

44 West Allendale Ave.
Allendale, New Jersey

FOR SALE OR LEASE
9,704 SF
MEDICAL/RETAIL USE



ABOUT THE SITE

- 9,704 SF building
- Ideally located in center of town in affluent Northwest Bergen County
- Vehicular traffic as well as foot traffic services this location
- Ample on site parking
- Long term lease available

PROPERTY FEATURES

Building Square Feet	9,704
Acreage	0.41
Lot/Block	L 15.01 / B 1808
Zoning	C-1
Real Estate Taxes	\$69,414.35
Parking Spaces	45
Occupancy	IMMEDIATE

INQUIRE FOR PRICE DETAILS

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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SERVICES OFFERED

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§ 270-65. Purpose of district. [Amended 7-26-1990]

It is the intent and purpose of this Zoning Ordinance to provide that the C-1 Business Zone District shall serve as the principal retail and service area of the Borough, accommodating shopping and business needs customary in a residential community. The zone is intended to serve the following functions: to provide convenience goods and services to the Borough and its residents; to provide consumer goods and services usually attendant to the needs of a residential community; and to provide office uses which complement and support the business uses and which are customarily attendant to the needs of a residential community.

§ 270-66. Permitted uses. [Added 7-26-1990]

In the C-1 Business Zone District, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:

- A. Any use permitted in the A, AA, AAA or B Zone Districts; provided, however, that no residential use shall be permitted below the level of the second floor in any structure.
- B. Shops or stores for retail merchandising, provided that there are no fabricating, manufacture, conversion, alteration or assembling operations permitted, except as may be only incidental to the particular retail trade to be conducted.
- C. Restaurant, tavern or ice cream parlor, shops rendering a retail service, such as a baker, barber, cleaner, hairdresser, cobbler, tailor, milliner or other retail service, appliance sales and their incidental repair or servicing.
- D. Banks, savings and loan associations, real estate or insurance agents or brokers, travel agents or professional service offices, such as doctor, lawyer, accountant, architect, artist, schools of dance or music or government offices.

§ 270-68. Applicable requirements. [Added 7-26-1990; amended 8-12-1999]

Within this zone district, any and all businesses, together with the appurtenant uses thereof, including warehousing and storage, shall be conducted entirely within a permanent, enclosed roofed structure which shall comply with the Building Code¹ of the Borough of Allendale, except licensed outdoor cafes. No warehousing or storage is permitted except insofar as it is ancillary and incidental to the primary and intended uses conducted lawfully on the premises.

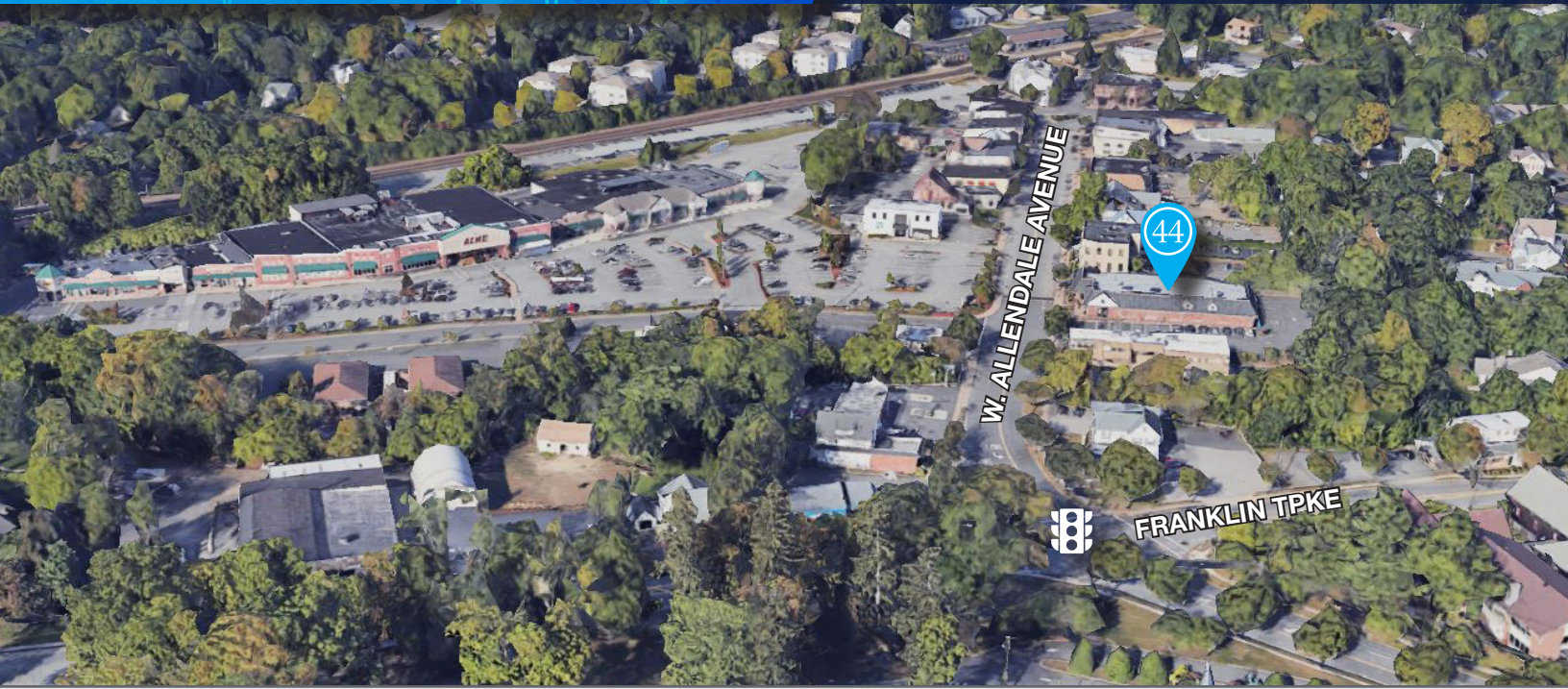
44 West Allendale Ave.
Allendale, New Jersey

EXTERIOR
PHOTOS

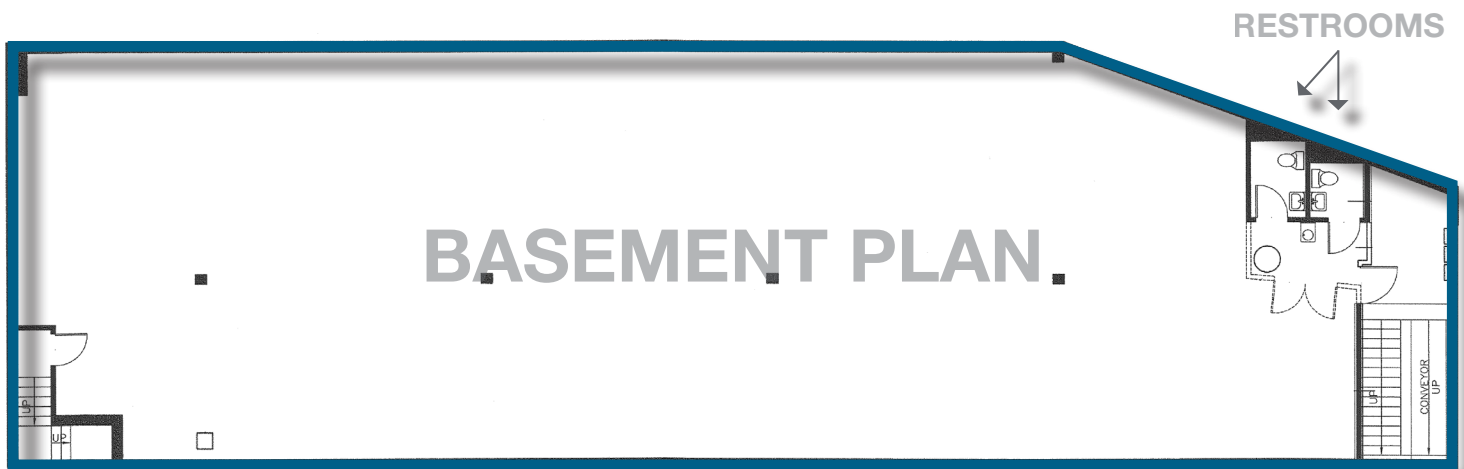


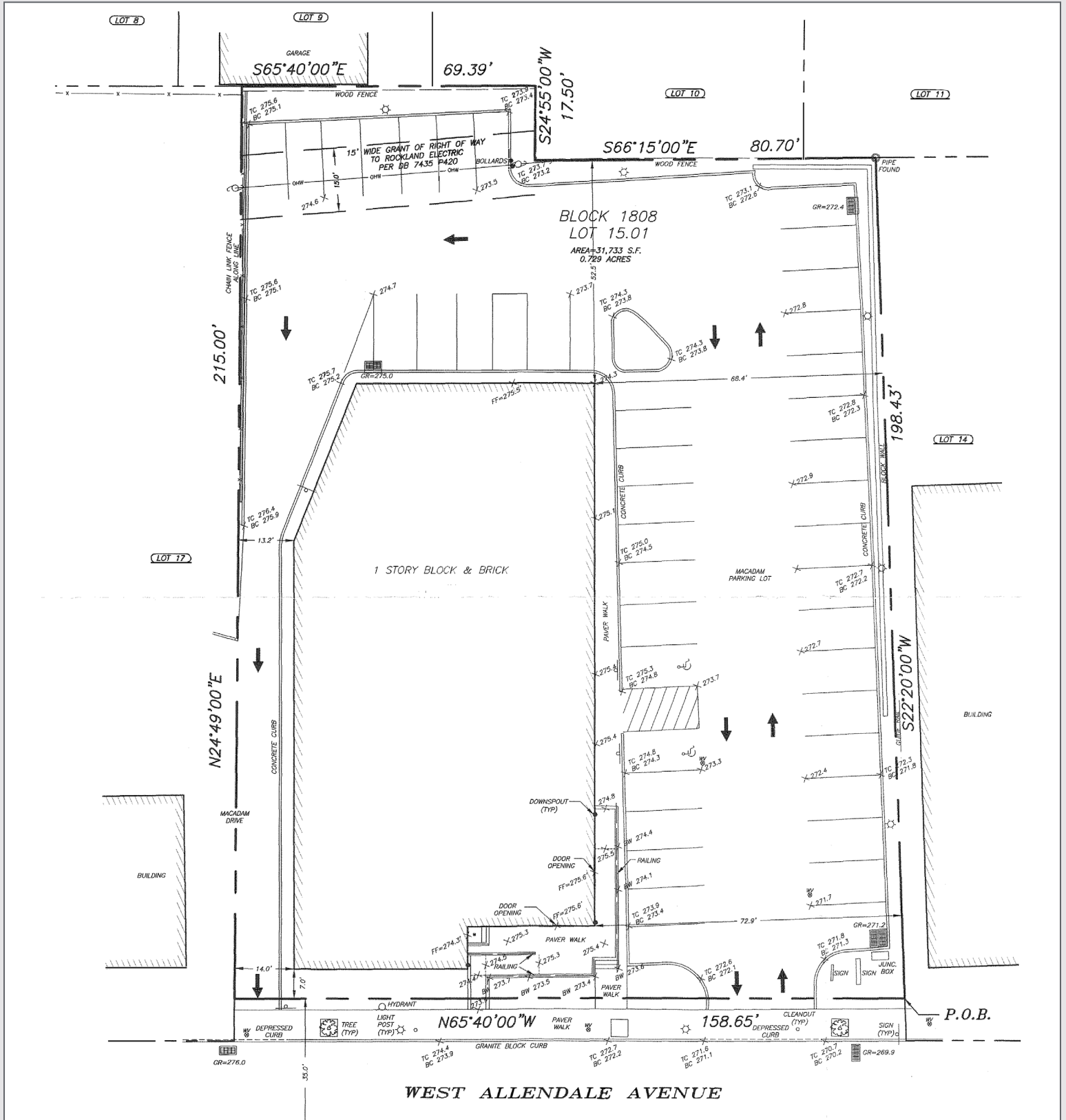
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PROPERTY AERIAL VIEW



WEST ALLENDALE AVE.





44 West Allendale Ave. Allendale, New Jersey

HIGHWAY MAP & DEMOGRAPHICS



Surrounded by
**Major
Hospitals**



Close proximity to
**Routes 17, I-287,
US 208 & GSP**



Walking Distance to
**Bus Stops/
Public
Transportation**



Nearby Amenities
**Restaurants
& Shopping**

