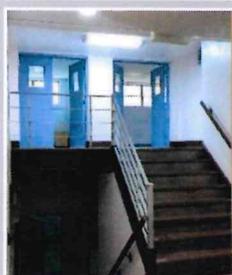
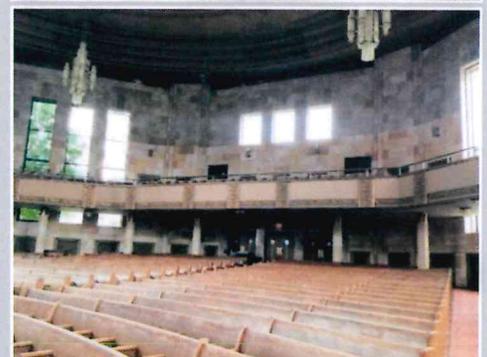


# FULLY APPROVED SCHOOL FOR SALE OR LEASE

735 & 767 Broadway  
Paterson, NJ 07514



## READY FOR OCCUPANCY

Lease \$49,900/mo

Purchase \$4,999,900

- UNIQUE BUILDING
- CENTRAL LOCATION
- BORDER OF BERGEN AND PASSAIC COUNTIES
- CLOSE TO ALL MAJOR HIGHWAYS

- ☑ 15 CLASSROOMS
- ☑ GYM
- ☑ CAFETERIA
- ☑ MAJESTIC AUDITORIUM
- ☑ 1 FAMILY HOME CAN BE USED AS A DAYCARE.



**Alexandra  
Constandinou**  
BROKER SALESPERSON  
Cell: (973) 634-8853



"The Established Leader"  
Since 1978

Office: (973) 340-1202

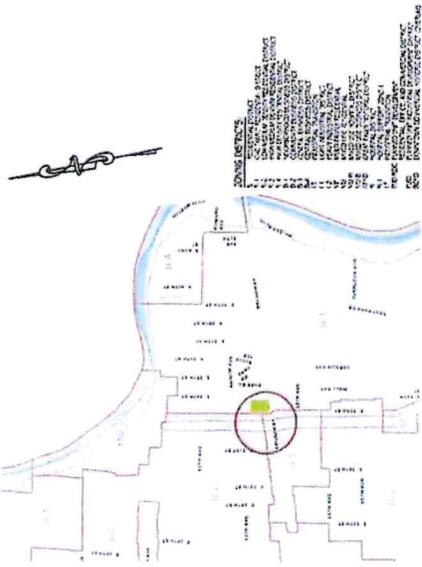
1624 MAIN AVE. CLIFTON, NJ. 07011

**Nicholas  
Tselepis**

BROKER/OWNER

Cell: (973) 725-3778

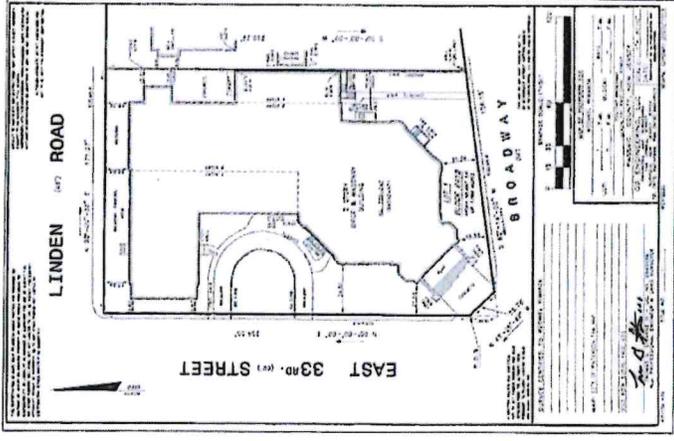




**ZONING MAP**



**TAX / SITE LOCATION MAP**



**SURVEY**



**E. 33rd St. View**



**Main Building Entry  
(E. 33rd St. / Broadway)**

**PROPOSAL:**  
USE EXISTING BUILDING AND PREPARE FOR A  
CHARTER SCHOOL HAVING CLASSES K THROUGH  
12th GRADES AND 10-YEARING (2500 CHILDREN).

**APPLICANT:**  
ACADEMY OF GREATNESS & EXCELLENCE

**SITE IDENTIFICATION:**  
BLOCK: 0414  
LOT: 1  
ADDRESS: 735-747 BROADWAY  
SEA 151 E. 33rd STREET

**PROPERTY OWNER:**  
L.G. RITZOLD, INC.

THESE DRAWINGS ARE PREPARED BY THE  
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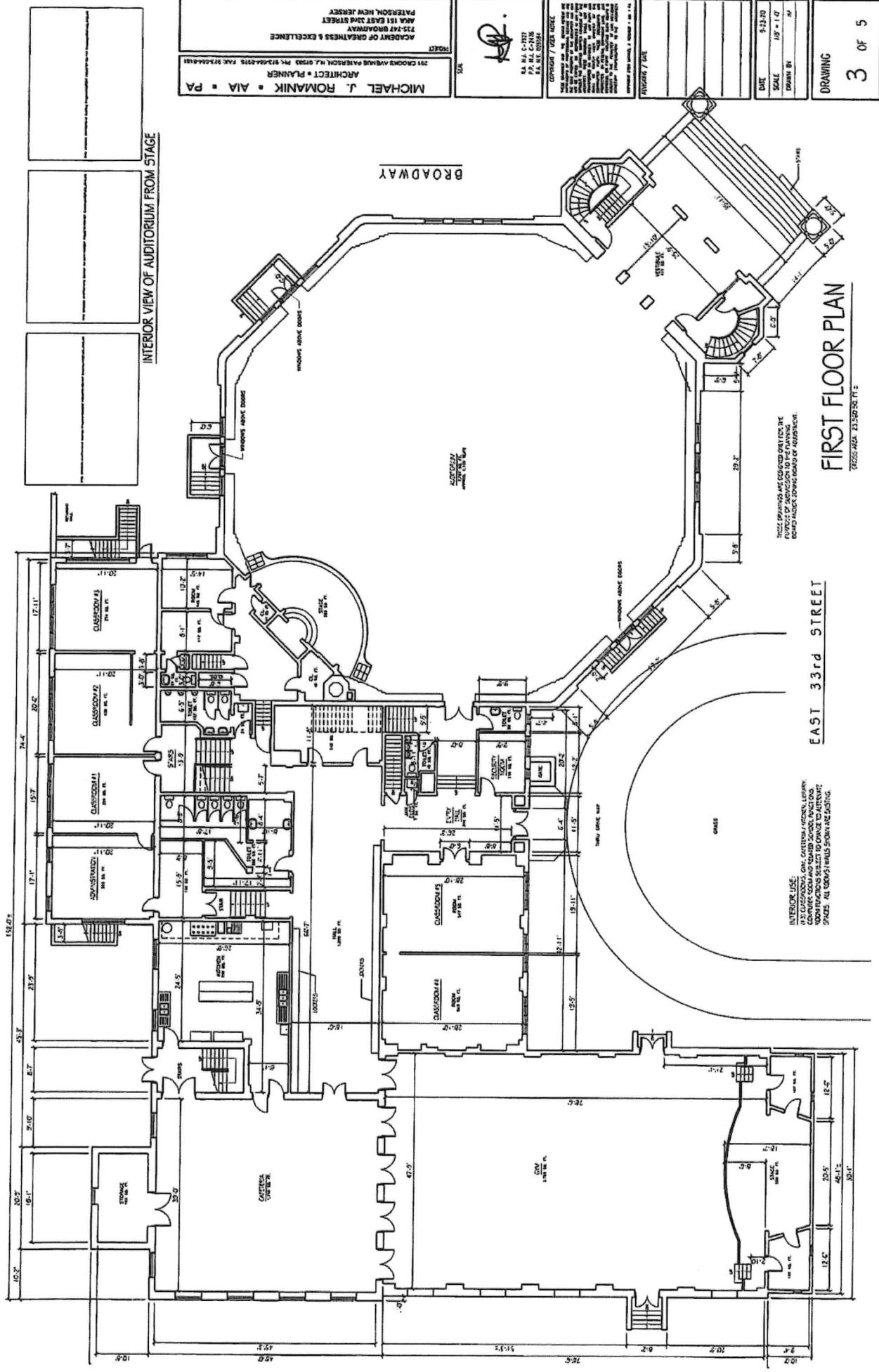
**ACADEMY OF GREATNESS & EXCELLENCE**

300 EAST 33RD STREET  
PATERSON, NEW JERSEY

**DATE:** 8/21/20  
**SCALE:**  
**DRAWN BY:**

**1** OF **5**





INTERIOR VIEW OF AUDITORIUM FROM STAGE

**FIRST FLOOR PLAN**

7655 AREA: 23,540 SQ. FT.

**EAST 33rd STREET**

INTERIOR USE:  
 ALL CLASSROOMS, GYM, CATERING KITCHEN, LIBRARY,  
 STORAGE ARE SUBJECT TO CHANGE TO INTERIOR  
 SPACES. ALL ROOMS SHOWN ARE EXISTING.

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**MICHAEL J. ROMANIK • AIA • PA**  
 ARCHITECT • PLANNER  
 291 CROSS AVENUE PATERSON, N.J. 07650 PH: 974-244-2015 FAX: 974-244-1818  
 PROJECT: ACADEMY OF GREATNESS & EXCELLENCE  
 AREA 151 EAST 33RD STREET  
 PATERSON, NEW JERSEY

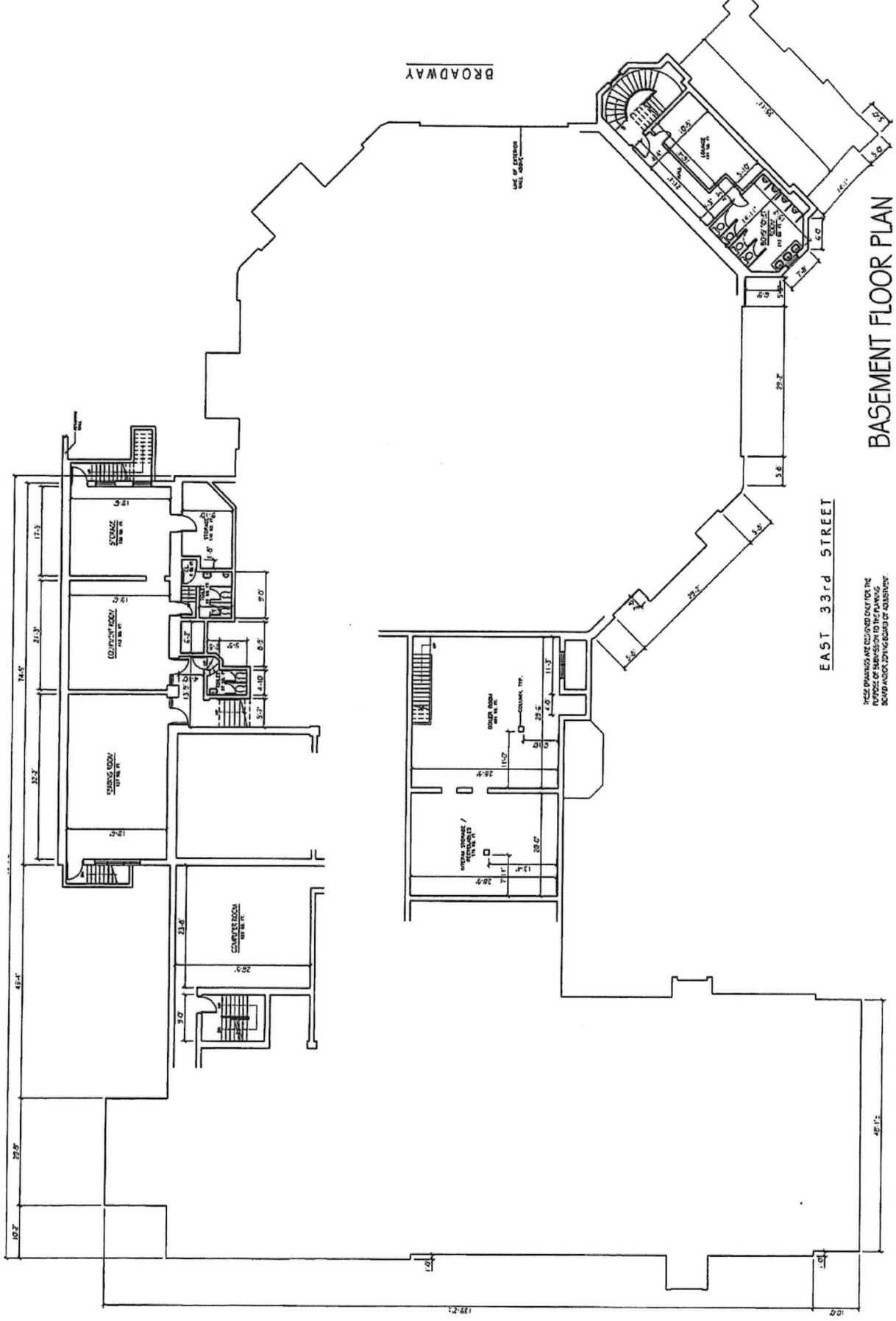
**DATE:** 9-13-20  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** JH  
**PROJECT / JOB TITLE:**  
 AIA N.J. C-1027  
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**DATE:** 9-13-20  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** JH

**DRAWING**  
 3 OF 5



	<b>MICHAEL J. ROMANIK</b> • AIA • PA ARCHITECT • PLANNER 281 CROOKS AVENUE PATERSON, N.J. 07653 PH: 973-268-5115 FAX: 973-268-5111	PROJECT ACADEMY OF GEARHEADS & EXCELLENCE 725-475 BROADWAY AREA 151 EAST 33RD STREET PATERSON, NEW JERSEY	DATE 9/23/10	DRAWING 5 OF 5
	RA, RA-C-7817 PA, PA-C-1408 NJ, NJ DESIGN	COPYRIGHT / USER NOTICE THIS DRAWING IS THE PROPERTY OF MICHAEL J. ROMANIK ARCHITECT & PLANNER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. ROMANIK ARCHITECT & PLANNER.	REGISTERED / DATE	SCALE 1/8" = 1'-0"



**BASEMENT FLOOR PLAN**  
 07023-1031 - 4/20/10 11:2

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