condo unit
- Built in 1992
- Zoned HSO
- Ideal for medical use
- Strategically located on Old Hook Rd medical corridor
- Well-maintained property
- Modern and functional design

MEDICAL CONDO BUILDING
FOR SALE

RE/MAX SELECT

Each office independently owned and operated

824 Franklin Ave
Franklin Lakes, NJ 07417

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Ideally located on Old Hook Rd, this medical condo is perfect for today's medical professional searching for additional space or for those looking for a new location. Built in 1992, this modern and open layout lends itself to many uses. This meticulously maintained property offers 1,906 leasable sqft and the property is thoughtfully designed to meet the needs of modern businesses and healthcare professionals. Zoned HSO, it presents versatile usage options. With its strategic location and well-established presence, this property is poised to attract discerning investors seeking a lucrative addition to their portfolio. Don't miss the chance to acquire a valuable asset in a thriving market, offering a compelling blend of functionality and potential for growth. Close to Pascack Hospital, Garden State Parkway and more!

LOCATION DESCRIPTION

Strong location on Old Hook Rd, Minutes from Pascack Valley Hospital, Garden State Parkway and NY State line. Private building with ample parking

MEDICAL CONDO BUILDING
FOR SALE

RE/MAX SELECT

Each office independently owned and operated

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - 1,906 SF leasable condo unit
- - Built in 1992
- - Zoned HSO
- - Ideal for medical use
- - Strategically located on Old Hook Rd medical corridor
- - Well-maintained property
- - Modern and functional design
- - Prime investment opportunity

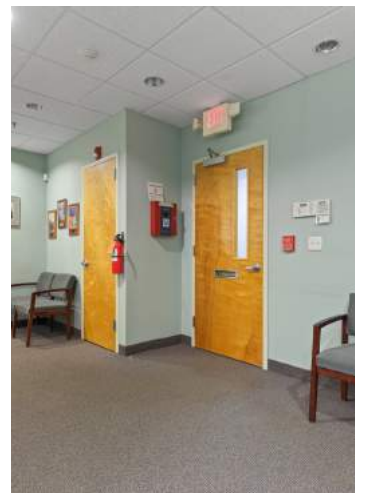
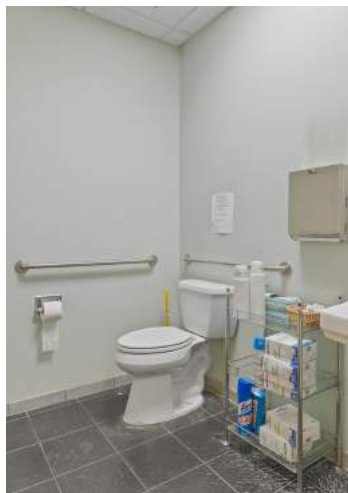
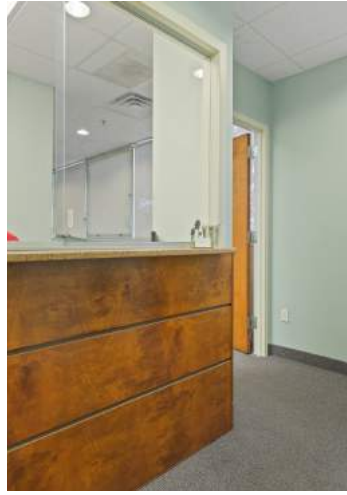
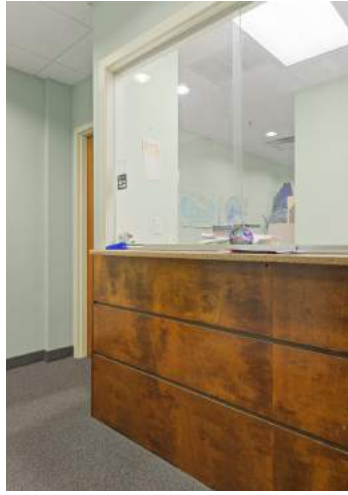


MEDICAL CONDO BUILDING
FOR SALE

RE/MAX SELECT

Each office independently owned and operated

//ADDITIONAL PHOTOS



MEDICAL CONDO BUILDING
FOR SALE

RE/MAX SELECT

Each office independently owned and operated

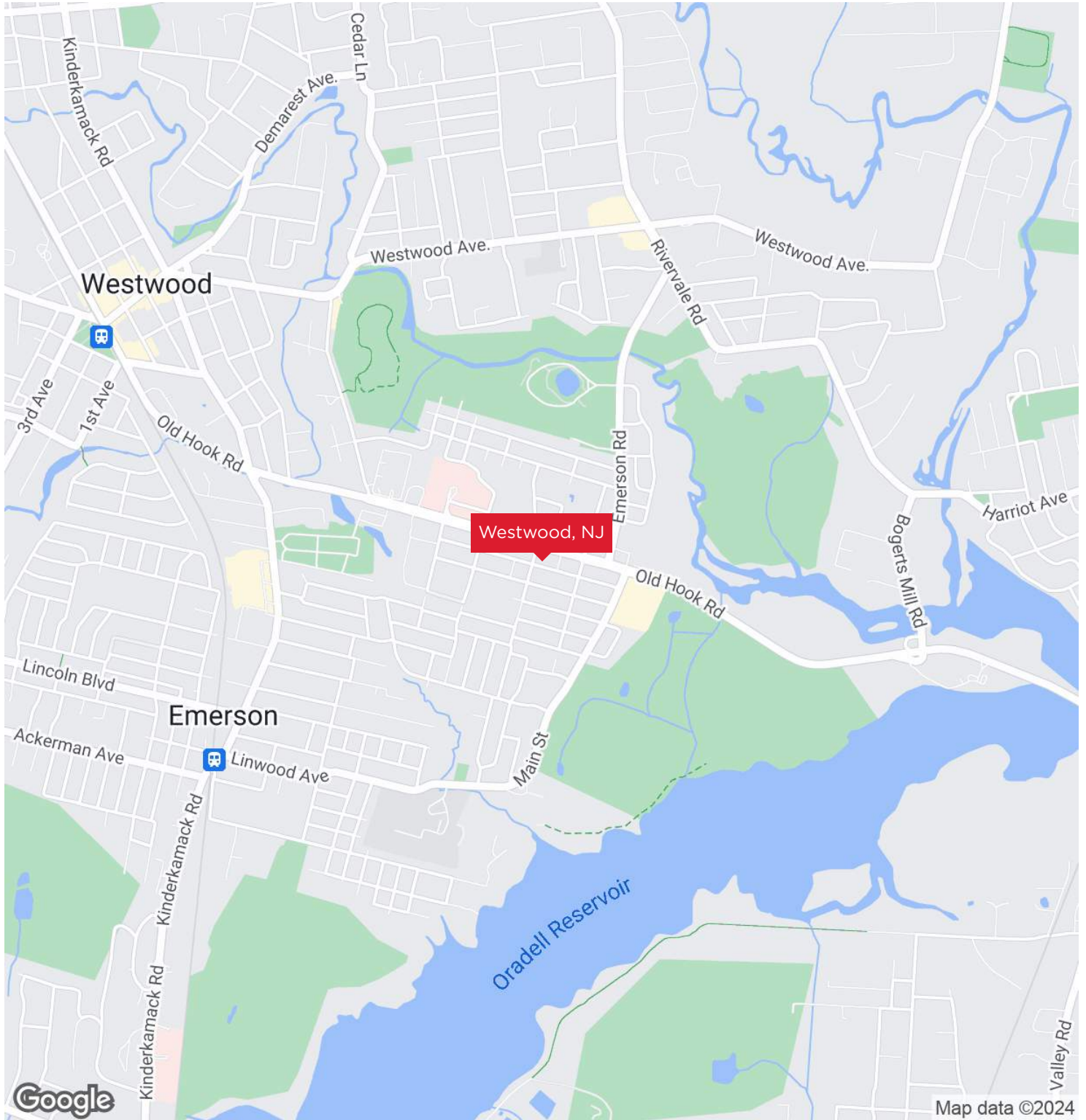
2

LOCATION INFORMATION

IN THIS SECTION

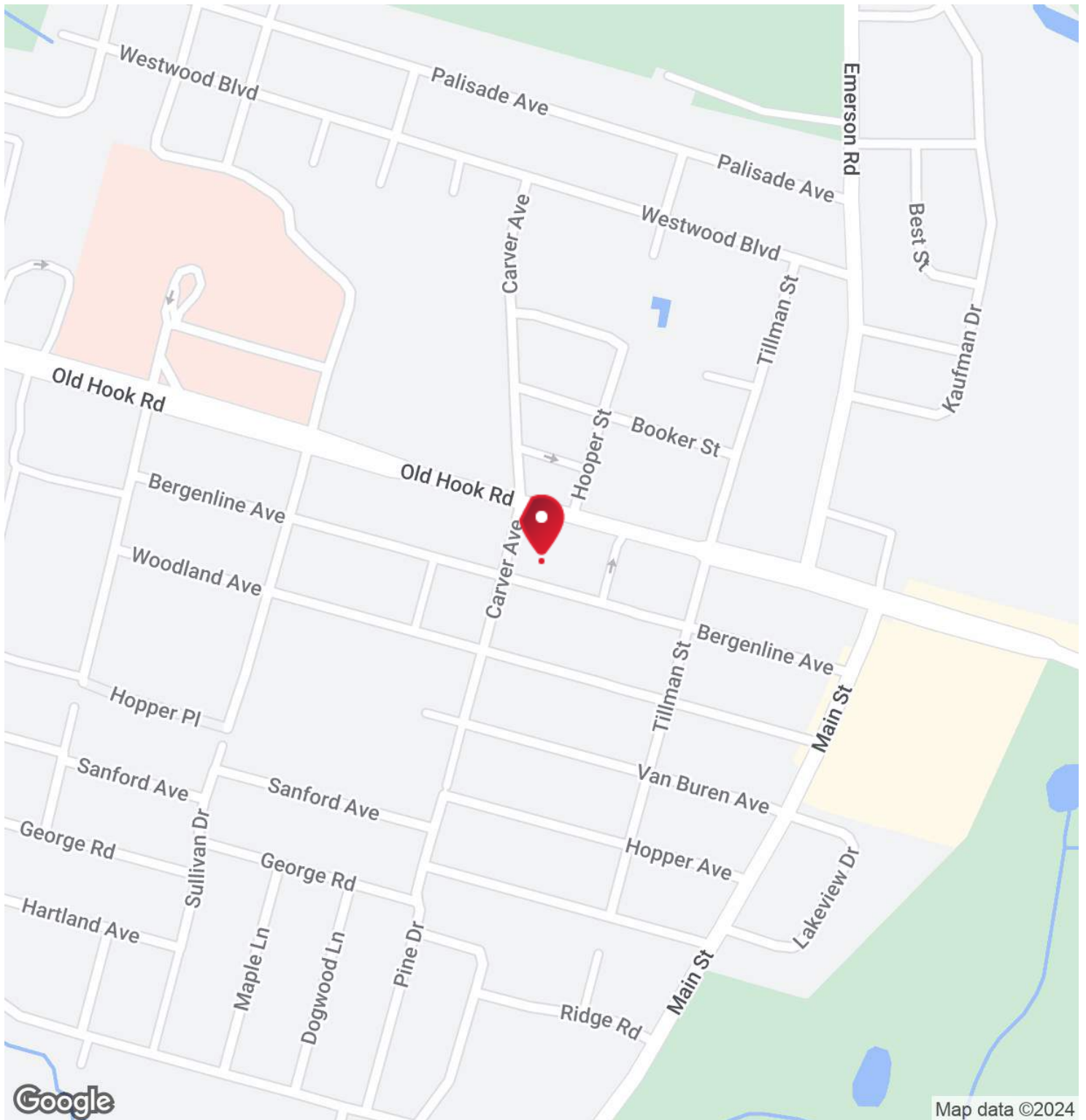
REGIONAL MAP
LOCATION MAP
AERIAL MAP
SITE PLANS

REGIONAL MAP



MEDICAL CONDO BUILDING
FOR SALE

LOCATION MAP



MEDICAL CONDO BUILDING
FOR SALE

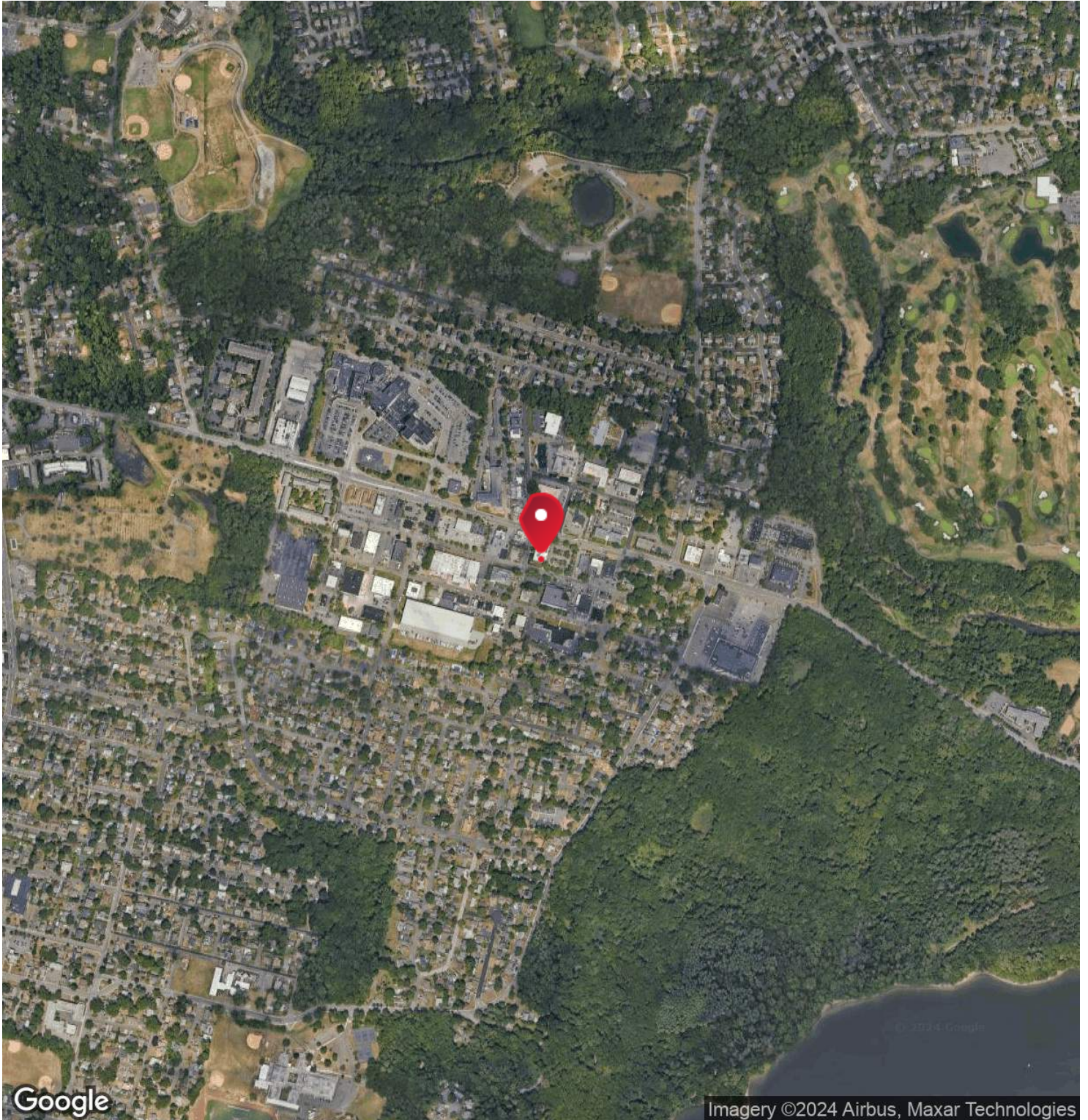
P 10

RE/MAX SELECT

Each office independently owned and operated

824 Franklin Ave
Franklin Lakes, NJ 07417

AERIAL MAP

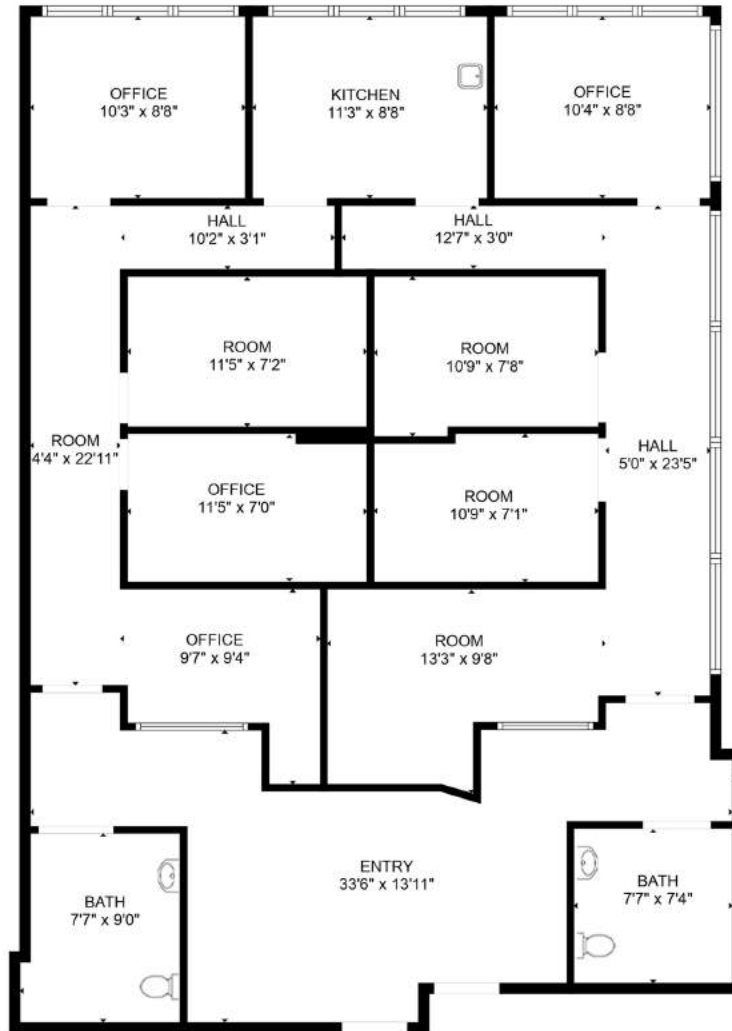


MEDICAL CONDO BUILDING
FOR SALE

RE/MAX SELECT

Each office independently owned and operated

FLOOR PLANS



MEDICAL CONDO BUILDING
FOR SALE

RE/MAX SELECT

Each office independently owned and operated

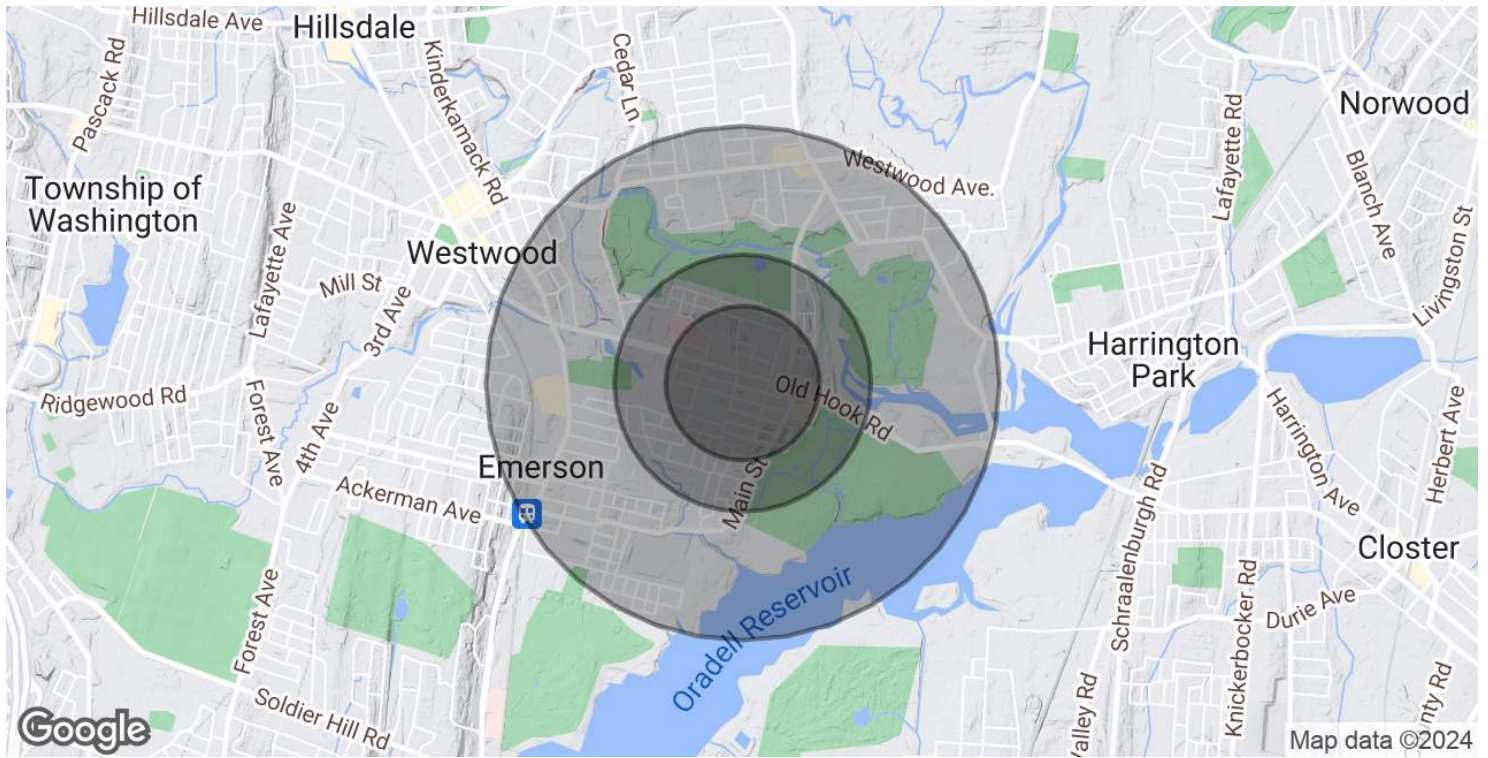
3

DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	963	2,656	8,584
Average Age	45	44	43
Average Age (Male)	42	42	41
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	360	991	3,182
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$192,125	\$179,726	\$185,724
Average House Value	\$607,137	\$637,613	\$687,872

Demographics data derived from AlphaMap

MEDICAL CONDO BUILDING
FOR SALE