



# TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS



## 70-72 ROUTE 17 NORTH, PARAMUS, NJ

### PROPERTY HIGHLIGHTS

- On 1.24 Acre Lot (Deep Property Lot)
- 10,000 +/- Sq. Ft. of Retail Space  
8,000 +/- Sq. Ft. on 1st Floor / 2,000 +/- Sq. Ft. on 2nd Floor
- 65 Car Parking (Can Expand)
- On Route 17 North / Near Route 4 West Interchange
- Extremely High Traffic Count
- Taxes: approx. \$4.59 Per Sq. Ft.



## FOR SALE

70-72 ROUTE 17 NORTH  
PARAMUS, NJ

10,000 +/- Sq. Ft.  
RETAIL SPACE

SALE PRICE: \$4,000,000

CONTACT

EXCLUSIVE BROKER

David Knapel

Mobile: (201) 406-7189

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

Alex Rosenberg

Mobile: (551) 427-8835

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# TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

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



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2019 Demographics	Mile	3 Mile	5 Mile
2019 Total Population:	7,757	159,808	566,946
<b>Households</b>			
2019 Total Households:	2,801	60,249	198,215
<b>2019 Household Income</b>			
Average Household Income:	\$121,954	\$94,155	\$80,622

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