

132 Bergen Blvd, Fairview, NJ 07022

Good investment warehouse on the opportunity zone



[View Map](#) [Street View](#) [5 Photos](#)

\$4,475,000 | 138 days on market | Updated 0 days ago

Opportunity Zone

At A Glance

Property Type	Industrial	Sub Type	Distribution, Warehouse
Square Footage	23,400	Units	5
Class	B	Stories	2
Investment Type	Owner/User	Ceiling Height	16
Sale Condition	1031 exchange		

Listing Contacts



Ken Choi PRO
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KNC Realty LLC

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Details

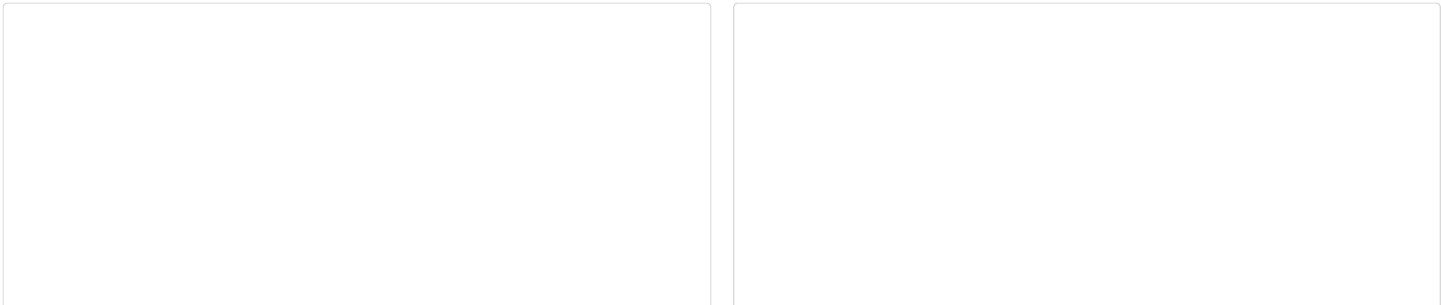
Date Listed	Jul 8, 2025	Days On Market	137 Days
Last Updated	Nov 23, 2025	Asking Price	\$4,475,000
Property Type	Industrial	Sub Type	Distribution, Warehouse
Investment Type	Owner/User	Class	B

Square Footage	23,400	Units	5
Stories	2	Ceiling Height	16
Sale Condition	1031 exchange		

About This Property

Marketing description	Good for the 1031 exchange property (OPPORTUNITY ZONE applied). Rare to find the steady investment property in Bergen County. All occupied with lease expiry for more three years .(the shortest one will expire on Jan 31 2028) . Net Operating income : about \$ 269,144(Cap rate : about 6 %). Great location on Bergen Blvd in Fairview bordering Hudson County. Totally renovated inside some years ago (New gas heating system , new plumbing, Sprinkler system, new LED lighting, fresh painting on wall, ceiling, newly polished hardwood floor, new toilets in all bathrooms). 1 loading dock(1st fl) + 3 O/H door(ground fl). ceiling height : 16 ft (ground Fl) , 12 ft (1st Fl)
Investment highlights	Good for the 1031 exchange property (OPPORTUNITY ZONE All occupied with lease expiry for more three years Net Operating income : about \$ 278,000 (Cap rate : about 5.6 % Great location on Bergen Blvd in Fairview

Map




Property History

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Tax History

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Valuation Calculator

Purchase Price *

\$4,475,000

Net Operating Income *

Enter an Amount

Down Payment

\$4,475,000

100%

Loan Amount ⓘ
\$0.00

Annual Debt Service ⓘ
\$--
\$--

Annual Cash Flow ⓘ
\$--



Interest Rate *

0% - 100%

Term (years) *

Enter a Value

\$--

Valuation Metrics

0 DSCR ⓘ	-- Cap Rate ⓘ	-- ROI ⓘ
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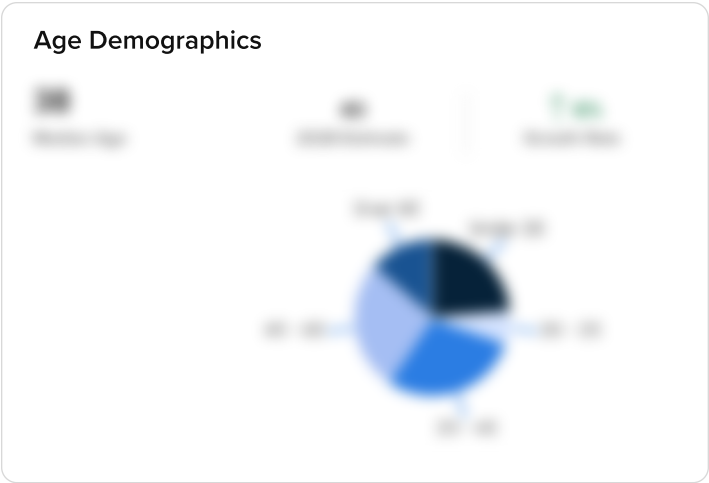
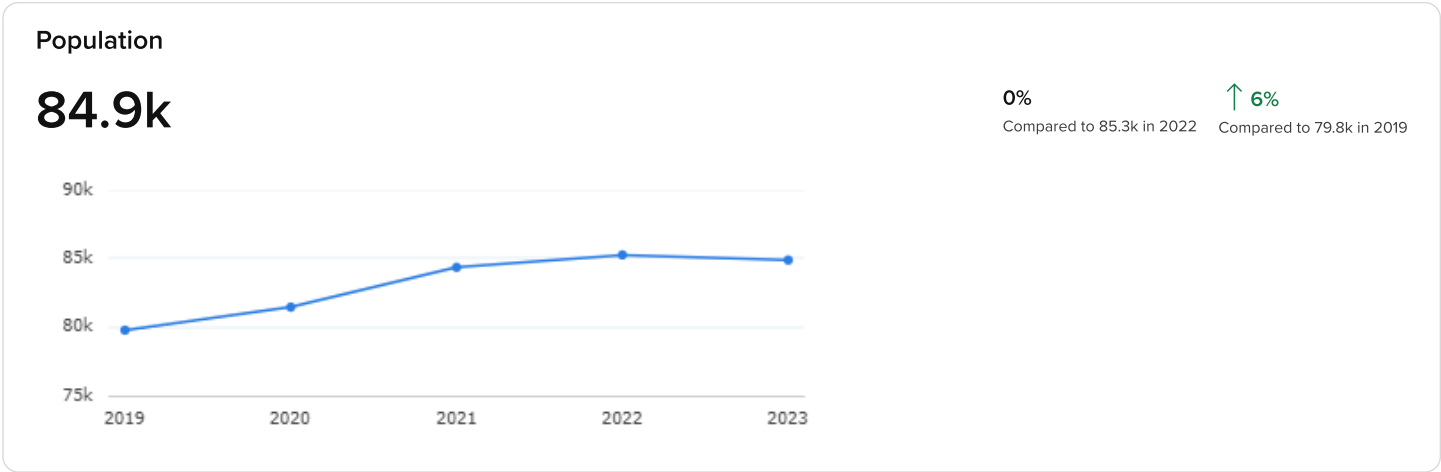
Demographics



1 mile

3 miles

5 miles



Number of Employees

1-5

6-10

11-20

21-50

51-100

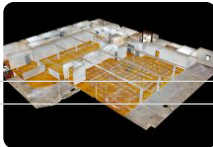
Property Photos



Housing Occupancy Ratio



Renter to Homeowner Ratio



Similar Properties

[View All\(/properties/NJ/Fairview/Industrial\)](#)

Card

Table



For Sale

\$5,200,000

285 Highland Cross

Industrial • 12,500 SF

285 Highland Cross, Rutherford, Bergen County,...



For Sale

Unpriced

339 13th St

Industrial • 15,285 SF

339 13th St, Carlstadt, Bergen County, NJ 07072



For Sale

Unpriced

All American Emblem

Industrial • 20,000 SF

6605 Smith Ave, North Bergen, Hudson Co

Additional Information

Name	Ken Choi	License	NJ2078479
Brokerage	KNC Realty LLC	Brokerage Phone	2014240488
Title	Broker of Record		