



**236 State Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,775,000
	Retail (land)		
<b>Lot Size:</b>	.54 Acres		

**Property Description:**

Corner location ideal for retail development, bank, retail strip center. the proeprty has 161' frontage on State Street and an average depth of 145'. Other retail locations include Sears, Auto Zone, CVS pharmacy, Commerce Bank. Block 314 Lots 2, 3, 4, 4A and 5



**236-248 state street** - Hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,775,000
	Medical Office	<b>Price/SF</b>	\$253.57
<b>Building Size:</b>	7,000 SF		

**Property Description:**

The existing building could be removed or expanded to create a medical building. As is the property has 64 parking spaces on site. The property is in Block 314 Lots 2,3,4,4A and 5



**298 state street** - Hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,950,000
	Office Building	<b>Price/SF</b>	\$121.88
<b>Building Size:</b>	16,000 SF		
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	2/1,000 SF		

**Property Description:**

corner location on busy state street. property is zoned for professional, office or multi family use.



**198-200 Main Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$1,200,000
	Free Standing Bldg	<b>Price/SF</b>	\$150.00
<b>Building Size:</b>	8,000 SF	<b>Occupancy:</b>	100%

**Property Description:**

Income producing property in great center of town location and walking distance to courthouse, city hall, banks, and post office. This property has three stores and 6 apartments and also an adjacent parking lot. All the utilities including water are paid by tenants. The retail stores and apartments have been updated throughout the years. There are approximately 9 on-site parking spaces on site.



**11 Mackay Ave** - Paramus, NJ 07652

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,075,000
	Office Building	<b>Price/SF</b>	\$199.07
<b>Building Size:</b>	5,400 SF		
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	5/1,000 SF		

**Property Description:**

2 story colonial style building with brick front with maintenance free exterior. There are two floors with two restrooms on each floor. the building is centrally air conditioned and heated with two separate zones. The building has a computerized system to lock down and control lighting in the evening. The building is ideal for medical, professional or any office use. The owner may lease out any space not needed by thier use. There is ample on site parking with approx. 24 spaces.



**67 s newman street** - hackensack, NJ 07601

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,100,000
	Multifamily (land)	<b>Price/Acre:</b>	\$1,801,353.38
<b>Lot Size:</b>	26,600 SF		

**Property Description:**

there is a 10,000 sf bldg. that has structural problems due to underground dry river bed. It is possilbe to re-engineer the site to work out this problem.<br>this property is in the neighborhood of other multi-family properties both condo and rental mid rise units.<br>the buyer would have to go for approvals before the city of hackensack for a zone change but recently the city allowed multi family in a similar M-2 zone<br>it may be possible to get one unit per 525 SF of land.



**Kansas Court** - 116 Kansas Street, Hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,850,000
	Office Building	<b>Price/SF</b>	\$227.64
<b>Building Size:</b>	8,127 SF	<b>Occupancy:</b>	100%
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	2/1,000 SF		
<b>Year Built:</b>	2002		

**Property Description:**

BACK ON MARKET! Two story block and brick free-standing building located on very visible corner. The building is mixed use with offices on the ground level and 4 apartments above, three 2 bedroom 1 bath and one three bedroom 2 bath unit. Each unit has its own washer/dryer, security intercom and central ac and heating which is separately metered and paid by tenants. There is a private entrance for the apartments on the side of the building. The ground level offices are ADA compliant, with central ac and gas heat. All utilities are separately metered and paid by tenant with 50% of all taxes and CAM charges. The building is maintenance free with a combination of brick, stucco and vinyl. The property was built on a block existing shell and second floor built on steel frame construction. There are 14 paved parking spaces on site and 5 parking spaces in adjacent City of Hackensack parking lot. Major 1st floor tenant is INS has two more years and just renewed option for 5 more years at full CPI increases yearly!<br>Property owner Lynn Jantos is a licensed real estate broker in the state of NJ.<br>PRINCIPALS ONLY FOR SHOWINGS: CONTACT PAUL LUTTRELL X 13



**10 first street** - hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$675,000
	Office Building	<b>Price/SF</b>	\$160.71
<b>Building Size:</b>	4,200 SF		
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	4/1,000 SF		

**Property Description:**

modern two story colonial style free-standing building. Ideal for medical, other professional or other office/business use. The first floor is ADA compliant and has ADA compliant restroom, central ac., gas heating separate meter for second floor. The second floor is situated so that an upstairs tenant could be placed to create rental income for user. large parking lot in rear for approx. 14 cars. Building is right near busy four corner intersection and has sign visibility on all corners.<br>CONTACT FOR SHOWING: PAUL LUTTRELL 201-343-1143 EXT. 13



**El Corso Restaurant-Bar** - 206 Main Street, Hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$335,000
	Restaurant	<b>Price/SF</b>	\$134.00
<b>Building Size:</b>	2,500 SF		
<b>Year Built:</b>	1950		

**Property Description:**

Main Street location in the heart of Hackensack's Main Street Business District. Directly access the street from new "Lombardo" development. Adjacent to Fleet Bank, this is a wonderful location for any Bar-Restaurant who needs 2500 square feet with full usable basement. Liquor License available for 100k additional, and Business, furniture and fixtures at 50k. CONTACT EDWARD DECKER AT 201 8356301 FOR SHOWINGS.



**121 main street** - hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$1,300,000
	Street Retail	<b>Price/SF</b>	\$130.00
<b>Building Size:</b>	10,000 SF		

**Property Description:**

10,000 sf free standing street retail building which could be divided into smaller units. this building has 100' frontage and 16 car parking in rear. there is a 4 story parking garage just steps from the rear entrance. ideal for retail or office use. the building has central ac, htg with gas.



**127 Main Street** - hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$595,000
	Street Retail	<b>Price/SF</b>	\$119.00
<b>Building Size:</b>	5,000 SF	<b>Occupancy:</b>	50%

**Property Description:**

This modern brick and glass building was totally refurbished in 2000. The building has newer roof. Ideal access within walking distance of the County of Bergen Courthouse, County Complex and just steps to bus depot. There is on-site parking for 8 vehicles. Offices are centrally air conditioned and heated with gas, fire alarm, burglar alarm and many extras! The building was recently refurbished. This building is ideal for a user/owner. There is a second floor tenant producing income for the new owner!



**50 passaic street** - hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,650,000
	Office Building	<b>Price/SF</b>	\$150.00
<b>Building Size:</b>	11,000 SF	<b>Occupancy:</b>	50%
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	3/1,000 SF		

**Property Description:**

11,000 SF modern brick office building. There are 30 on site parking spaces and an elevator. The owner is willing to stay as a tenant for a maximum of 3 years for the entire ground level or will consider moving to the second floor. the space is very open and has windows around all sides. it has it's own mens and ladies rooms with multiple toilet stalls. ideal for office, business, service or governmental use.



**50 passaic street** - hackensack, NJ 07601

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,650,000
	Multifamily (land)	<b>Price/Acre:</b>	\$4,107,085.75
<b>Lot Size:</b>	17,500 SF		

**Property Description:**

land has an existing 2 story structure which would demo so at maximum of 32 units under the zoning code can be constructed. land is flat and has all utilities.



**136 essex street** - hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$485,000
	Office Building	<b>Price/SF</b>	\$194.00
<b>Building Size:</b>	2,500 SF		
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	4/1,000 SF		

**Property Description:**

modern colonial style 2 story bldg with ample on site parking. this office building was restored in 1999 and is in move in condition. central air conditioning, two zone and gas heating. 2 conference rooms and several offices. ADA compliant restroom on 1st floor and finished heated basement for storage. Ideal for general office use, service business, medical, attorney or other professional. Owner is a licensed NJ real estate broker. CONTACT: TAYA WALDON 201-343-1143 X11 for showings.



**261 rt. 46** - little ferry, NJ 07643

<b>Property Type:</b>	Retail	<b>Price:</b>	\$1,250,000
	Service/Gas Station	<b>Price/SF</b>	\$625.00
<b>Building Size:</b>	2,000 SF		

**Property Description:**

Over 16,000 sf of land on extremely busy corner location with 3 curb cuts for easy ingress and egress to site. This was a service station which can be a continued use, it has been decommissioned. It is easy acces to NYC, NJ turnpike, Rts. 17 and 80. It is zoned H-B which permits highway business uses for retail, office and service businesses. <br>Service station use is a grandfathered use for a period of one year.



**261 Rt. 46** - little ferry, NJ 07643

<b>Property Type:</b>	Land	<b>Price:</b>	\$1,250,000
	Retail (land)		
<b>Lot Size:</b>	.37 Acres		
<b>Property Description:</b>			

Over 16,000 sf of land on extremely busy corner location with 3 curb cuts for easy ingress and egress to site. This was a service station which can be a continued use. It is easy access to NYC, NJ turnpike, Rts. 17 and 80. It is zoned H-B which permits highway business uses for retail, office and service businesses..37



**230 W Passaic Street** - maywood, NJ 07607

<b>Property Type:</b>	Office	<b>Price:</b>	\$3,500,000
	Office Building	<b>Price/SF</b>	\$145.83
<b>Building Size:</b>	24,000 SF	<b>Occupancy:</b>	75%
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	6.5/1,000 SF		
<b>Property Description:</b>			

Modern 2 story office building. Central ac and heating. The building is leased to 6 tenants. The parking is more than ample at 155 cars on approx. 2 acres. Possible expansion of property up to 10,000 sf! There is a lab or office currently available for lease of 6,000 sf or for user owner. Bus stops at door. This is a great investment. Building is also zoned for Research and Development use.



**127 Main Street** - hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$600,000
	Street Retail	<b>Price/SF</b>	\$136.36
<b>Building Size:</b>	4,400 SF		
<b>Year Built:</b>	1996		
<b>Property Description:</b>			

modern brick 4,400 sf 2 story building with retail or office on ground level and 2nd floor offices. walk to bergen county courthouse, bus depot and all local retail, banks etc. newer roof, separately metered heating and air conditioning on each floor. on site parking. backs up to covered municipal parking.



**199-203 Main Street** - hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$799,000
	Street Retail	<b>Price/SF</b>	\$62.67
<b>Building Size:</b>	12,750 SF		
<b>Property Description:</b>			

Building is a strip style consisting of 5 stores with parking and loading areas in rear of building. Ideal for user owner or investor. Each store has own utils and is separately metered and paid by tenants.



**283-293 Passaic Street** - Hackensack, NJ 07601

**Property Type:** Land  
Office (land) **Price:** \$1,275,000

**Lot Size:** .55 Acres

**Property Description:**

Ideal for office, business or medical offices. Corner lot of +-24,803 SF with 14,170 total SF. Main office building of 6,880 sf, main warehouse section 4,300, front building 2,390 and basement of 600 sf. brick and block construction. Building is home to Colin Cares current user who will vacate premises. currently 30 on-site parking spaces with possible expansion. Property is zoned professional and can be used for medical bldg. zoning permits 100% coverage. new medical offices in area leasing for \$36.00 per sf. this property is also zoned multi-family and up to 28 units are permitted by zoning. there are 33 parking spaces on site.



**283 Union Street** - Hackensack, NJ 07601

**Property Type:** Office **Price:** \$475,000  
Office Building **Price/SF** \$105.56

**Building Size:** 4,500 SF

**Building Class:** B

**Parking Ratio:** 2/1,000 SF

**Property Description:**

income producing potential, user/owner or multi family. this bldg. has income from 4 legal rooming house units, and 283 is leased as a residential home. in addition property has another apartment for lease and a warehouse office in rear of bldg with ample on-site parking as well as street parking. potential return is 9% cash on cash.



**279 and 283 Union Street** - Hackensack, NJ 07601

**Property Type:** Land **Price:** \$795,000  
Multifamily (land)

**Lot Size:** .34 Acres

**Property Description:**

the property is located directly across from mid rise bldg. it is comprised of two lots of 50' x 155.25 which totals 15,525 sf of land. the property is zoned R-3B which allows for multi-family development as well as office, professional uses. the zoning permits 1 unit per 871 sf of land. approx. 17 units are permitted under the zoning.



**285-293 Passaic Street** - Hackensack, NJ 07601

**Property Type:** Office **Price:** \$1,275,000  
Office Building **Price/SF** \$89.98

**Building Size:** 14,170 SF

**Building Class:** B

**Property Description:**

Corner lot of +-24,803 SF with 14,170 total SF. Main office building of 6,880 sf, main warehouse 4,300, front building 2,390 and basement of 600 sf. brick and block construction. Building is home to Colin Cares current user who will vacate premises. currently 30 on-site parking spaces with possible expansion. Great for user/owner with some income. zoned for medical use, office or business. i attached a "projected" financial analysis.



**Squid Row - 125 main street, Hackensack, NJ 07601**

<b>Property Type:</b>	Retail Restaurant	<b>Price:</b>	\$285,000
		<b>Price/SF</b>	\$104.01
<b>Building Size:</b>	2,740 SF		
<b>Property Description:</b>	Turnkey operation for recently remodled restaurant. most all equipment and stock is available for an additional \$35,000. also, ideal for retail or service business.		



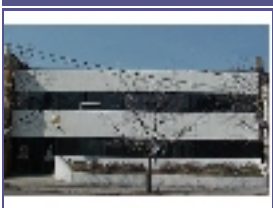
**Mt. Prospect Office Complex - 62-66 Mt. Prospect Avenue, Clifton, NJ 07013**

<b>Property Type:</b>	Office Office-Business Park	<b>Price:</b>	\$3,800,000
		<b>Price/SF</b>	\$88.37
<b>Building Size:</b>	43,000 SF	<b>Occupancy:</b>	70%
<b>Property Description:</b>	ideal investment or some small units for user/owner office campus like property with 6 free-standing buildings labeled A,B,C,D,E and F the B building is in the photograph construction is a combination of block, brick and stucco. there is ample on site parking. most of the tenants pay their own utilities. there are some medical tenants.the property has been stable and well maintained.		



**185 moore street - Hackensack, NJ 07601**

<b>Property Type:</b>	Retail Free Standing Bldg	<b>Price:</b>	\$195,000
		<b>Price/SF</b>	\$69.64
<b>Building Size:</b>	2,800 SF		
<b>Property Description:</b>	1.5 story free standing building partial brick which was a former restaraunt. zoned B-1 retail, office etc. needs work. price was just reduced!		



**175 hudson street - Hackensack, NJ 07601**

<b>Property Type:</b>	Office Office Building	<b>Price:</b>	\$550,000
		<b>Price/SF</b>	\$137.50
<b>Building Size:</b>	4,000 SF	<b>Occupancy:</b>	50%
<b>Year Built:</b>	1975		
<b>Property Description:</b>	modern two story free-standing building with 2,000 sf on each floor. each floor has separate meters for utilities and are paid by tenant. each floor has separate men's and ladies room. parking in rear lot. ideal for attorney, other professional or general business.		



**106 S State Street - Hackensack, NJ 07601**

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	\$700,000
		<b>Price/SF</b>	\$80.32
<b>Building Size:</b>	8,715 SF		
<b>Property Description:</b>	State of the Art 7,250 sf building like new 5,000 sf warehouse 30' ceiling height, 4 way crane, overhead door, easy access for tractor trailers. Modern well designed and decorated offices give this property a corporate office enviroment on 2nd floor. Block building with steel well construted. parking for 9 car.		



**Luci's Deli - 248 Main Street, Hackensack, NJ 07601**

**Property Type:** Retail  
Street Retail  
**Price:** \$325,000  
**Price/SF** \$98.48

**Building Size:** 3,300 SF

**Property Description:**

This building has ground level operating deli of approximately 1,200 and 2 three bedroom apartments on the second and third floors. Low maintenance all brick exterior, newer windows. Deli business is being sold for \$65,000.



**107-109 first street - Hackensack, NJ 07601**

**Property Type:** Land  
Multifamily (land)  
**Price:** \$675,000

**Lot Size:** .45 Acres

**Property Description:**

Possible condo/townhouse or apartment development site! It is zoned R3B.<br>This property currently has two free-standing buildings on it and is income producing with approx. 9% cash on cash return. one building is commercial and is 3,200 sf and one building residential 4 family of approx. 4,300 sf. there are four garages that may be leased.



**153 Lawrence Street - Hackensack, NJ 07601**

**Property Type:** Industrial  
Manufacturing  
**Price:** \$950,000  
**Price/SF** \$53.37  
**Occupancy:** 56%

**Building Size:** 17,800 SF  
**Property Description:**

There are 3 free-standing buildings on this property. 2 of them are fully leased and one 8,000 sf building is available for user/owner. There is a shared loading dock, paved parking on site. The building has 16'ceiling height, fire sprinklers and concrete floors. The taxes are pro-rated and paid by the tenants. There is gas heating.



**Listing 13381911 is a confidential listing.**



**381 park street - hackensack, NJ 07601**

**Property Type:** Office  
Office Building  
**Price:** \$750,000  
**Price/SF** \$107.14

**Building Size:** 7,000 SF

**Year Built:** 1988

**Property Description:**

Great location! Modern elevated building in move in condition. Just blocks away from Hackensack University Medical Center. 26 onsite parking spaces. can be used for medical or general offices, or law firm. This can be used for one use or a portion may be leased for income.





**307 Main Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Retail	<b>Price:</b>	\$650,000
	Street Retail	<b>Price/SF</b>	\$81.25

**Building Size:** 8,000 SF

**Property Description:**

This is an 8,000 sf fully leased property. tenants pay own utilities.<br> 8 Skylights add dramatic appeal. Building has 17 on-site parking spaces. Each side is separately metered HVAC systems. There are 4 separate zones. The interior is carpeted and has a suspended ceiling and recessed lighting. The ceiling is 10 ft. high.



**15 Emerald St. and 145 Hackensack Ave** - Hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,950,000
	Office Building	<b>Price/SF</b>	\$139.29

**Building Size:** 14,000 SF

**Property Description:**

This phenomenal location has two freestanding buildings, one is 4,000 sf and is fully leased with an income of \$65,000 and the other bldg. 10,000 sf and has 4,000 leased at \$68,000 per year. gross income of over \$130,000! This was the former corporate headquarters for United Water. A 6,000 sf unit is available for user/owner. The buildings are decorative block construction with 9' ceiling



**N/A** - 194 Main Street, Hackensack, NJ 07601

<b>Property Type:</b>	Shopping Center	<b>Price:</b>	\$395,000
	Neighborhood Center	<b>Price/SF</b>	\$98.75

**GLA:** 4,000 SF

**Property Description:**

3 stores, two are 1,000 sf and one is 2,000 sf. this can be for user/owner. parking in rear of building. all tenants pay their own utilities.



**78-92 State Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Land	<b>Price:</b>	\$2,200,000
	Multifamily (land)	<b>Price/Acre:</b>	\$2,200,000.00

**Lot Size:** 1.00 Acres

**Property Description:**

1 acre site on corner zoned for hi-rise offices or apartments/condo units. Located within walking distance of Hackensack bus depot and the NJ Transit Train station which will soon be including service to Penn Station. Approximately 66-74 apartment or condo units can be built within zoning. This property has been approved for 90 units!



**294-298 State Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,950,000
	Office Building	<b>Price/SF</b>	\$121.88
<b>Building Size:</b>	16,000 SF		
<b>Building Class:</b>	B		
<b>Parking Ratio:</b>	2/1,000 SF		

**Property Description:**

Great corner location on prestigious State Street! The building is 1.5 stories and approx. 16,000 sf and is brick construction. The entire building is useable office space with 8,000 on ground level, 3,000 on 2nd floor and 5,000 on lower level. It is ideal for general offices, school, medical or service business. The building has newer central heating, ac and newer electric which includes heavy power. There are 20 spaces on site with the ability to lay out additional spaces in the existing lots. The property size is 17,017 sf of land consisting of Block 315 lots 15, 16, 17 and 18.



**190 Iodi Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$650,000
	Warehouse	<b>Price/SF</b>	\$138.30
<b>Building Size:</b>	4,700 SF		
<b>Clear Height:</b>	12 Ft.		
<b>Grade-Level Doors:</b>	1		

**Property Description:**

CORNER LOCATION 4,700 SF FREE STANDING 2 STORY BUILDING WITH APPROX. 9 PARKING SPACES. THE FIRST FLOOR IS A 3,000 SF WAREHOUSE, OFFICE, ZONED FOR MULTI-FAMILY. Possible 4 units on ground level w/one as a duplex plus one existing 3 bedroom unit on 2nd flr. with separate meter. IT HAS CONCRETE FLOORS, ONE OVERHEAD DOOR, 12-14 FT CEILINGS AND 2 BATHRMS. THE HEAT IS GAS AND IS SEPARATELY METERED. THERE IS AN AIR CONDITIONER WALL UNIT. THE SECOND FLOOR IS APPROX. 1,700 SF. 3 BEDROOM, 1 BATH APT. IN EXCELLENT CONDITION WITH A SEPARATE SIDE ENTRANCE. THE EAT-IN KITCHEN HAS BUILT IN MICROWAVE, CUSTOM OAK CABINETS AND ITALIAN TILE FLOOR. GAS STOVE AND DW. THE MASTER BEDROOM HAS BUILT IN CLOSETS FROM WALL TO WALL. THERE ARE TWO GOOD SIZED ADDITIONAL BEDROOMS. THE FAMILY BATH HAS A TUB, SHOWER, AND VANITY. THERE IS A WALK OUT TO A BALCONY. THE BUILDING IS BLOCK CONSTRUCTION AND HAS A NEWER ROOF THAT IS STILL UNDER WARRANTY. THE WINDOWS ARE THERMAL PANE WITH SCREENS. THERE IS A MAINTENANCE FREE EXTERIOR. PROPERTY IS IN EXCELLENT CONDITION SOLD AS IS. PROPERTY ZONED B-3. Great opportunity for investor. builder



**940 Main Street** - Hackensack, NJ 07601

<b>Property Type:</b>	Office	<b>Price:</b>	\$1,350,000
	Medical Office	<b>Price/SF</b>	\$225.00
<b>Building Size:</b>	6,000 SF		
<b>Building Class:</b>	B		

**Property Description:**

Professional/Medical Office building. 2nd floor is 3000 sf and is used as Medical office, with exam rooms and is in move in condition with plumbing in each examining room, executive offices, reception area. 1st floor has 2500+sf of useable office space with income and utility area. 20+ parking spaces