



Seth Pollack
Director Capital Markets
Direct: +1 201 508 5322
Mobile: +1 917 450 6436
seth.pollack@cushwake.com

FOR SALE
**519 Cedar Lane Teaneck,
New Jersey**

FOR SALE

519 Cedar Lane Teaneck, New Jersey



Property Highlights

- **Address** 519 Cedar Lane Teaneck, NJ
- **Year Built** 1940/1949
- **Total Bldg. SF** ±6,000 (plus Basement)
- **Acres** 0.16 Acres
- **Frontage** 51 Linear Feet
- **Parking** Street & public parking across street
- **Zoning** MX-1
- **Location** Downtown Central Business District



Rent Roll

TENANT	UNIT SIZE/SF	GROSS RENT PER SF	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END	RENTAL INCREASES
Day One Solutions	1,640	\$28.17	\$3,850.00	\$47,355.00	Mar 1 2024	Feb 28 2027	3% Annually
Dance Studio	4,387	\$23.56	\$8,615.00	\$106,481.40	Jan.1,2021	Dec 31 2025	3% Annually
TOTALS	6,027			\$153,836.40			

Income & Expenses

	IN PLACE	\$ PER SF
Gross Rental Income	\$ 153,836.00	\$ 25.52
Reimbursement		\$ -
CAM Reimbursements		\$ -
Vacancy Reserve		\$ -
Total Gross Rental Income	\$ 153,836.00	\$ 25.52
Expenses (2023)		
Utilities- Gas,Electric	\$ -	\$ -
Water & Sewer	\$ 1,860.00	\$ 0.31
Insurance	\$ 5,663.00	\$ 0.94
Repairs & Maintenance	\$ 1,000.00	\$ 0.17
Fire Protection	\$ 1,436.00	\$ 0.24
Real Estate Taxes	\$ 32,814.50	\$ 5.44
Snow Removal	\$ 1,277.00	\$ 0.21
Total Expenses	\$ 44,050.50	\$ 7.31
NET OPERATING INCOME	\$ 109,785.50	



Tax Map



Demographics

	1 Mile	2 Mile	3 Mile
Population	23,386	216,445	513,938
AVG. HH Income	\$148,469	\$124,433	\$127,173

Traffic Count

18,989/Vehicles Per Day



Seth Pollack

Director Capital Markets
 Direct: +1 201 508 5322
 Mobile: +1 917 450 6436
 seth.pollack@cushwake.com
 One Meadowlands Plaza,
 7th Floor
 East Rutherford, NJ 07073
 +1 201 935 4000
 cushmanwakefield.com

Aerial / Location Map

