



Office Space for Sale or Lease

791 Passaic Avenue

CLIFTON, NJ 07012

Available Space: Up to 9,000 SF; divisible from 800 to 9,000 SF

Lease Rate: \$20.00 PSF Modified Gross

Sale Price: \$3,999,999

Location: Convenient to retail, food and shops; neighboring Routes 3, 17, 46, 80, GSP & NJ Turnpike

Features:

- Medical professional building
- Abundant private parking - 60+ spaces
- Bus to NYC at the corner

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

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Senior Vice President

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1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Permitted Uses

§ 461-30. B-A Zones.

Conditional uses permitted in B-A Zones shall be as follows:

- A. Conditional uses permitted in R-A1, R-A2 and R-A3 Zones, and subject to the same standards.
- B. Meeting halls and clubs as permitted in R-B2 and R-B3 Zones, and subject to the same standards.
- C. Nursery schools as permitted in the R-B2 and R-B3 Zones, and subject to the same standards.
- D. Laboratories used for research, design or experimentation, provided that no materials or products shall be manufactured, processed or fabricated for sale or distribution. The foregoing shall not prohibit processing or fabricating incidental to product research. No use or structure shall be permitted under this subsection unless the Planning Board expressly finds that the operation thereof will not result in dust, smoke, fumes, gas, offensive or noxious odors or other atmospheric effluent, and that the noise at the boundary of such lot shall not exceed in intensity and frequency the noise of street traffic at the adjoining street or streets, and that such use will not result in glare observable from such street or produce vibrations noticeable beyond the lot lines or pose a threat of fire, explosion or radiation. The use shall comply with the bulk requirements of the B-A Zone as contained in the Schedule of Regulations.
- E. Hospitals for the care and treatment of human beings as defined by the State of New Jersey, Department of Institutions and Agencies, other than an asylum for the insane or other institutions for mental defectives, or institutions primarily treating drug or alcohol addicts. The use shall meet the lot area, lot dimensions, lot coverage, height and yard requirements as follows:
 - (1) Minimum lot size: one acre.
 - (2) Minimum lot width: 150 feet.
 - (3) Minimum lot depth: 200 feet.
 - (4) Maximum coverage: 20%.
 - (5) Maximum height: three stories; 40 feet.
 - (6) Minimum front yard: 35 feet.
 - (7) Minimum rear yard: 50 feet.
 - (8) Minimum side yard (interior): 25 feet each.
 - (9) Minimum side yard (corner lot, street side): 35 feet.
 - (10) Off-street parking: one parking space for each doctor on staff, plus one parking space for each three employees on day shift, plus one parking space for each three beds, plus one parking space for each ambulance.
 - (11) Off-street loading: one space for each 4,000 square feet of floor area.
- F. Business schools offering instruction in specific fields such as secretarial, music or dance. There shall be adequate off-street parking provided for the staff and students, with a minimum of one parking space per staff member and one parking space per every five students.
- G. Dwelling quarters for the use of watchmen and caretakers and their families employed upon and in connection with a business or industrial establishment.

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Income/Expense Sheet

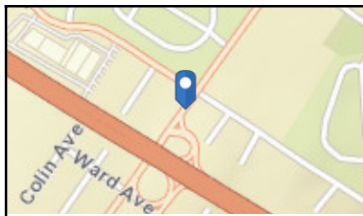
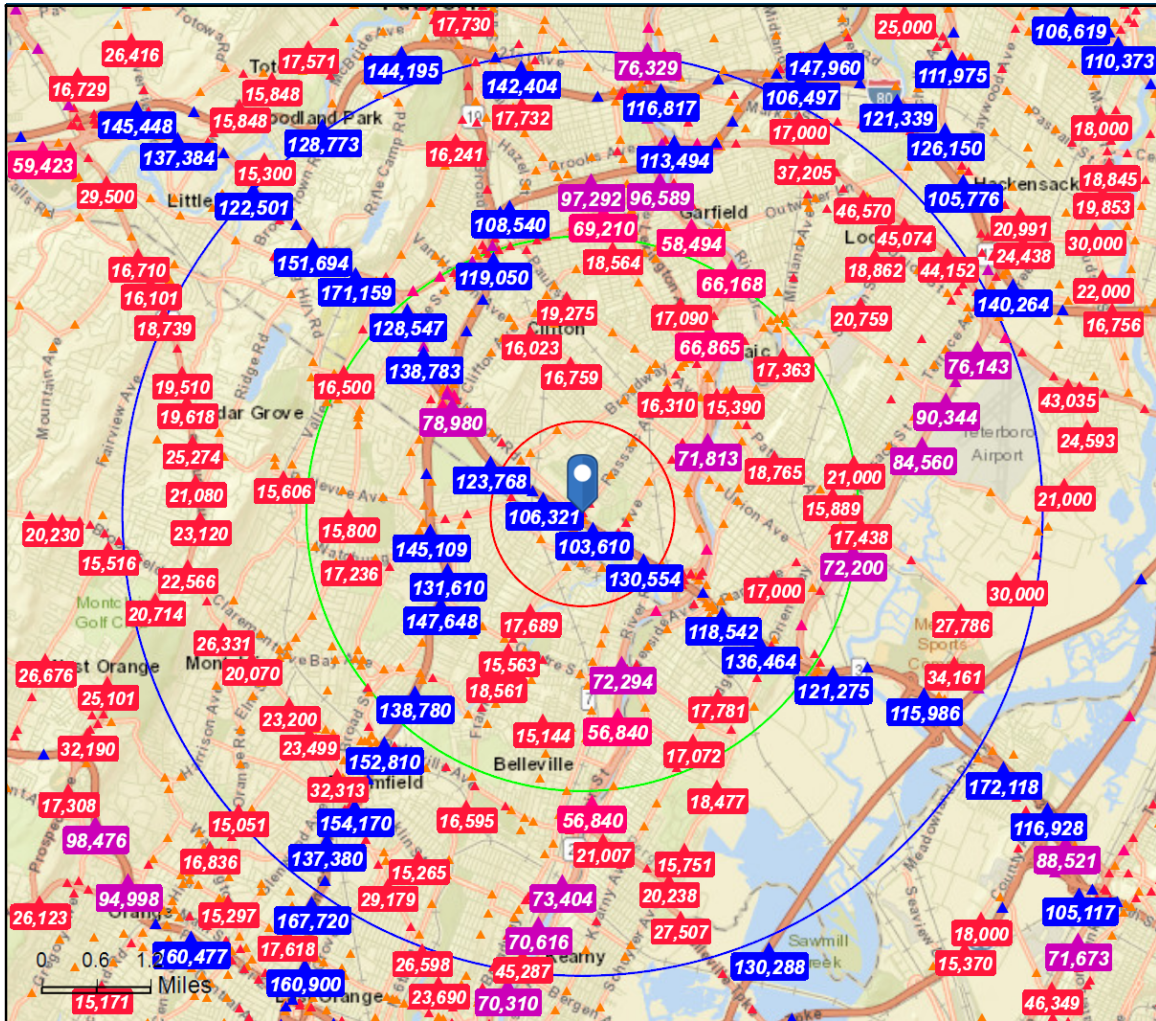
Real Estate Taxes:	\$46,606
Water:	6,192
Landspace:	7,462
Fire/Alarm:	2,075
Sewer/Maintenance:	2,056
Total (excluding tenant portion)	\$93,605
Total (Tenant share/portion)	58,071
Total (Landlord share/portion)	34,633

Income

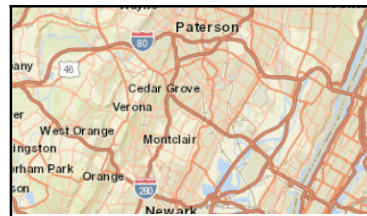
Tenant Real Estate Services:	\$172,000 base rent plus 62% pass throughs
Dentist:	\$120,000
Vacant:	500 SF and 800 SF available

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Traffic Count



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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