

**FOR INVESTMENT**

**BANK FACILITY  
2,379 +/- SQ. FT**

CONTACT

EXCLUSIVE BROKER:

**Eric Lewin**

Office: (201) 438-1177

Mobile: (201) 832-4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)



[www.teamresourcesinc.com](http://www.teamresourcesinc.com)



**191**

**COUNTY ROAD  
CRESSKILL, NJ**



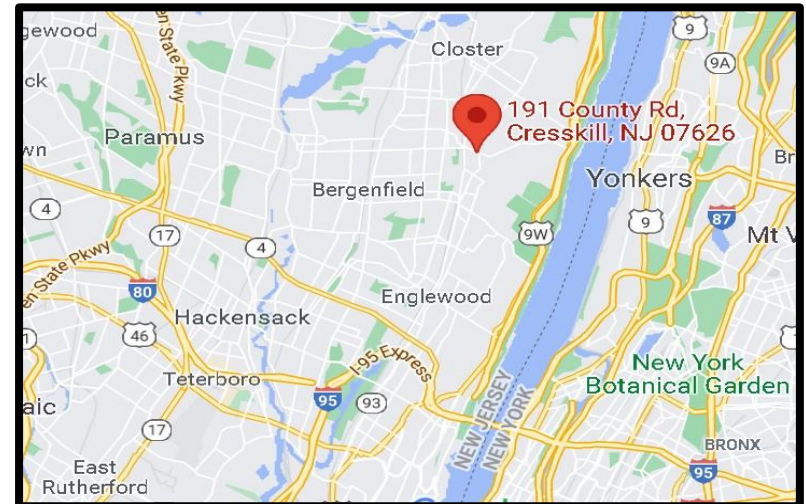
# 191 COUNTY ROAD

## PROPERTY SPECIFICATIONS

<b>Address:</b>	<b>191 County Rd Cresskill, NJ 07626</b>
<b>Building Size:</b>	<b>2,379 +/- Sq. Ft.</b>
<b>Land Size:</b>	<b>.44 Acres</b>
<b>Block / Lot:</b>	<b>Block 71 / Lot 1</b>

## INVESTMENT HIGHLIGHTS

- **Absolute NNN ground leased to Capital One Bank branch with over 5 years remaining on base term.**
- **Lease features Six (6) Five (5) year options to renew with 10% escalations per option.**
- **Located on a highly visible, well traveled corner lot in downtown Cresskill, NJ and centrally located just outside of prestigious Northern Bergen County towns such as Alpine, Englewood, Demarest & Tenafly.**
- **Local median income is \$63,306.**
- **Opportunity for Owner Operator or New Tenancy.**



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.



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## TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$3,300,000</b>
<b>CAP Rate:</b>	<b>5%</b>
<b>Annual Rent:</b>	<b>\$165,000</b>

## LEASE SUMMARY

<b>Tenant:</b>	<b>Capital One Bank</b>
<b>Lease Type:</b>	<b>NNN Ground Lease</b>
<b>Lease Term Remaining</b>	<b>5 Years</b>
<b>Landlord Responsibilities:</b>	<b>None</b>
<b>Lease Expiration:</b>	<b>January 31, 2027</b>
<b>Rent Increases:</b>	<b>None</b>
<b>Options to Renew:</b>	<b>Six, 5-year</b>



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## ZONING INFORMATION

### Chapter 275. Zoning

### Article V. P Professional Office Zone

### § 275-11. Permitted uses.

In a P Professional Office Zone, no building or premises shall be used and no building or part of a building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose except the following:

- A. Business, professional, banking, savings and loan association or governmental offices, including drive-in facilities for banks and savings and loan associations; provided, however, that all such uses shall be conducted upon suitably landscaped lots.
- B. Railroad and public utility rights-of-way and structures necessary to serve areas within the Borough, subject to such conditions as the Planning Board may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed.
- C. Signs announcing the name or insignia, or both, of the occupants of office space on the same lot, provided that:
  - (1) No such sign shall be permitted within any required yard.
  - (2) The aggregate area of all such signs on the premises shall not be greater than one square foot for every four feet of building width.
  - (3) If such signs are illuminated, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and streets, and shall be extinguished not later than 10:00 p.m. In addition, necessary traffic directional signs, each with an area of not more than two square feet, shall be permitted.

### § 275-12. Prohibited uses.

[Amended 10-3-2018 by Ord. No. 18-17-1529]

- A. All uses not listed in § 275-11 are prohibited.
- B. The sale of marijuana and paraphernalia associated with all marijuana use is hereby prohibited within the Borough of Cresskill.

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