

## PROPERTY DESCRIPTION REPORT

422-430 TEANECK ROAD  
RIDGEFIELD PARK, NJ

### PHYSICAL DESCRIPTION

SF Available: 4,650  
Total SF: 4,650  
Heat: GAS  
Parking Spaces: 11  
Zoning: RTL

### FINANCIAL INFORMATION

For Sale: Y  
Sale Price: \$850,000  
Estimated Taxes 2018: \$34,144.00 +/-  
( Tax Appealed - Approximately \$3,500 Reduction)



**ATTRACTIVE STRIP CENTER RENOVATED FOR SALE! EXCELLENT OPPORTUNITY FOR OWNER/USER! FULL BASEMENT. GREAT VISIBILITY AND SIGNAGE. LOCATED ON HIGHLY TRAVELED TEANECK ROAD. JOIN BARBER SHOP, CUSTOM CYCLE SHOP, CONVENIENCE/BLIMPIES AND CHINESE FOOD TAKE OUT RESTUARANT. INVESTOR OR USER/OWNER!**

### NIA National Realty, Inc.

**Call: Nina Bianco**

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**Main: (201) 845-3012 (Main)**

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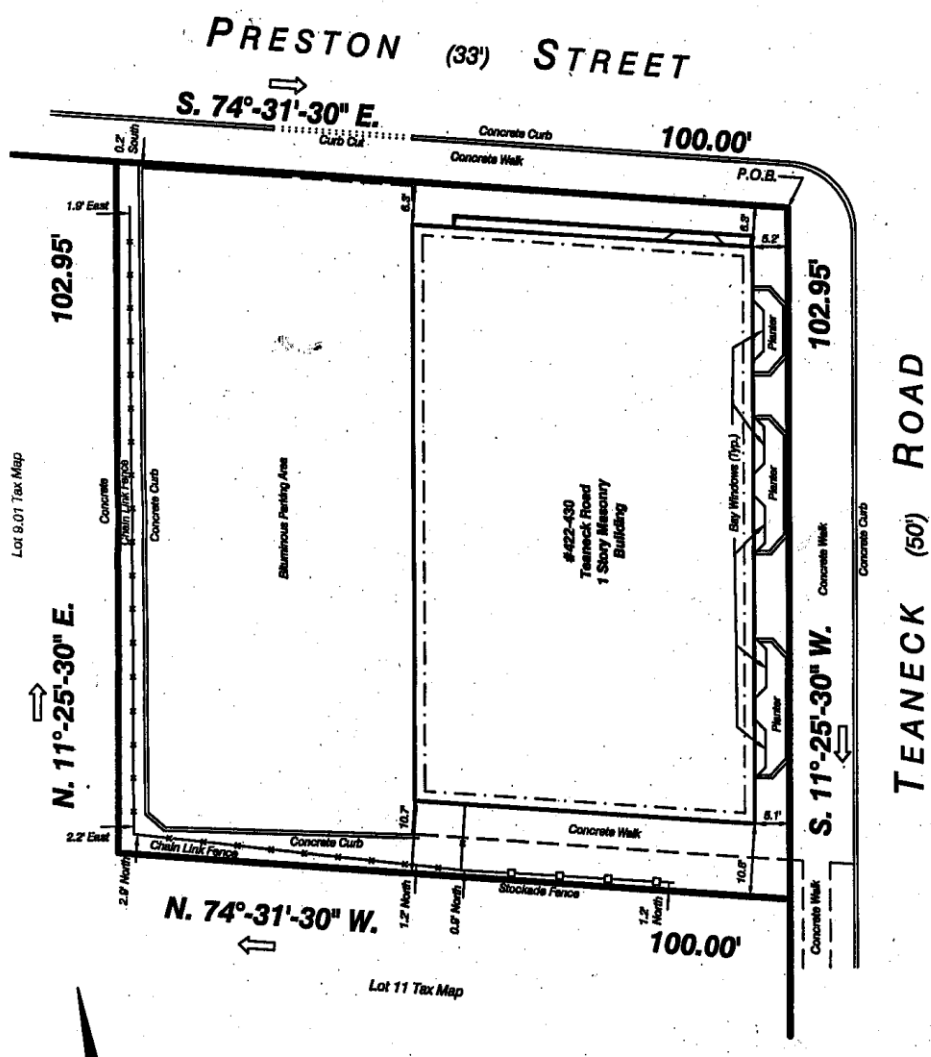
**Please visit our web site at [www.nianationalrealty.com](http://www.nianationalrealty.com)**

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

**NIA**

Lot 11 Tax Map

Lot B.01 Tax Map



PRESTON (33') STREET  
S. 74°-31'-30" E.

TEANECK ROAD (50')

#422-430  
Teaneck Road  
1 Story Masonry  
Building

N. 11°-25'-30" E.

N. 74°-31'-30" W.

S. 11°-25'-30" W.

100.00'

102.95'

102.95'

100.00'



Lot 11 Tax Map

Not transferable to  
subsequent owners.  
October 28, 2013

*David Jan*  
David Jan  
Licensed Pl  
Land St  
License N

Looram Sun  
421 Demart  
Oradell, N  
Phone: (201

Tax Map Description: Tax Block: 71 | Tax Lots: 70 & 10.01

Of the Current Tax Map of the Village of Ridgefield Park, County of Bergen, State of New Jersey.

Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(c)

422-430 Teaneck Rd, Ridgefield PK