

# PROPERTY DESCRIPTION REPORT

**SAM ASH**  
**50 ROUTE 4 EAST**  
**PARAMUS, NJ**

## PHYSICAL DESCRIPTION

SF Available: 13,600  
Total SF: 13,600  
Office Space: 13,600  
Ceiling Height: 9'  
Lot Size: 0.88  
Heat: Gas  
Parking Spaces: 41  
Zoning: RTL

## FINANCIAL INFORMATION

For Sale: Yes  
Sale Price: **\$4,500,000.00**  
Lease Price: \$32.00/ SF  
Taxes/CAM/Other: \$66,020 /2017 = \$4.85 psf  
  
Rental income \$41,897 Mo., NNN through 7/31/2018  
First time available in 40 years!!

**\*Sale Price Reduction**



**PRIME RETAIL LOCATION IN PARAMUS AVAILABLE FOR THE FIRST TIME IN YEARS. LOCATED DIRECTLY ON ROUTE 4 EAST. INCLUDES A FULL BASEMENT AND AN EASEMENT PARKING LOT. MANY POSSIBILITIES.**

## **NIA National Realty, Inc.**

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