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RE/MAX SELECT

824 Franklin Ave
Franklin Lakes, NJ 07417

FOR SALE | RETAIL PROPERTY

FORMER PARADISE LIQUORS

509 STUYVESANT AVENUE, LYNDHURST, NJ 07071



PRESENTED BY:

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TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

LOCATION INFORMATION

- 9 REGIONAL MAP
- 10 LOCATION MAP
- 11 AERIAL MAP

DEMOGRAPHICS

- 13 DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

- 15 ADVISOR BIO 1
-

1

PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	2,100 SF
Available SF:	
Lot Size:	7,423 SF
Number of Units:	1
Price / SF:	\$452.38
Year Built:	1948
Zoning:	B

PROPERTY OVERVIEW

Ideally located on a main thoroughfare this freestanding building is a perfect investment opportunity for those looking to add value and gain additional income. A fixture in the town for over 50 years this site is ready for new ownership. The site sits on a 7500 square-foot lot and zoning allows for a second level to be added. Perfect for retail investment, Medical, Mixed, use development, and much much more!

PROPERTY HIGHLIGHTS

- -7500sqft lot
- -2100sqft building
- -Can add a level

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Located on main thoroughfare with strong traffic counts. Near Page and Valley Brook

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- -7500sqft lot
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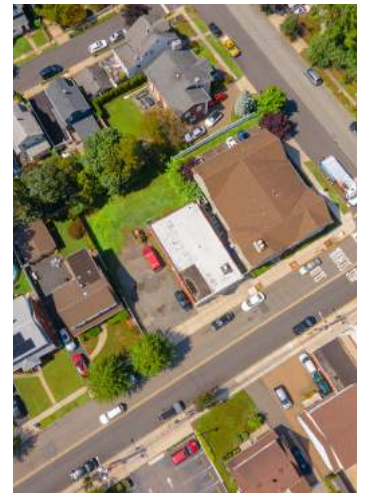
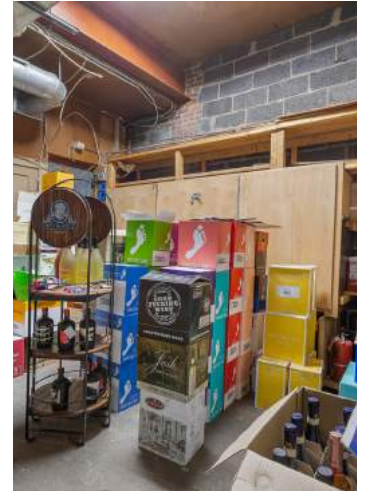


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ADDITIONAL PHOTOS



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2

LOCATION INFORMATION

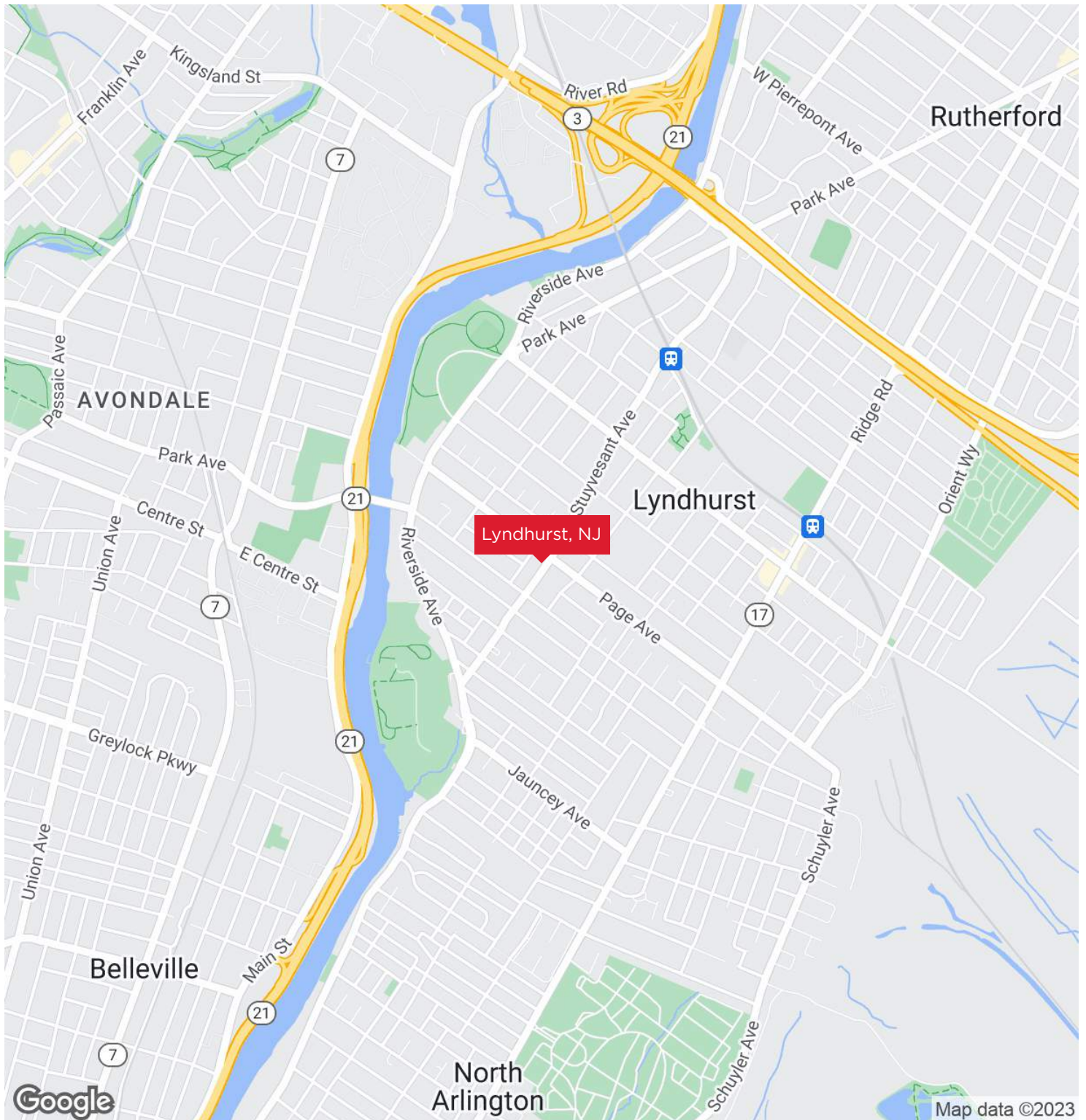
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

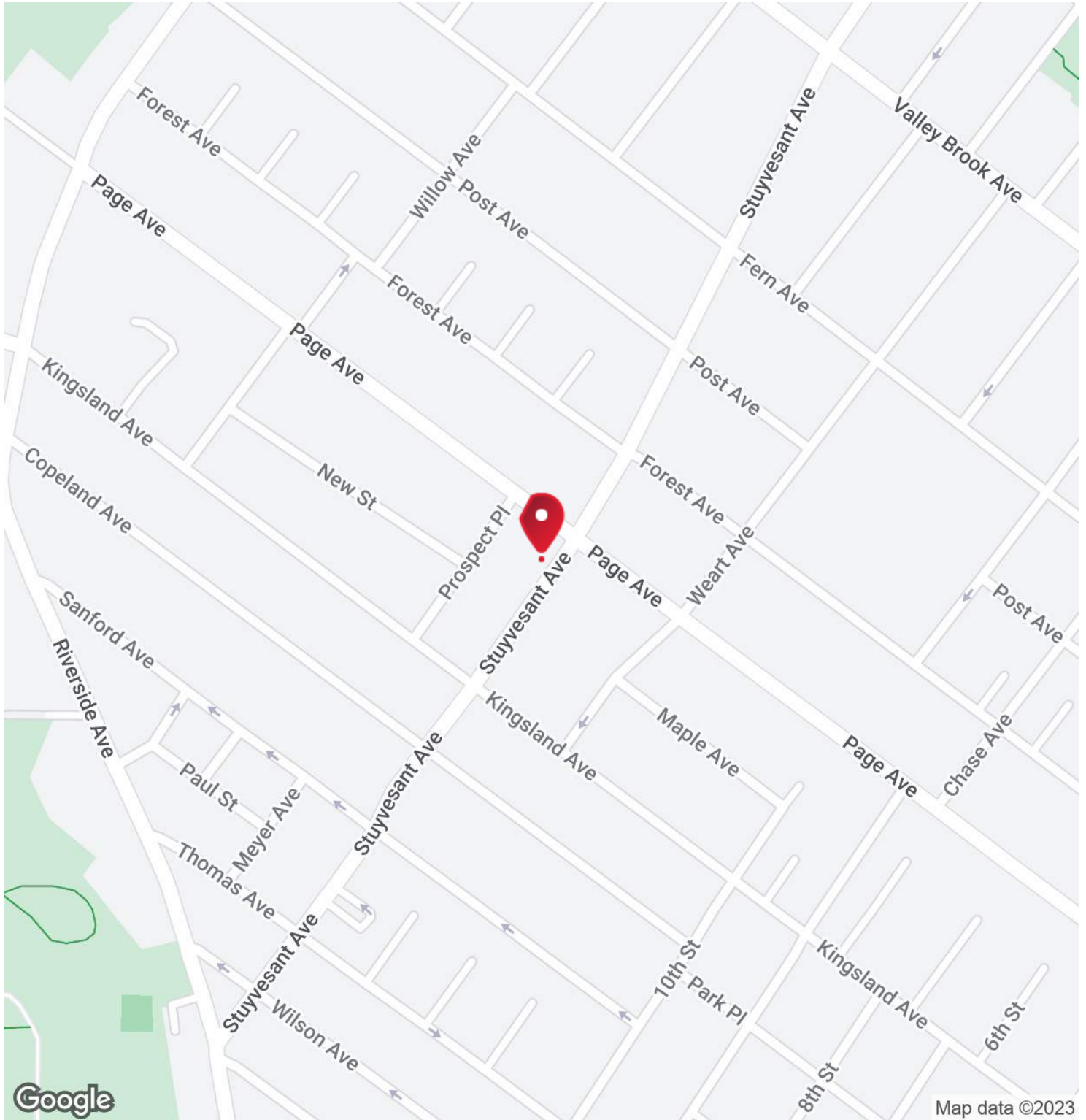
REGIONAL MAP



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LOCATION MAP



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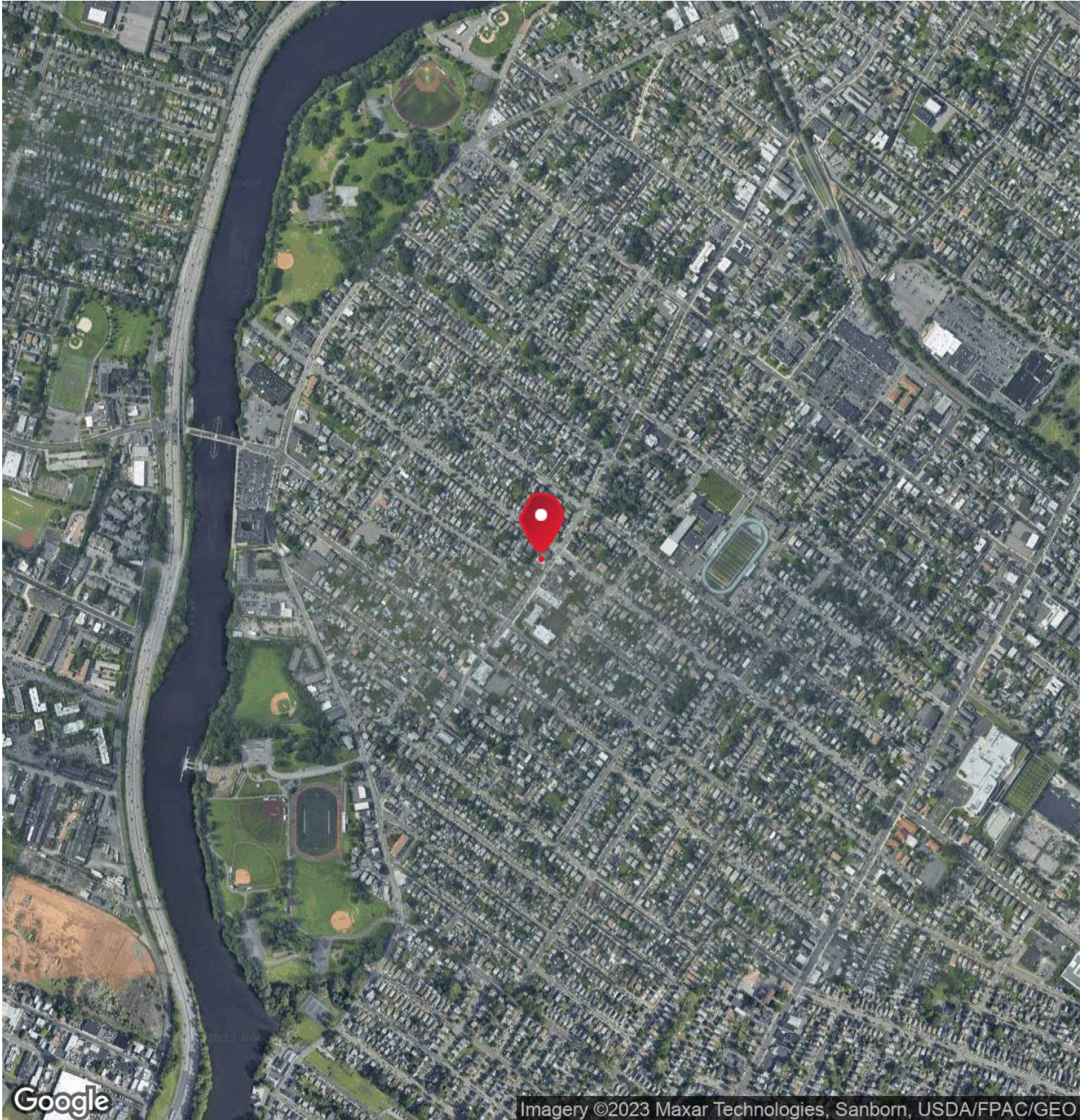
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AERIAL MAP



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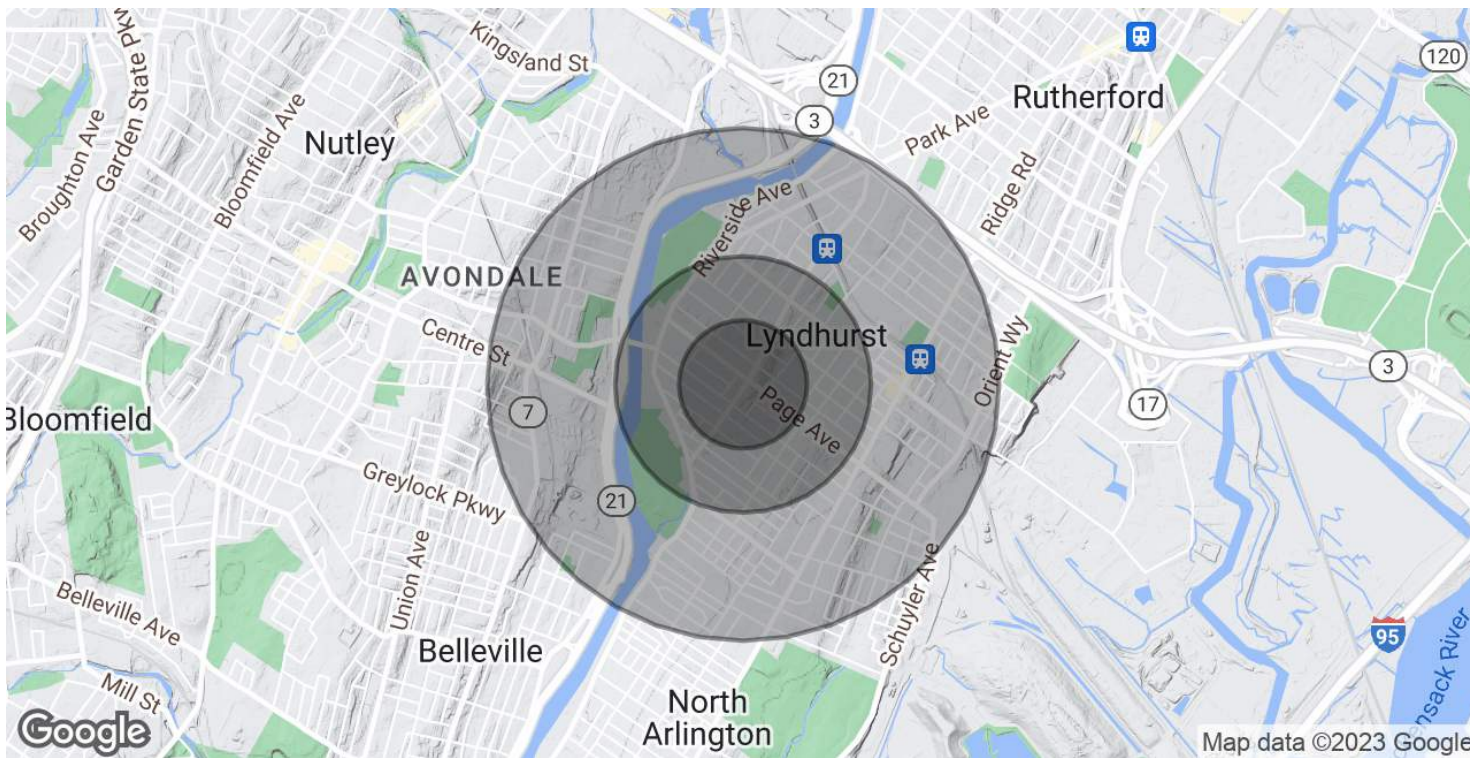
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,196	8,918	31,038
Average Age	42.2	42.7	42.0
Average Age (Male)	40.6	42.1	41.4
Average Age (Female)	45.1	43.3	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	837	3,767	13,028
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$126,992	\$100,029	\$102,695
Average House Value	\$410,042	\$404,813	\$380,037

* Demographic data derived from 2020 ACS - US Census

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4

ADVISOR
BIOS

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