

BERGENFIELD, NJ - BERGENFIELD INVESTMENT

205 NORTH WASHINGTON AVENUE, BERGENFIELD, NJ 07719



OFFERING SUMMARY

Sale Price: Call For Details
Building Size: 5,000 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Available Immediately: Approximately 5,000 SF Mixed-Use Residential Over Office

PROPERTY HIGHLIGHTS

- Value Added Investment Property in Bergenfield, NJ
- Approximately 5,000 SF Mixed-Use Residential Over Office
- Perfect For Office/Owner Occupant
- Prime Office/Residential Location
- Stable Tenancy With The Opportunity To Increase Cash-Flow
- 16 Car Private Parking Lot
- Corner Access to Rear Parking
- Bus Stop In Front Of Building
- Near Englewood Hospital, HUMC and Holy Name
- Easy Access From Rte 4 and Rte 80 (Paramus, Hackensack and Englewood)

FOR MORE INFORMATION CONTACT:

CHRISTOPHER CONWAY

201.703.9700 x143
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LEW FINKELSTEIN

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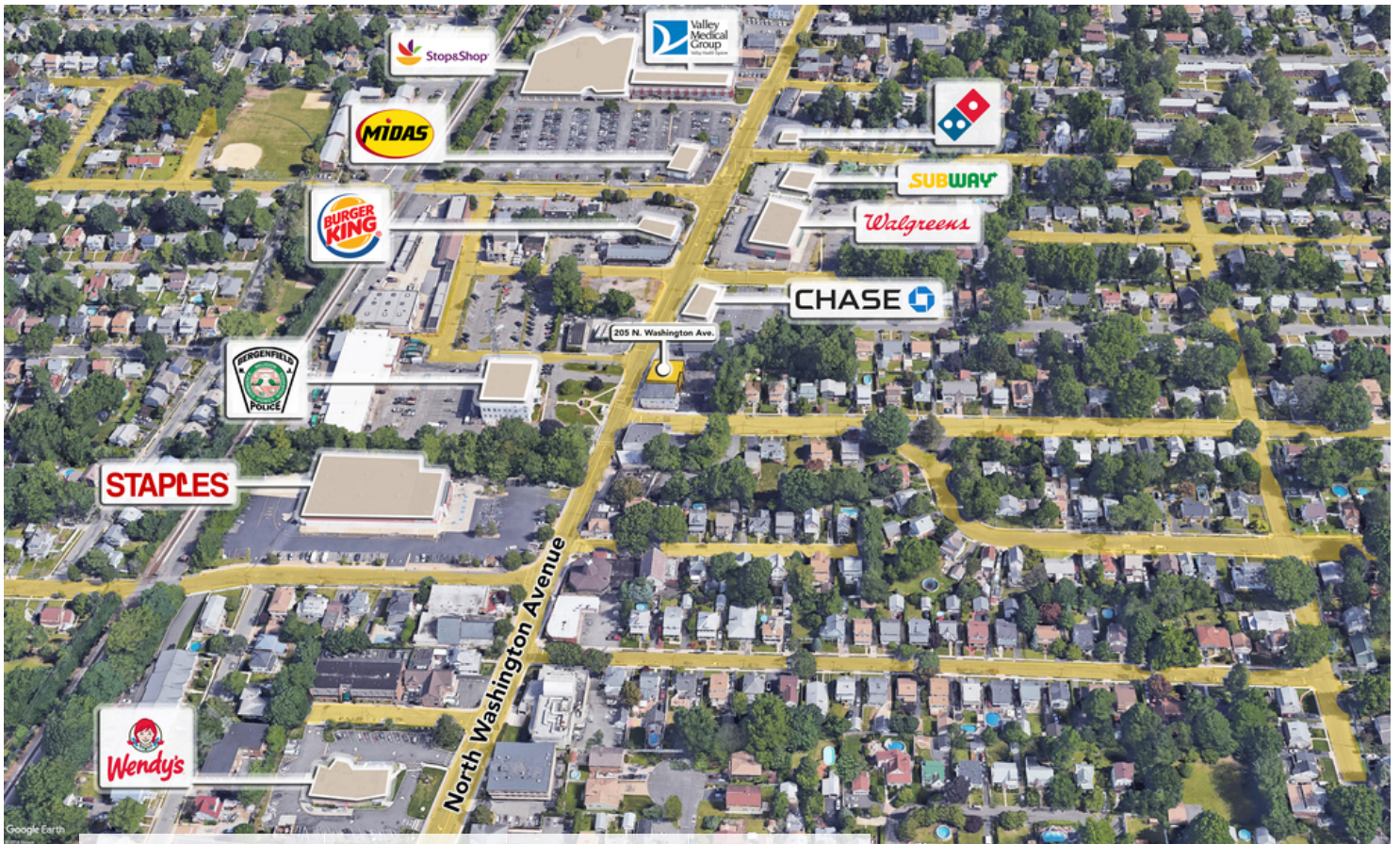
THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,621	31,002	56,031
Total Population	29,322	88,536	158,225
Average HH Income	\$90,214	\$106,161	\$114,204

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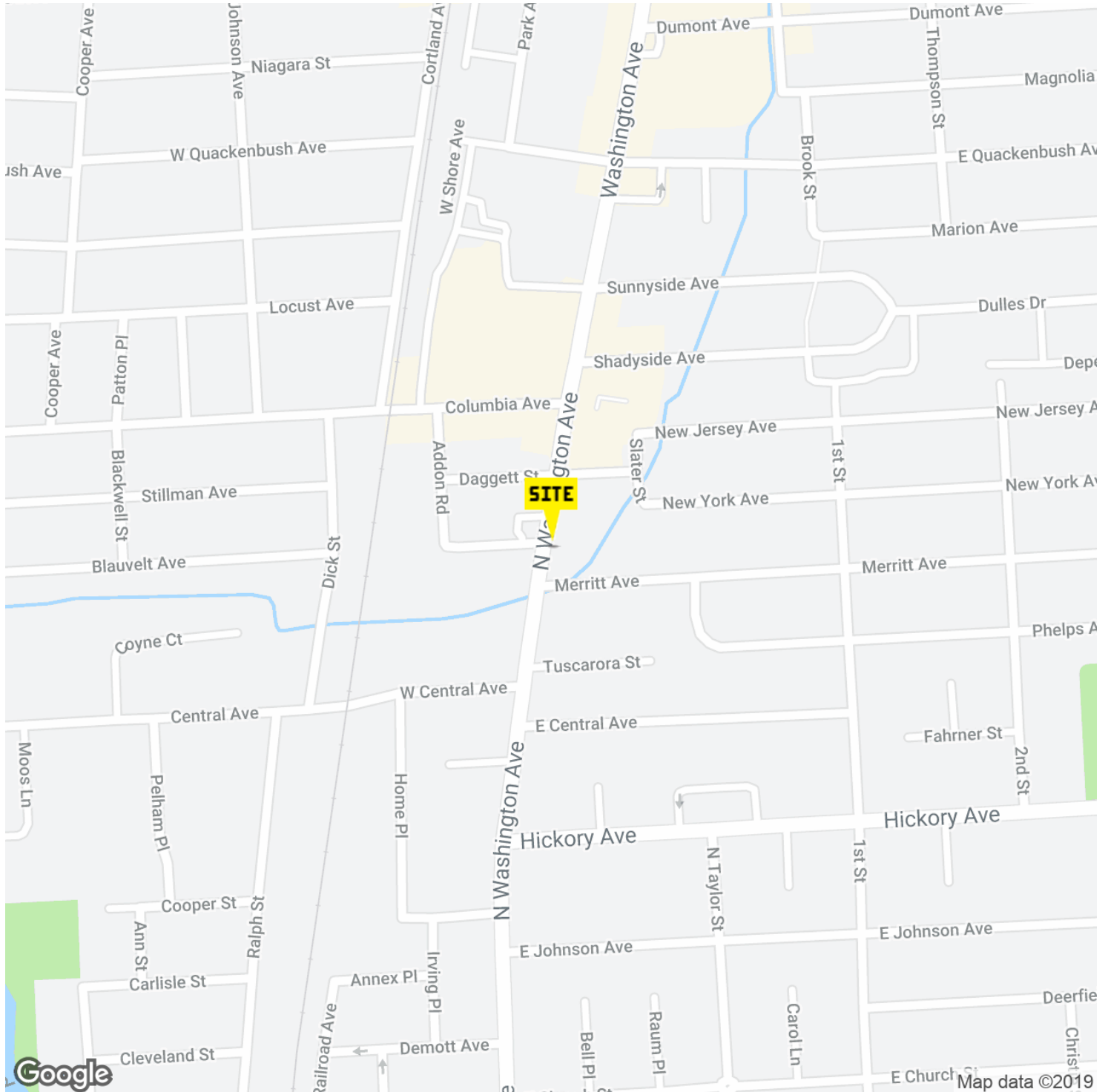
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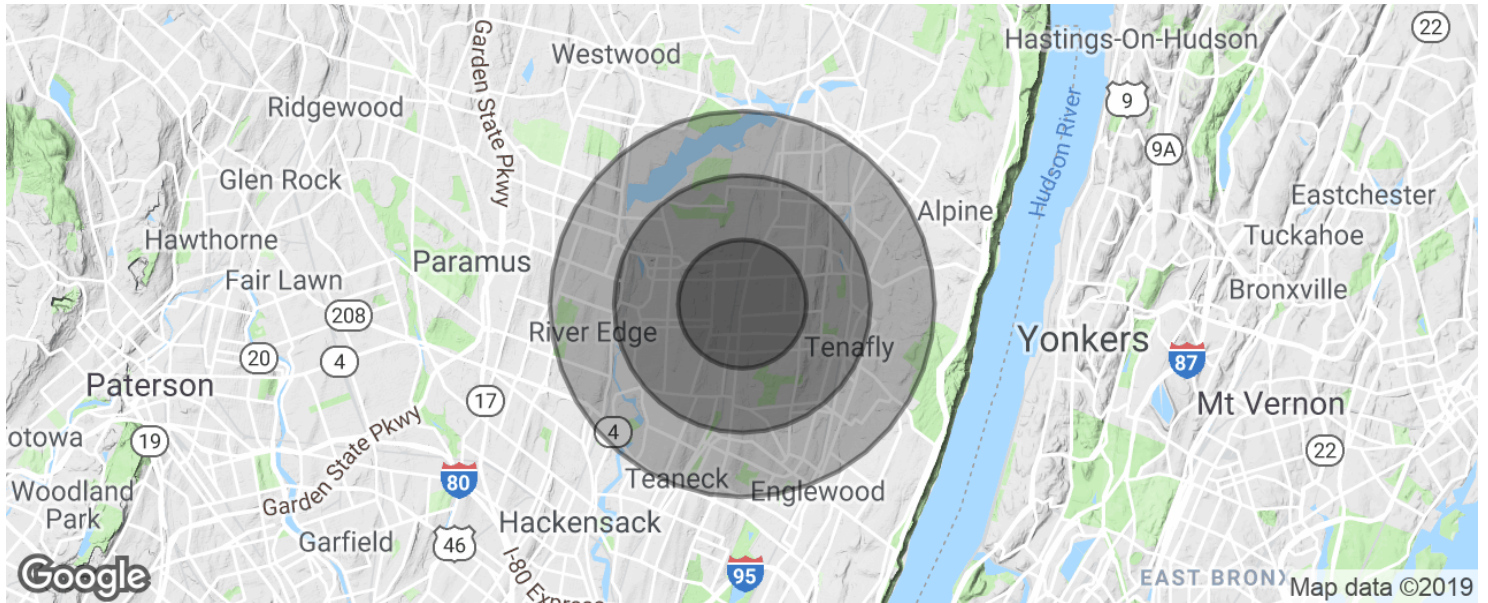
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	29,322	88,536	158,225
Median age	41.2	40.1	40.3
Median age (Male)	39.7	38.8	38.5
Median age (Female)	43.0	41.6	42.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,621	31,002	56,031
# of persons per HH	2.8	2.9	2.8
Average HH income	\$90,214	\$106,161	\$114,204
Average house value	\$401,799	\$516,796	\$548,790

* Demographic data derived from 2010 US Census

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