

PROPERTY FOR SALE



Prime Opportunity - Corner Location!

FAIR LAWN, NJ



ATTENTION: COMMERCIAL INVESTORS

KW COMMERCIAL
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Woodcliff Lake, NJ 07677

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FAIR LAWN, NJ

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REDEVELOPMENT OPPORTUNITY - CORNER LOCATION!

PROPERTY INFORMATION

1

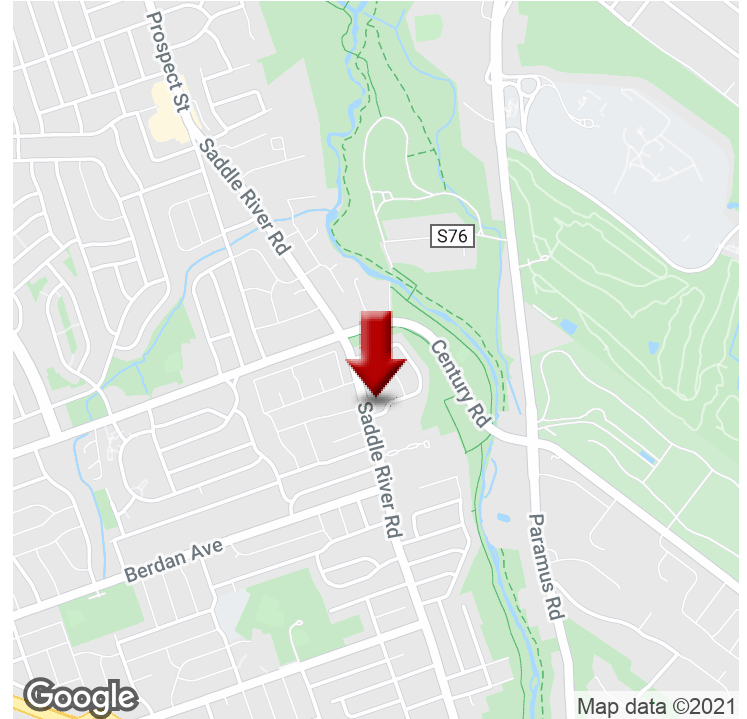
EXECUTIVE SUMMARY

PROPERTY DETAILS

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$925,000
CURRENT USE:	Commercial (NEC)
LOT SIZE:	0.44 Acres
ZONING:	R-1-2
TRAFFIC COUNT:	11,150
PROPERTY TAXES:	\$19,008 (2022)

PROPERTY OVERVIEW

Attention Builders and Developers: Land parcel with utilities, presently non-conforming commercial use, R-1-2 zone. Surrounded by neighborhood businesses and residential homes, Saddle River Road is a prime street for easy access to major roads, including Rt 17 and Rt 4. This property is located 1.3 miles to the Radburn Train Station for quick and convenient NYC commute, and just minutes to shopping, restaurants, recreation, Hackensack Meridian Medical Center, Valley Hospital in Ridgewood, Bergen Community College, Fairleigh Dickinson University ... all that Bergen County has to offer.

Please do NOT visit property, tenant is on premises and should not be disturbed.

PROPERTY HIGHLIGHTS

- Fair Lawn, Bergen County
- Saddle River Road
- Easy Access to Rt 17, Rt 4 and GSP
- Corner Lot
- Non-Conforming Commercial
- Residential Zone
- Best Use: Redevelopment

Property Details

SALE PRICE

\$925,000

LOCATION INFORMATION

Building Name	Redevelopment Opportunity - Corner Location!
Street Address	13-09 Saddle River Road
City, State, Zip	Fair Lawn, NJ 07410
County/Township	Bergen
Cross Streets	Rys Terrace

LAND

Number Of Lots	1
Best Use	Redevelopment

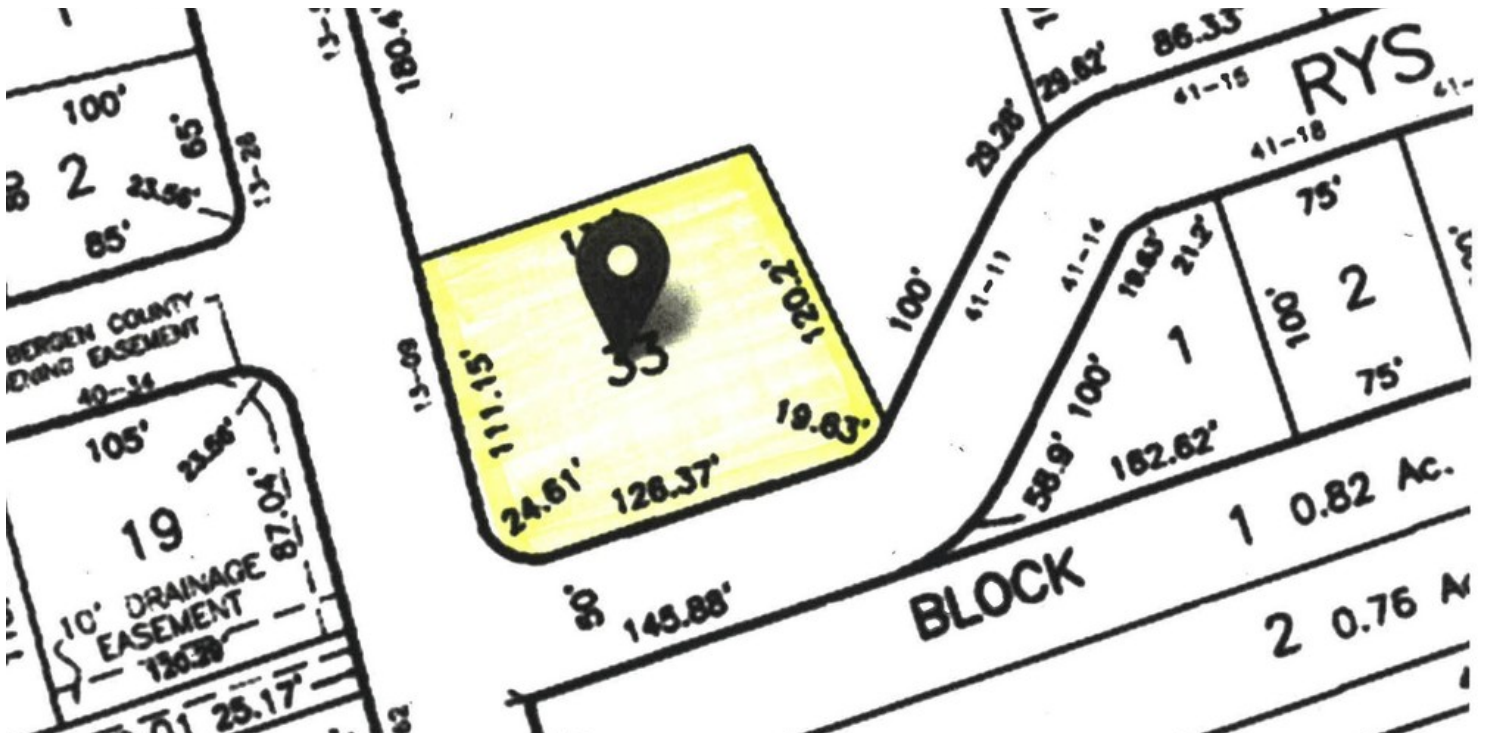
PROPERTY DETAILS

Property Type	Non-Conforming Commercial Use
Property Subtype	Other
Zoning	R -1-2
Lot Size	0.44 Acres
Lot Frontage	149
Lot Depth	128
Corner Property	Yes
Traffic Count	11,150
Traffic Count Street	Saddle River Road
Traffic Count Frontage	149

UTILITIES & AMENITIES

Amenities	All utilities on site.
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Additional Photos



REDEVELOPMENT OPPORTUNITY - CORNER LOCATION!

LOCATION INFORMATION

2

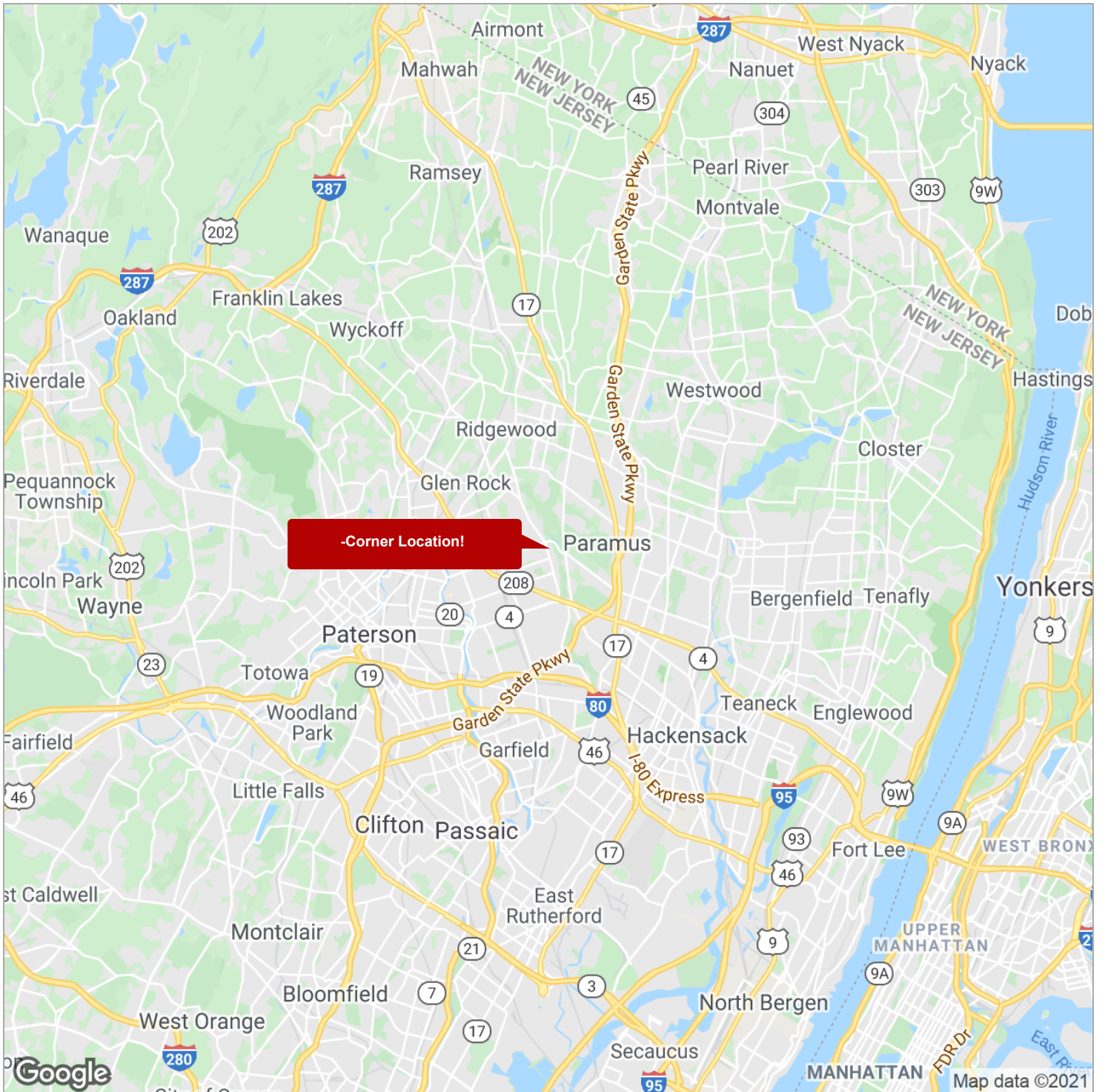
REGIONAL MAP

LOCATION MAPS

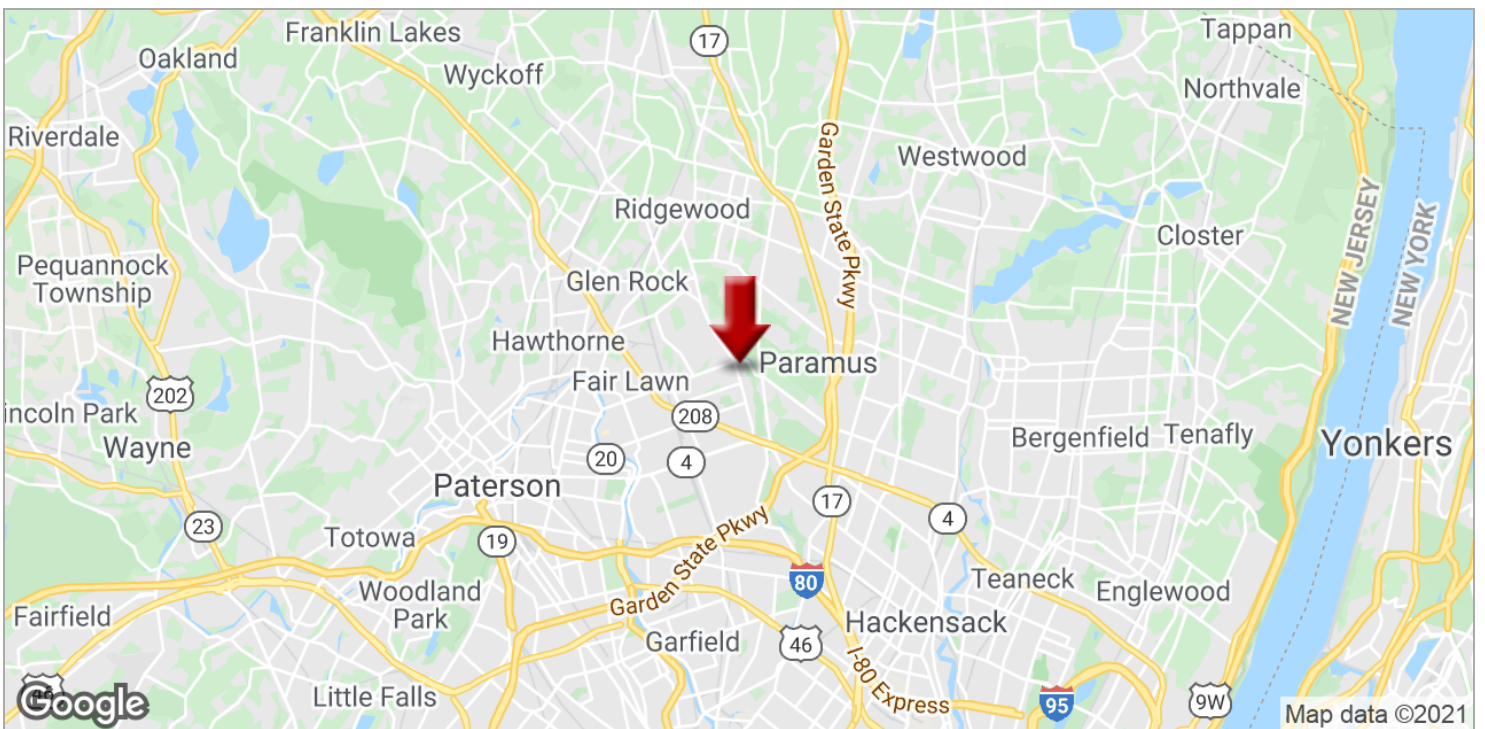
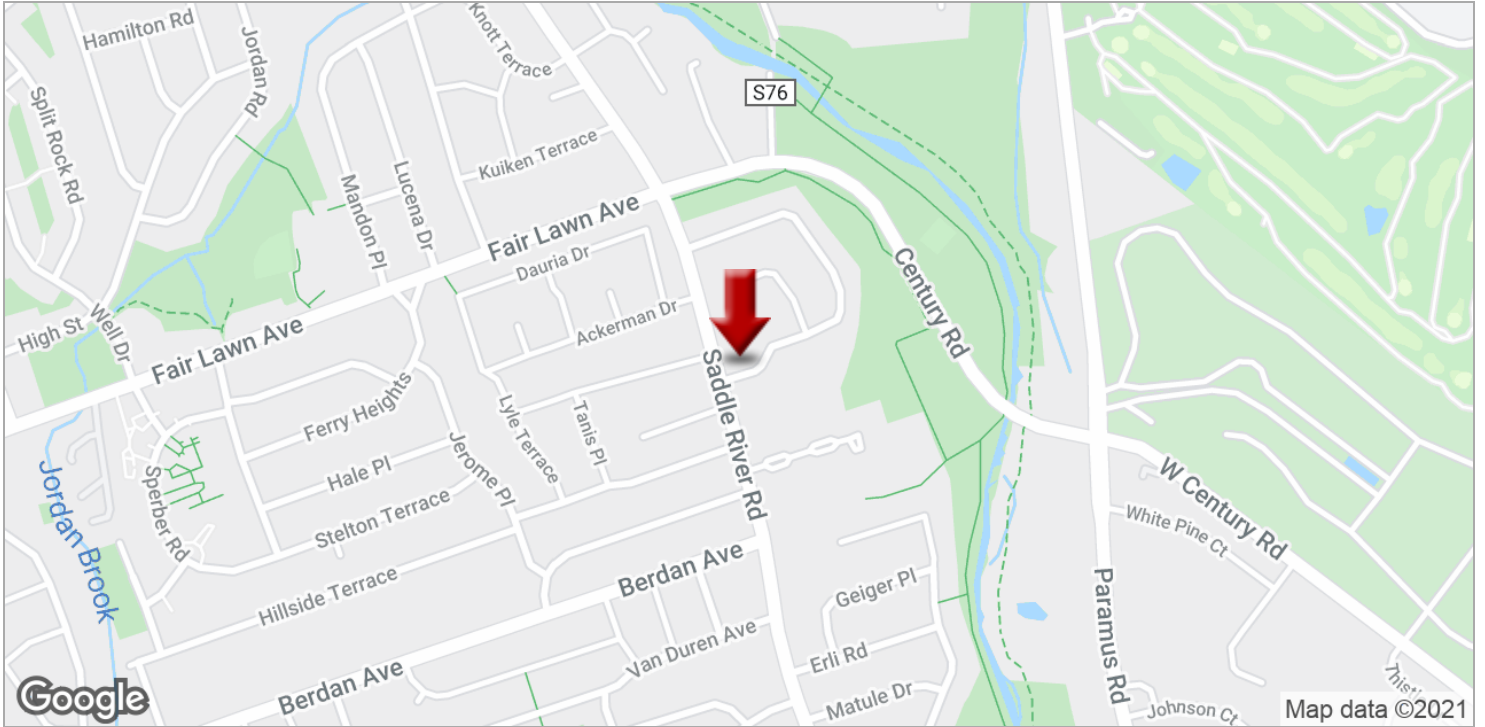
AERIAL MAP

ADDITIONAL PHOTOS

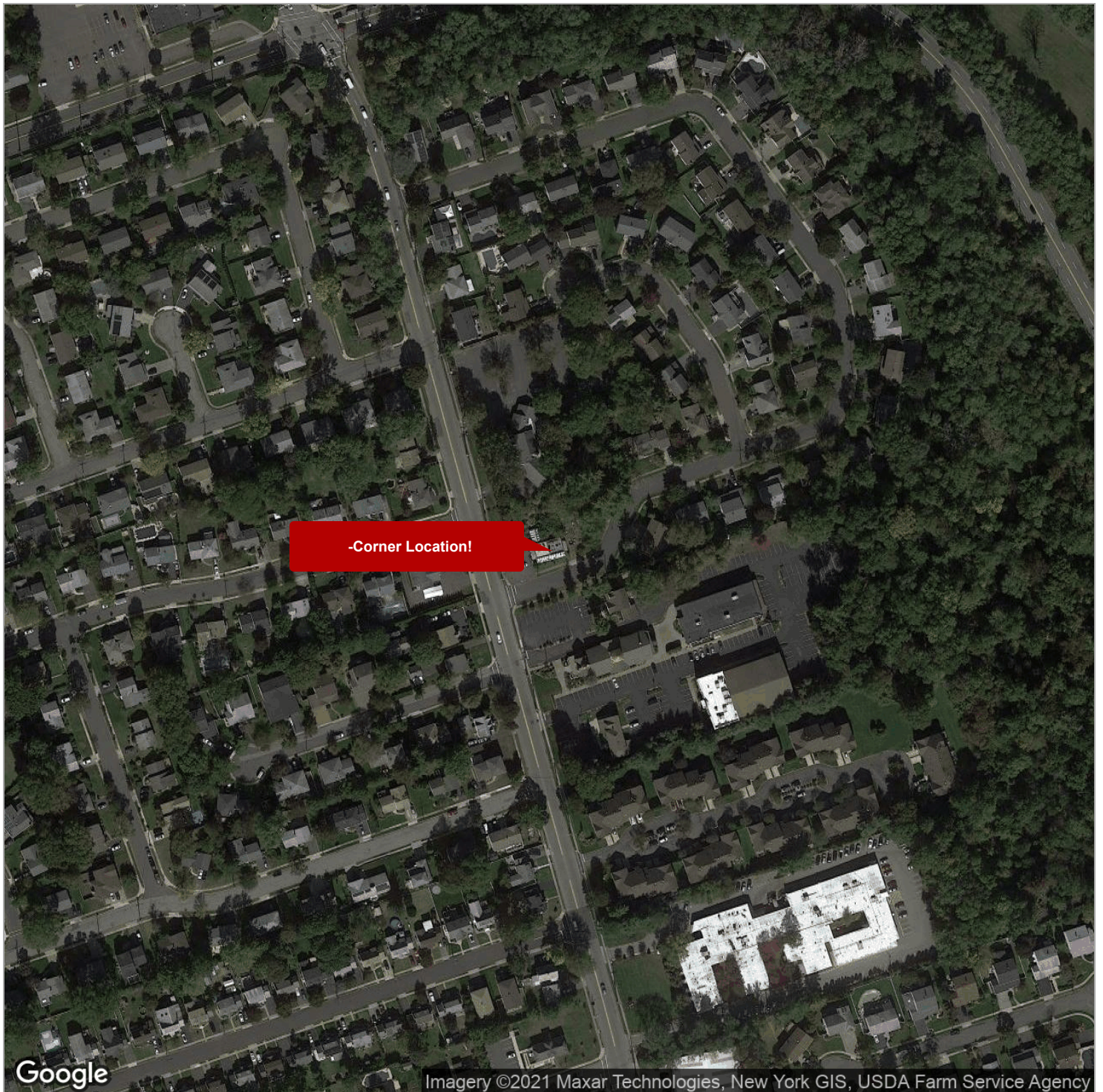
Regional Map



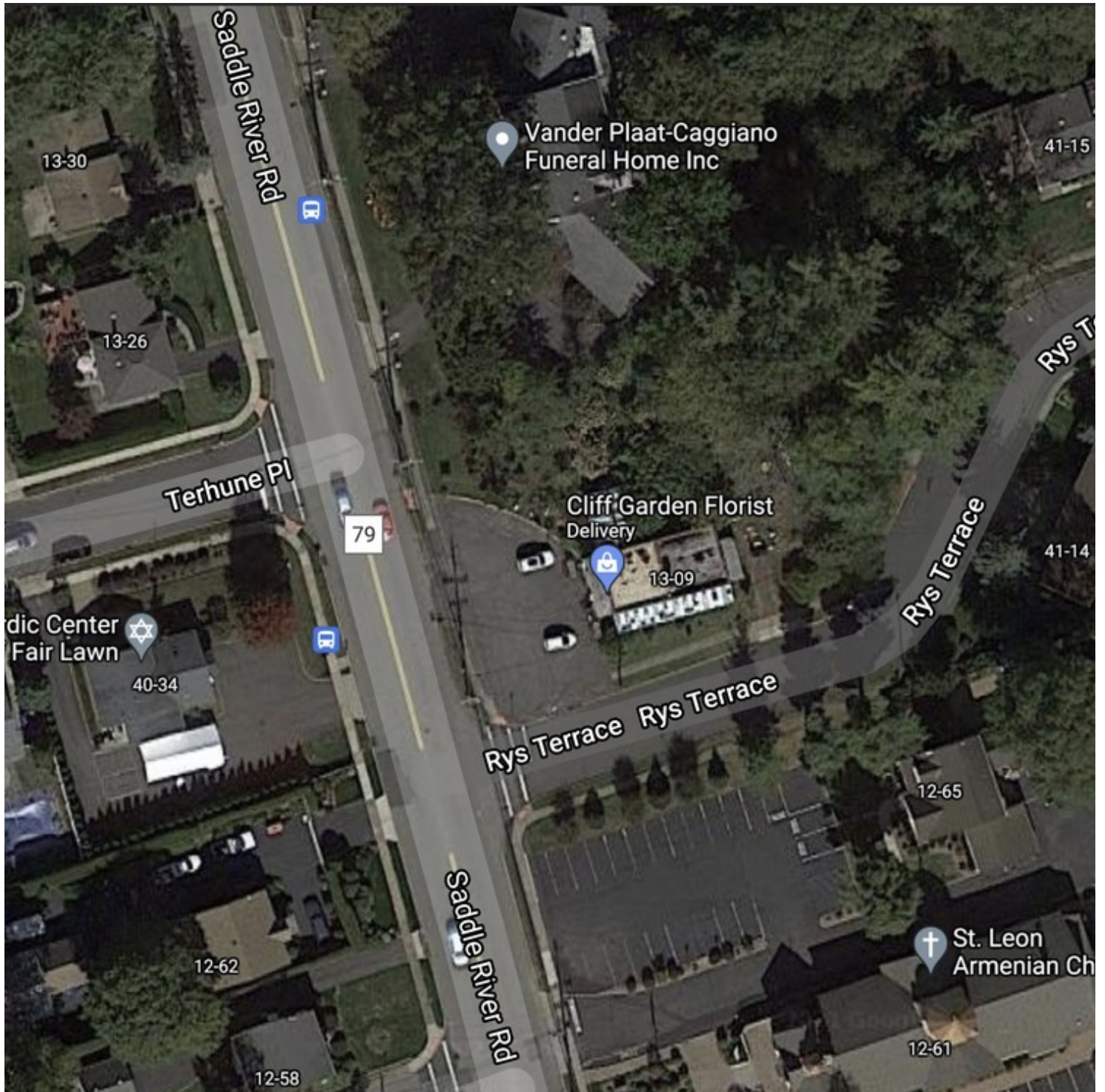
Location Maps



Aerial Map



Overhead View



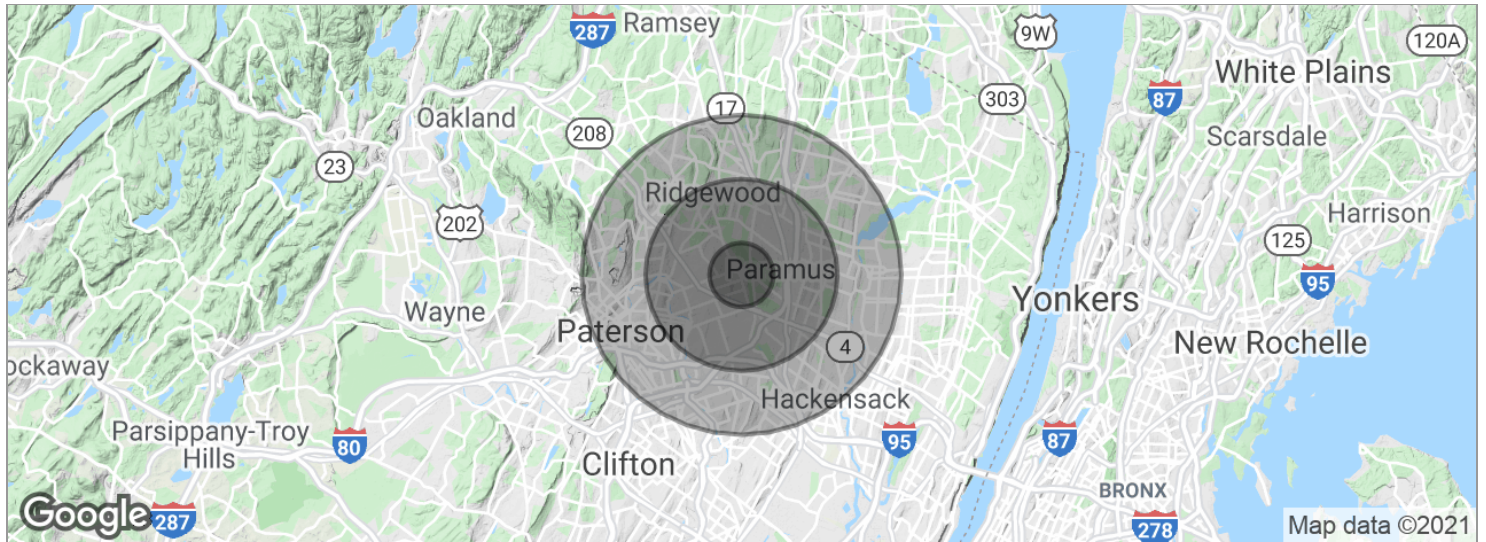
REDEVELOPMENT OPPORTUNITY - CORNER LOCATION!

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,422	125,022	489,109
Median age	44.2	42.2	38.6
Median age (male)	42.8	41.1	37.6
Median age (Female)	45.4	42.9	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,775	43,585	170,980
# of persons per HH	2.8	2.9	2.9
Average HH income	\$125,463	\$117,998	\$94,433
Average house value	\$530,984	\$525,841	\$504,400

* Demographic data derived from 2010 US Census