



## 58-60 MAIN STREET | HACKENSACK, NJ 07601

### EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 58-60 Main Street Unit 1B, Hackensack, NJ 07601 (the "Property") a ±1,030 SF ground level office condominium. Ideal for an owner-user seeking an office in downtown Hackensack near the Court House. Main Street is a vibrant commercial corridor with many new cafes, restaurants and thousands of new luxury apartments.

Currently occupied with a month-to-month (MTM) tenant, contact listing agent to arrange a private tour.

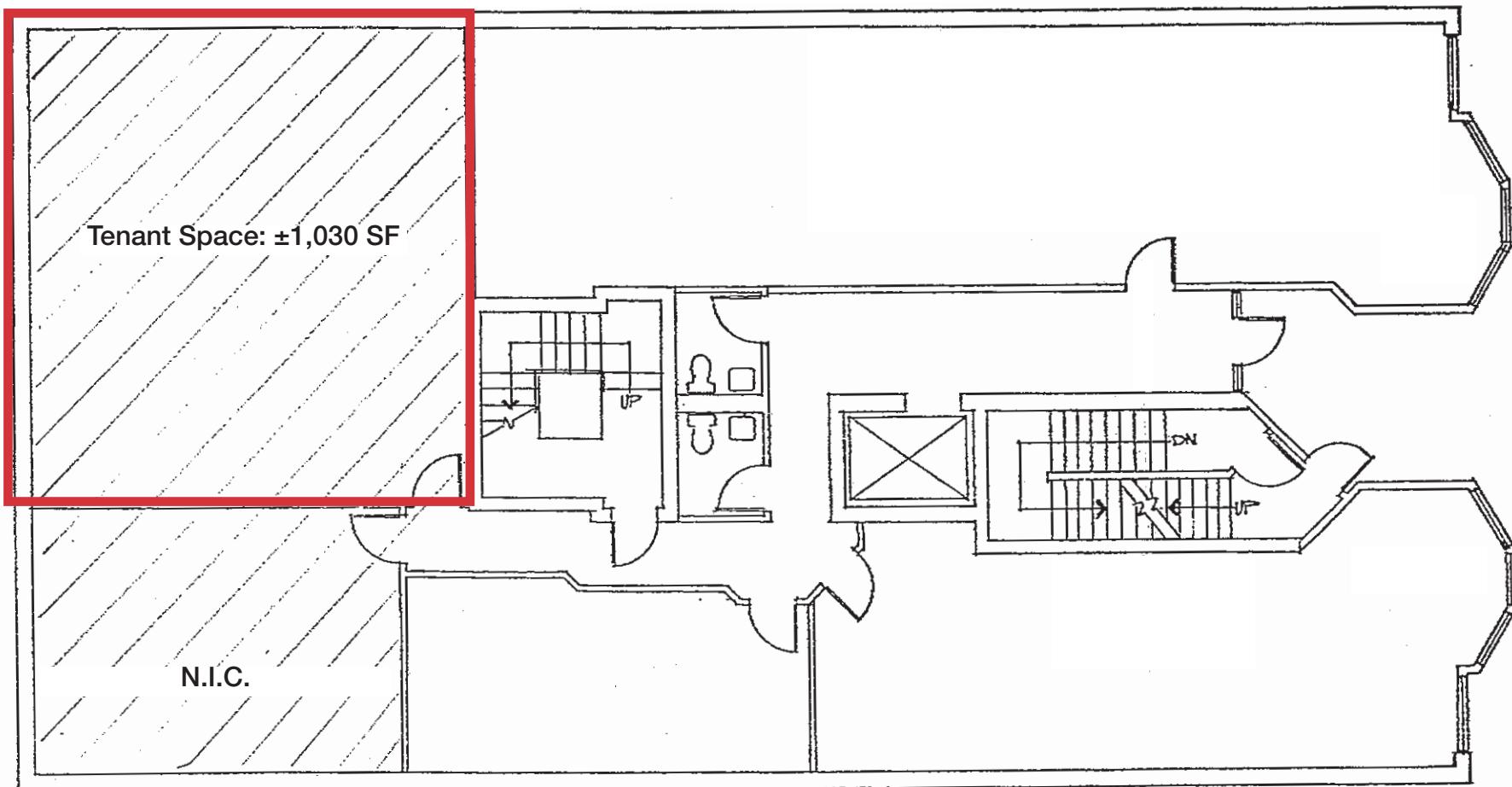
**SALE PRICE: \$209,000**

### PROPERTY SUMMARY

<b>Address</b>	58-60 Main St, Unit 1B
<b>Municipality</b>	Hackensack
<b>County</b>	Bergen
<b>Block / Lot / Qual</b>	205 / 3 / C001B
<b>Tax Class</b>	4A (Commercial)
<b>Zoning</b>	B-2; Downtown Rehabilitation Area
<b>CAM Charge</b>	\$299.97/mo. includes utilities
<b>Real Estate Taxes</b>	\$9,274.25
<b>Assesment &amp; Taxes</b>	7.66%
<b>Traffic Count (AADT)</b>	13,416

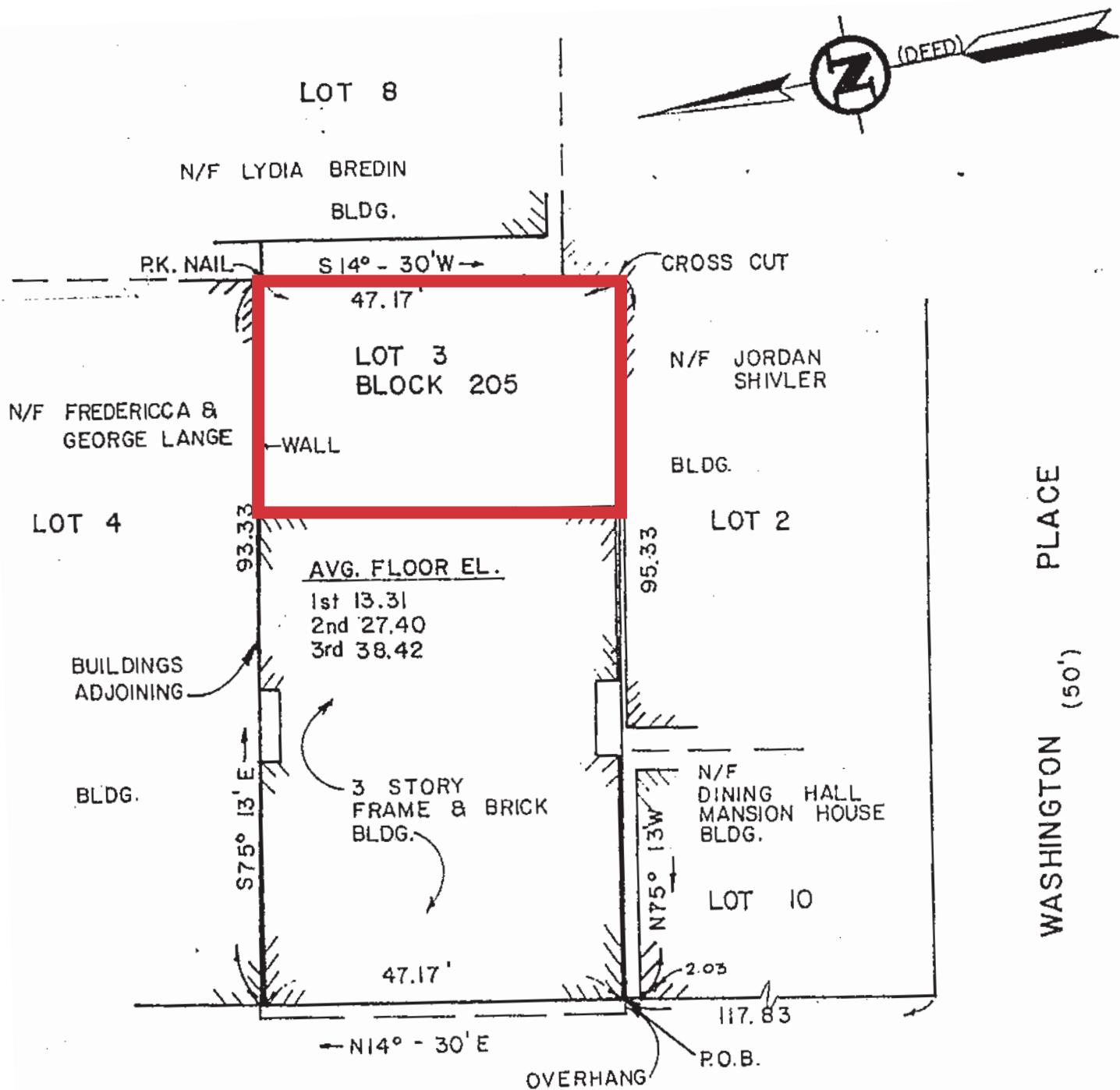
**Jonathan M. Kristofich | Vice President**  
201 488 5800 x103 | jkristofich@naihanson.com

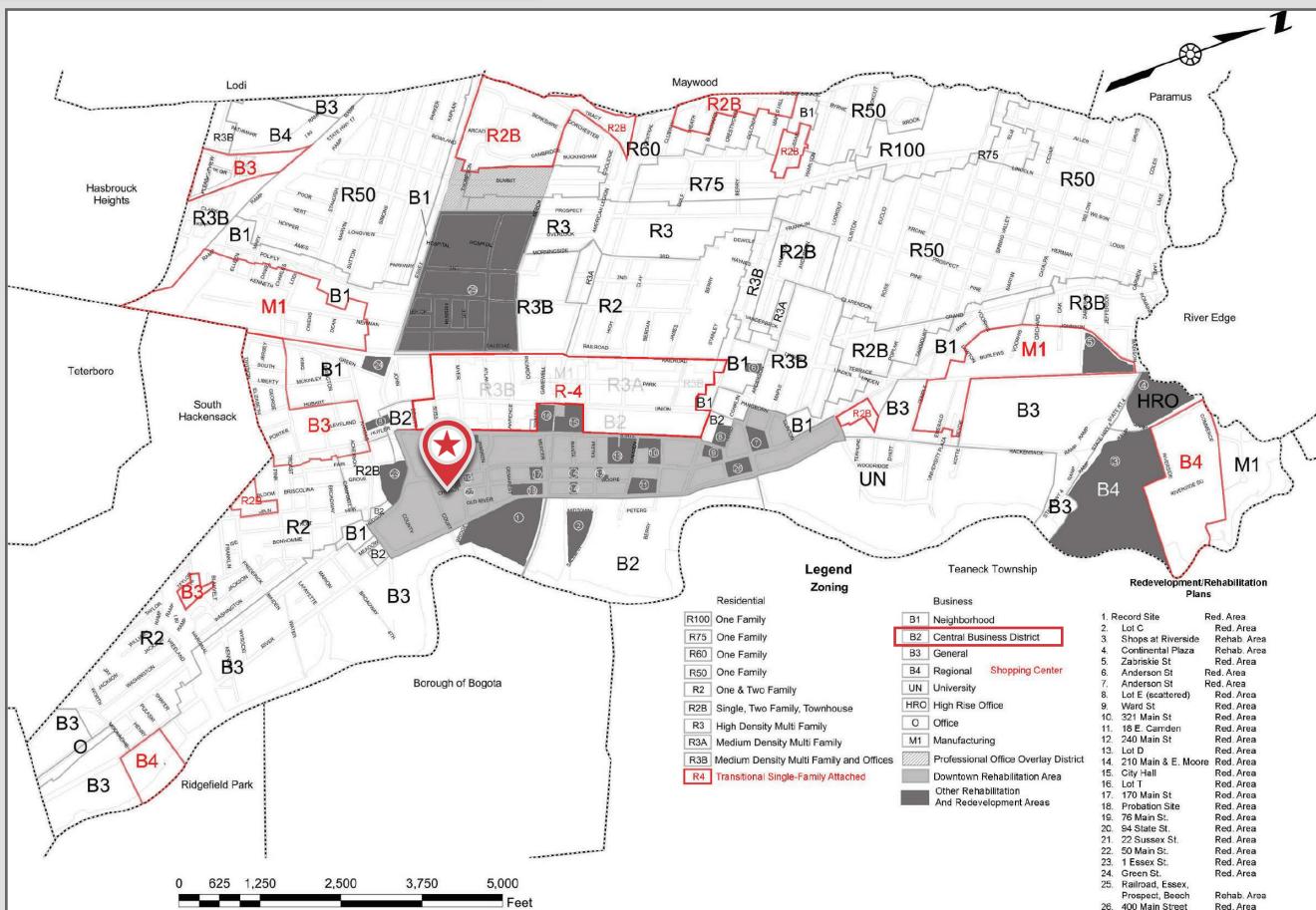
**Ayush Patel | Associate**  
201 488 5800 x127 | apatel@naihanson.com



**FIRST FLOOR**

**COMMON AREA: 753 SF  
GROSS FLOOR AREA: 4,089**





## B-2 Zoning Permitted Uses

- **Residential Uses:** Multifamily dwellings
- **Nonresidential Uses:** Professional, medical, and business offices
- **Consumer Services and Lodging:** Bank or trust company or savings and loan institutions, except drive-in facilities; Beauty services; Personal service establishments; Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise
- **Education:** Business or vocational schools
- **Entertainment, Recreation, and Assembly:** Art gallery; Theaters, concert halls, auditoriums
- **Food and Drink:** Eating and drinking establishments, excluding drive-through
- **Healthcare and Social Services:** Assisted living
- **Retail/Consumer Sales:** Neighborhood retail; General retail
- **Public/Quasi-Public/Charitable:** County, state and federal government buildings; County-, state- and federal-owned park and recreation; Utilities; Municipal buildings; Municipal open space

[CLICK HERE FOR FULL  
ZONING & REQUIREMENTS](#)

**CLICK HERE FOR THE LOT D  
REDEVELOPMENT PLAN**

## CLICK HERE FOR THE DOWNTOWN REDEVELOPMENT PLAN