

## **FOR SALE**

82 HAZELTON STREET RIDGEFIELD PARK, NJ

1,226 +/- sq. Ft.
REDEVELOPMENT
OPPORTUNITY
RETAIL SPACE

SALE PRICE: UPON REQUEST

CONTACT EXCLUSIVE BROKER

**Alex Rosenberg** 

Mobile: (551) 427-8835

arosenberg@teamresourcesinc.com



**Team Resources Inc.** 1050 Wall Street West Lyndhurst, NJ 07071

teamresourcesinc.com

(201) 438-1177

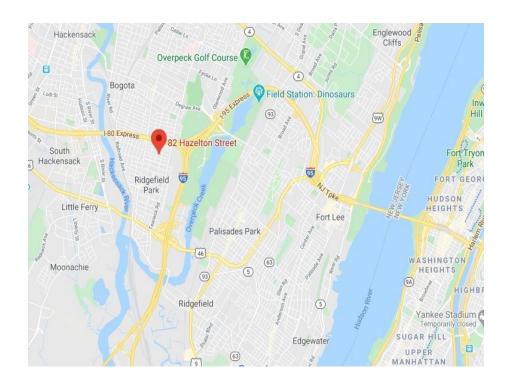
All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are <a href="urged">urged</a> to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



## 82 HAZELTON STREET RIDGEFIELD PARK, NJ

## PROPERTY HIGHLIGHTS

- 1,226 +/- Sq. Ft. of Retail Space (Auto Repair Shop)
- On 0.17 Acre
- Zoned: Retail
- Parking: 15 Cars
- Ability to Redevelop into Residential





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**82 HAZELTON STREET** RIDGEFIELD PARK, NJ

1,226 +/- sq. Ft. **REDEVELOPMENT OPPORTUNITY RETAIL SPACE** 

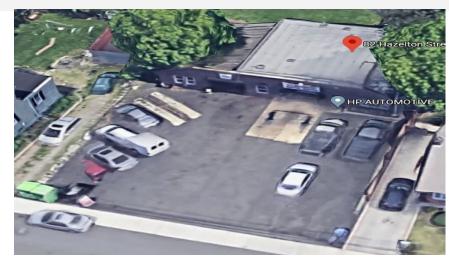
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2020 Demographics	1 Mile	3 Mile	5 Mile
2020 Total Population:	22,913	215,855	822,758
Households			
2020 Total Households:	8,531	84,064	308,191
2020 Household Inc.			
Median Household Income:	\$76,322	\$78,112	\$67,040
			From Costar

From Costar

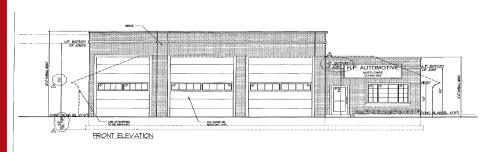


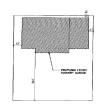
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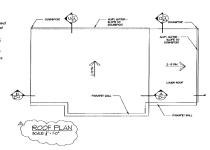
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Architectural Site Plan	
1"=20" Architectural Information overlaid on survey prepared by	uvillan
B. Klapper Ltc. No. 24G603317500, of Behar Surveying Associates, PC, East Rutherford, NJ dated November 14,	2018.

ROOFING	2	ps
INSULATION	4	ps
METAL DECK	3	ps
JOISTS / BEAMS		ps
SPRINKLERS		ps
MECHANICAL & MISC.		ps
DEAD LOAD		рs
LIVE LOAD	30	ps
TOTAL LOAD	50	ps