

OFFERING MEMORANDUM



131-135 QUEEN ANNE RD.

BOGOTA, NJ

FREE STANDING BUILDING

For more information, please contact

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Commercial Realty
Dennis Shim

131-135 QUEEN ANNE RD.

Investment Highlights

- **The building located on major street in Bogota**
- Value-add opportunity for speculator/investor or re-development, owner use
- Approximately 4-6 surface parking spaces
- Located 5 blocks from TR 80 and 5 minutes to 1-95
- 2 retail stores and 2 residential apartments with storage room in rear
- Low maintenance
- Attractive corner lot
- Wide side street
- Retail space will be delivered vacant
- Distribution(Retail) liquor license include in this transaction



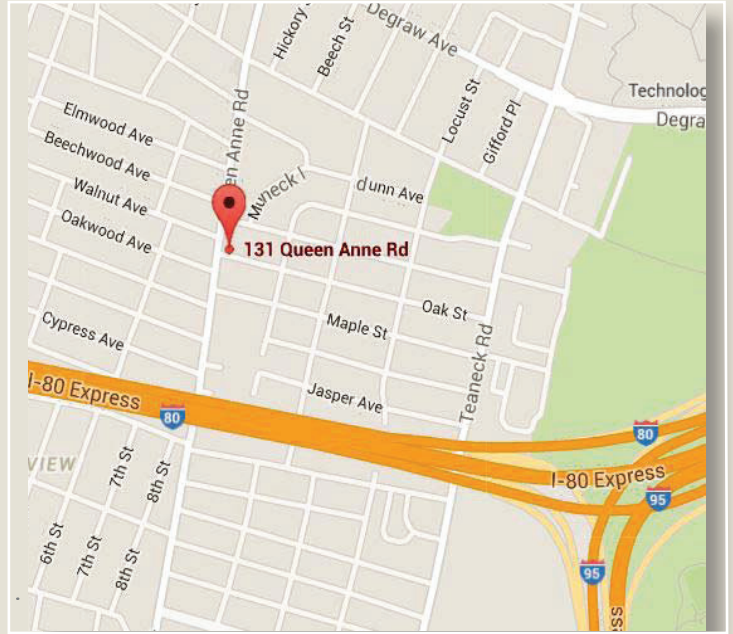
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EXECUTIVE SUMMARY

Description:	2 Story mixed use building in Commercial zone
Seller:	Mr. Perry Maio
Location:	131-135 Queen Anne Road Bogota, NJ 07603
Target Price:	\$
Income:	Property with Bar business (C- liquor license include \$) Apartments(Month to Month) \$1,500 & \$1,100 (per month) Stores Bar: \$2,500/owner Nail Salon: \$1,800 (per month)
Expenses:	Utilities Separated meters RE Tax & Insurance By Owner
Lot Area/S F:	±5216
Building Area/ S F:	5,431 Ground/ 2,454 plus Basement/ 1,033 Upper/ 2,123(2 Apt)
Occupancy:	1st Fl/ Bar and Nail Salon 2nd Fl/ 2 Residential Apartments
Block/Lot:	75/3
Zoning:	B1
Year Built:	N/A
Property Tax:	\$21,000
Property Insurance:	\$4,000



* Roof, Boilers, HVAC replaced in 2016*

Bogota, New Jersey

Bogota is a borough in Bergen County, New Jersey, United States. As of the 2010 United States Census, the borough's population was 8,187,^{[9][10][11]} reflecting a decline of 62 (-0.8%) from the 8,249 counted in the 2000 Census, which had in turn increased by 425 (+5.4%) from the 7,824 counted in the 1990 Census.



Bogota was formed on November 14, 1894, from portions of Ridgefield Township, based on the results of a referendum held that day. The borough was formed during the "Boroughitis" phenomenon then sweeping through Bergen County, in which 26 boroughs were formed in the county in 1894 alone. Portions of Bogota were taken in 1895 to form part of the newly created Township of Teaneck. Bogota was named in honor of the Bogert family, which had been the first to occupy the area,^[23] and may also be a portmanteau of Bogert and Banta, another early family, with an "O" added to ease pronunciation.

The borough's name is pronounced buh-GO-ta, unlike Bogotá, capital city of Colombia, whose name is accented on the final syllable. Coincidentally, 1.54% of Bogota's residents are from Colombia.

1ST FLOOR-BAR



Main hall



Office

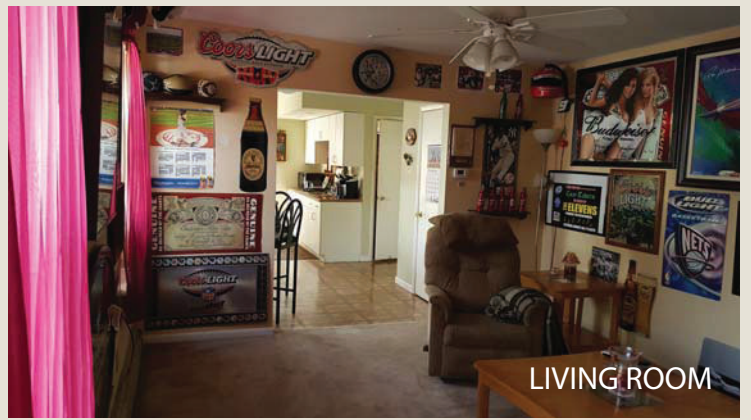


Storage



Men's Room

2ND FLOOR-APARTMENTS



LIVING ROOM



BED ROOM



ROOF ABOVE THE 1ST FLOOR STORAGE



KITCHEN



CLOSET



OVEN/GRILL



CLOSET



BATHROOM

RETAIL SPACE ON 1ST FLOOR
(NAIL & HAIR SALON- New tenant)
Signed for 2 years Lease
Grand Opening Soon



Hall Area

BASEMENT



STAIRS TO OUTSIDE



REFREEZER FANS



REFREEZER MOTORS



STAIRS FROM MAIN HALL (BAR)



ELECTRIC PANELS



WATER BOILERS



HEAT BOILERS

Commercial Realty by Dennis Shim

Commercial Sale
Investment
Development
Management
Financing
Marketing

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CONTACT

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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