



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

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

COMMERCIAL REAL ESTATE BROKERS

Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
teamresourcesinc.com

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 urged 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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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



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Architectural Site Plan

Architectural information overlaid on survey prepared by William B. Kopper Inc. No. 34660337800, of Debar Surveying Associates, P.C. East Rutherford, NJ dated November 14, 2018.

ABBREVIATIONS:
B.P. BEARING PARTITION
C.C. ON CENTER
L.C.N. LINES CHECKED/NOTED
P.F. PRESURFACED
T.P. TYPICAL
V.P. VERIFY IN FIELD
ETAL. EXISTING TO REMAIN

Building Code Data
Use Group: B1, Moderate Hazard Storage
Construction Classification: II-B
Area of Largest Room: 245.6 sq. ft.
Proposed Volume: 34,870 cu. ft.

Zone District: R-2

	Required	Existing	Provided
Min. Lot Area	7800 sf	7800 sf	7800 sf
Min. Lot Depth	150 ft.	150 ft.	150 ft.
Min. Lot Width	50 ft.	50 ft.	50 ft.
Max. Lot Depth	30 ft.	63.4 ft.	63.4 ft.
Max. Lot Width	7 ft.	1.9 ft.	41 ft.
Rear Yard Min.	30 ft.	0 ft.	81 ft.
Build. Coverage Max.	28 ft. / 2 story	37.74 ft.	32.38 ft.
Build. Height Max.	30 ft.	30 ft.	30 ft.
Impervious Coverage Max.	50%	50.2%	50.2%

(*) - pre-existing non-conforming

Building Coverage Max. Existing
Impervious Concrete/Asphalt
Proposed Footprints
Total

Building Coverage Max. Proposed
Impervious Concrete/Asphalt
Proposed Footprints
Total

Impervious Coverage Max. Existing
Impervious Concrete/Asphalt
Proposed Footprints
Total

Impervious Coverage Max. Proposed
Impervious Concrete/Asphalt
Proposed Footprints
Total

ROOF PLAN SCALE 1" = 10'

ROOF LOADS	
ROOFING	2 psf
INSULATION	4 psf
METAL DECK	3 psf
JOISTS / BEAMS	4 psf
SPRINKLERS	2 psf
MECHANICAL & MISC.	5 psf
DEAD LOAD	20 psf
LIVE LOAD	30 psf
TOTAL LOAD	50 psf