

The image shown is for illustrative purposes only.

16 Humphrey St. Englewood, NJ 07631



C Land REALTY

**Presented by Stephen Lee
Broker & President
C Land Realty**

16 Humphrey St, Englewood.

Property Address	16 Humphrey St, Englewood, NJ 07631
Building Size	3,782 SF
Lot Size	7,501 SF (~ 0.172 Acres)
Block	2305
Lot	7
Property Tax	\$24,486 / Year
Stories	1 Story
Property Type	Warehouse / Mixed Commercial Use
Zoning	CBD-1 (Central Business District)

Demographics

Radius

Bergen County
Manhattan Access
Walk Score
Transit Score

Radius

Bergen County
Manhattan Access
Walk Score
Transit Score



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Company Overview

For over 32 years, our company has proudly specialized in the handmade dumpling industry, building a strong reputation for quality, consistency, and authentic taste.

What began as a small family-operated business has grown into a highly respected and well-established food business serving both wholesale and retail customers throughout the New York and New Jersey markets. Our products are carefully handcrafted using high-quality ingredients and traditional recipes refined through decades of experience.

We have successfully combined authentic handmade production methods with reliable commercial operations, allowing us to consistently deliver premium products to a broad and loyal customer base.

Over the past two decades, the company has maintained long-term business relationships with many well-known customers in the New York metropolitan area.

In Manhattan, our dumplings have been supplied for more than 20 years to respected businesses including Butterfield Catering, the 8-location Westside Market chain, Agata & Valentina, Amish Market, and Fresh Start Foods.

In New Jersey, we currently supply customers including Englewood Hospital, Fairway Market, Jerry's Gourmet, La Promenade, Rockleigh Country Club, and Westmount Country Club, along with more than 110 established recurring customers.

Biz History

In 1994, Kyu-myung Lee and Kyung-ok Kim established MANDOO INC (d/b/a Best Dumplings) as a partnership on W. Sheffield Ave. in Englewood, where they operated a handmade dumpling factory. In 2008, they purchased and relocated to their current premises at 16 Humphrey St., Englewood, NJ 07631. Following Mr. Lee's passing in 2013, ownership of the business transferred entirely to Ms. Kim, who has continued to operate the company as its sole proprietor through the present day (2026).

Key Strengths

- **32 years of proven operational history and business stability**
- **Strong reputation and brand recognition in the NY/NJ market**
- **Long-standing relationships with respected wholesale customers**
- **More than 110 recurring established accounts**
- **Loyal multi-generational retail customer base**
- **Authentic handmade products with strong market differentiation**
- **Experienced workforce and efficient production operations**
- **Significant growth opportunities through expanded distribution, online sales, catering partnerships, and private label production**

The business is fully operational and presents an exceptional opportunity for a buyer seeking a well-established food manufacturing and distribution company with a strong reputation, stable customer base, and long-term growth potential.

We believe the company is uniquely positioned for continued success under new ownership and represents a valuable opportunity within the growing specialty and ethnic food industry.

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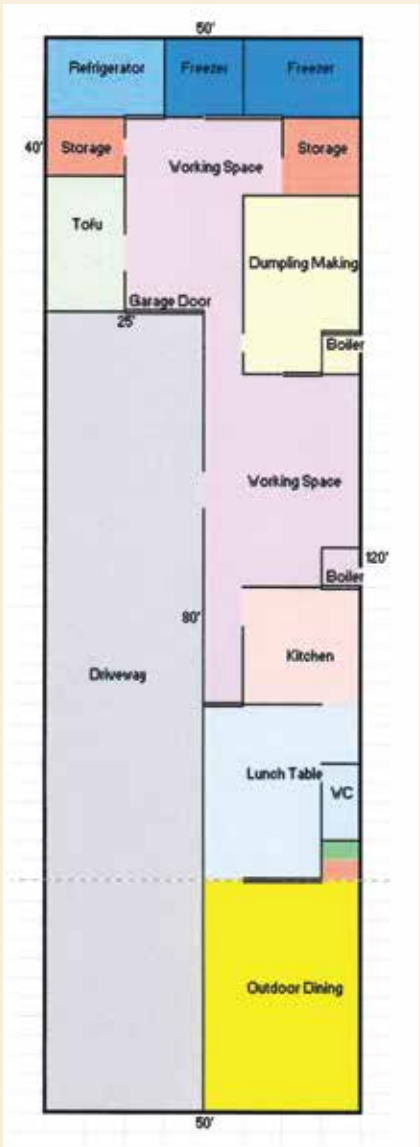
has served the local community continuously for over 32 years. During this time, we have developed a loyal multi-generational retail customer base, with many families continuing to purchase our handmade products across several generations.

Photo

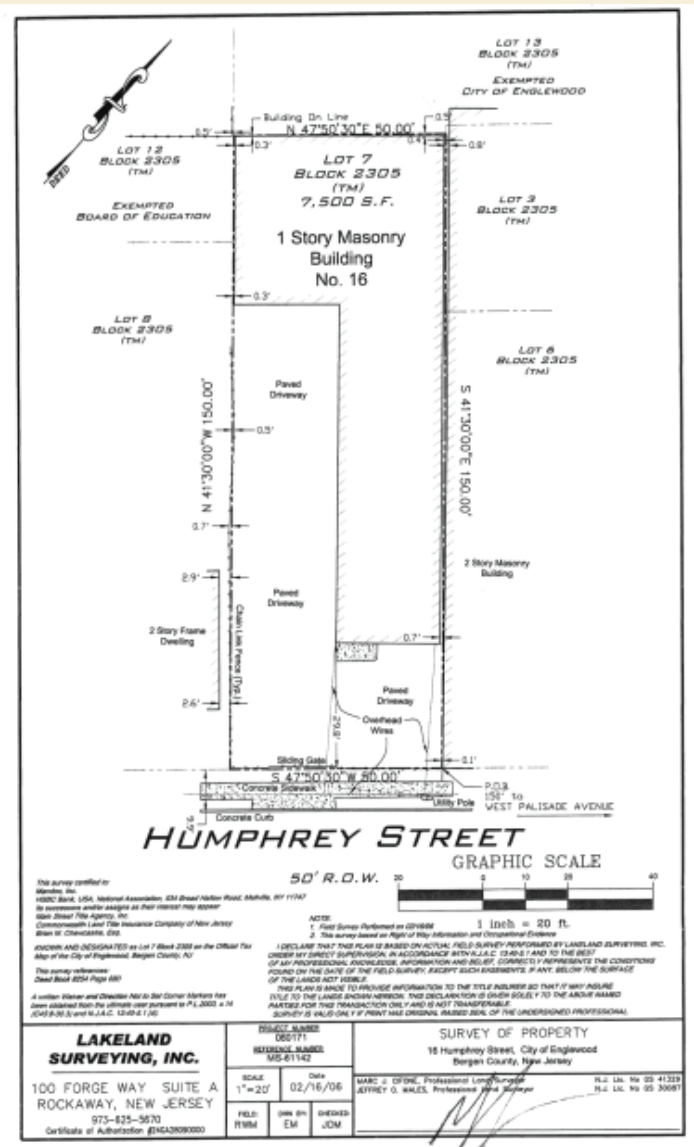
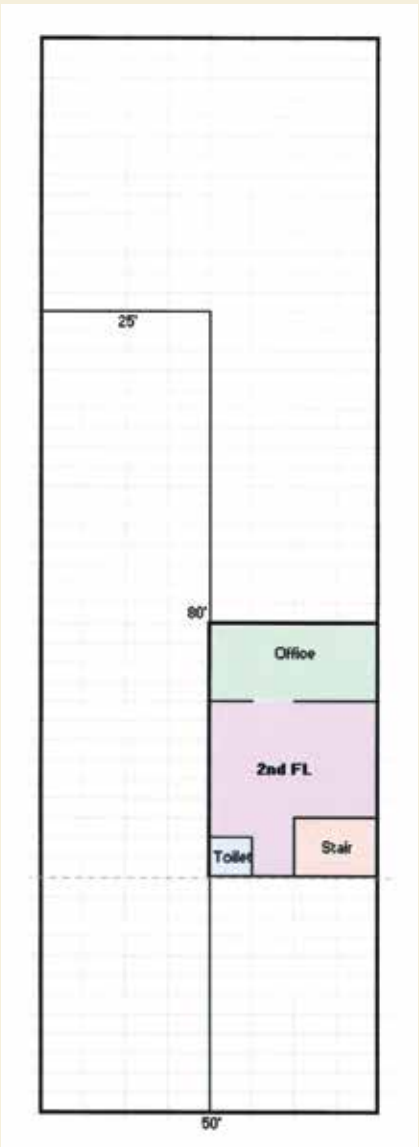


Layout

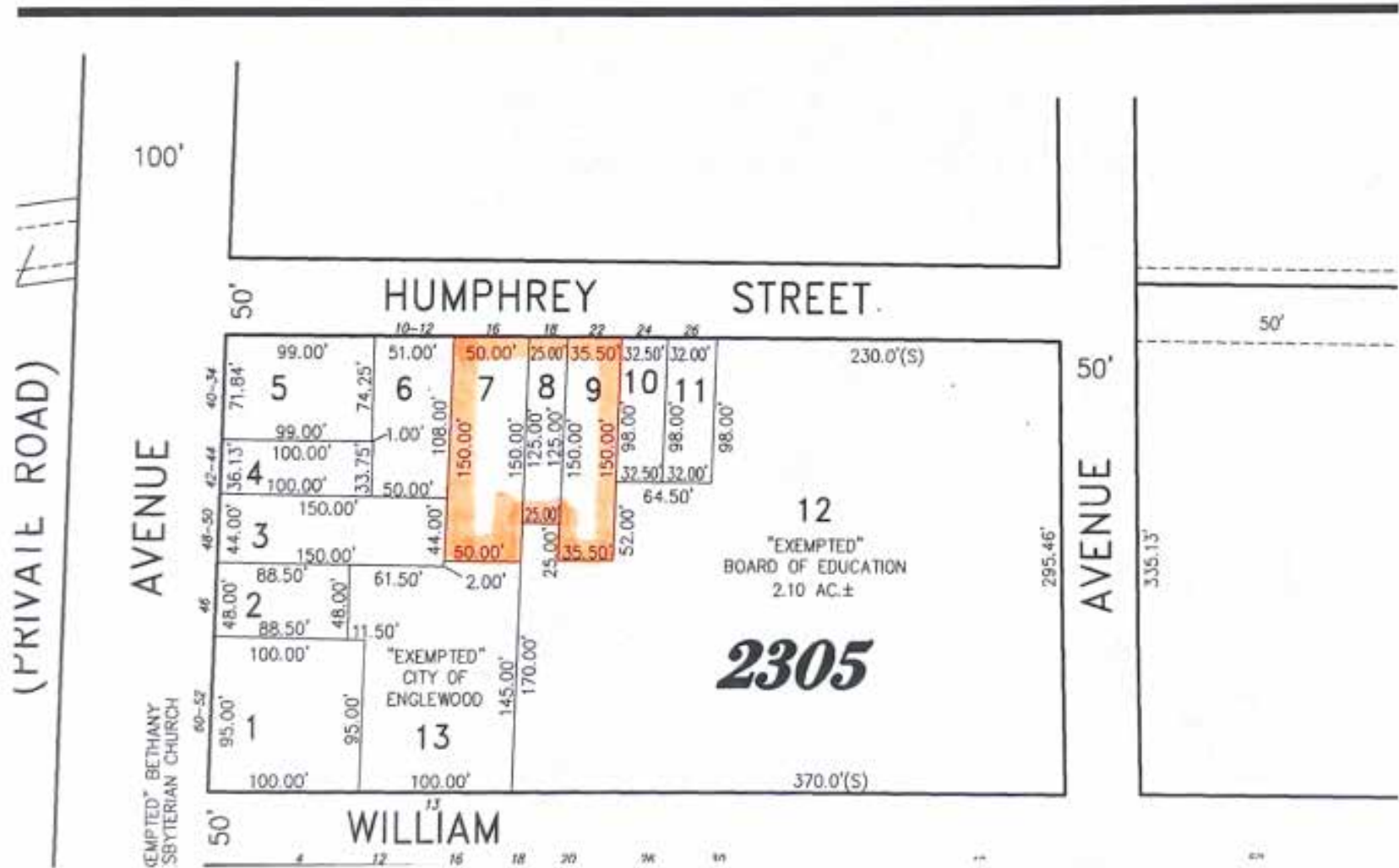
First Floor



Second Floor



Tax map



C LAND LOCATIONS



Fort Lee, NJ

1642 Schlosser Street, 2nd Floor,
Suite #2, Fort Lee, NJ 07024
T. 201 917 3830



Palisades Park, NJ

242 Broad Ave
Palisades Park, NJ 07650
T. 201 944 5353



New York, NY

650 W 42nd Street, #512
New York, NY 10036
T. 212 560 8938



Duluth, GA

2385 Satellite Blvd.
Duluth, GA 30092
T. 404-913-5308

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PLEASE CONTACT STEPHEN LEE, C LAND REALTY FOR MORE DETAILS.

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