

EXTRAORDINARY MIXED USE OPPORTUNITY IN BERGEN COUNTY!



PROPERTY SUMMARY

ADDRESSES

206 Boulevard
208 Boulevard
201 Franklin Ave - Parking
211 Hamilton Ave - Parking
Hasbrouck Heights, NJ 07604

CURRENT USE

Medical/Office
Residential
Retail/Parking

SQUARE FOOTAGE:

206 Boulevard:
Floor 1: 1,042 SF
Floor 2: 1,042 SF

208 Boulevard
Floor 1: 4,199
Floor 2: 4,199

TAX BLOCK:

43, lot 18.02,
19.02, 16, 21

ZONING:

Commercial
Building
Vacant Land

TAXES:

\$66,871.73

ASKING PRICE:

\$1,850,000
CO-BROKERING



PLEASE CALL OR EMAIL
FOR MORE INFORMATION



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker
C: (551) 795-2836
O: (201) 254-8734
Bobby@gridrealestate.biz

BOB ANTONICELLO

Licensed Real Estate Broker
C: (201) 739-8441
Boba@gridrealestate.biz

DANTE TRIGO

Licensed RE Salesperson
C: (908) 603-9715
O: (201) 254-8734
dante@gridrealestate.biz



EXECUTIVE SUMMARY

GRID Real Estate, LLC. ("GRID"), has been exclusively engaged by HHH Properties LLC. (the "Owner"), to sell 201 Franklin Ave, 211 Hamilton Ave and 206-208 Boulevard, Hasbrouck Heights, NJ, the "Property". The mixed-use buildings sit on approximately 18,100 square feet, (0.41 acres) of land in the CBD of Hasbrouck Heights in Bergen County, NJ. The properties comprise a unique suburban mix of medical and general office space and four (4) retail shops, along with one (1) residential unit. The office building enjoys an abundance of parking and its own entrance off the parking lot. The retail sits on Boulevard, a major commercial district and Main Street for the south Bergen communities of Hasbrouck Heights, Wood-Ridge, Carlstadt and East Rutherford. The subject properties lie in one of the strongest residential corridors in Northern New Jersey and one of the most stable communities in Bergen County!

The Boulevard shopping corridor is a vital part of the south Bergen County towns shopping and entertainment. With most of the national chains represented, but also a traditional mix of main street shops and restaurants. Boulevard is also a major transportation corridor, served by New Jersey Transit buses to local points and to the Port Authority Bus Terminal and George Washington Bridge Bus Terminal in Manhattan.

Hasbrouck Heights is a bedroom community of New York City. A mile-and-a-half square atop a hill, Hasbrouck Heights is a picturesque neighborhood. Times Square is 12 miles east, and the Manhattan skyline is visible from some streets. On the northern end, Interstate 80 swipes past and Route 46 cuts through. Route 17, with office buildings, hotels and chain restaurants, runs down the town's eastern edge, and Teterboro Airport is just on the other side. The 2010 United States Census counted 11,842 people, 4,433 households, and 3,187.327 families in the borough. The population density was 7,865.4 inhabitants per square mile (3,036.8/km²). There were 4,627 housing units at an average density of 3,073.2 per square mile (1,186.6/km²).

Most Manhattan-bound commuters walk to Boulevard to catch New Jersey Transit's No. 163 or 164 bus, which reach the Port Authority terminal in Manhattan in about 40 minutes. Neighboring Wood-Ridge has two train stations, on the Pascack Valley Line (Wood-Ridge) and the Bergen County Line (Wesmont), both with parking. From either, the ride to Pennsylvania Station in Manhattan takes 30 to 40 minutes, including the transfer at Secaucus. In addition, NJ Transit provides rail service via the Pascack Valley Line's Teterboro - Williams Avenue station, which is located on the eastern boundary with Teterboro, just across the tracks from the Williams Avenue dead end in Hasbrouck Heights. Busy Teterboro Airport is located on the eastern border of Hasbrouck Heights



**PLEASE CALL OR EMAIL
FOR MORE INFORMATION**



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker
C: (551) 795-2836
O: (201) 254-8734
Bobby@gridrealestate.biz

BOB ANTONICELLO

Licensed Real Estate Broker
C: (201) 739-8441
Boba@gridrealestate.biz

DANTE TRIGO

Licensed RE Salesperson
C: (908) 603-9715
O: (201) 254-8734
dante@gridrealestate.biz



INVESTMENT HIGHLIGHTS

- High concentration of medical use, with plenty of parking and upside potential.
- Best of both worlds mixed-use with medical/office and CBD retail, both with separate entrances and identities.
- Desirable Bergen County stable community of Hasbrouck Heights.
- Great location with easy access to route 17, 3, 4, 46 and NJ Turnpike.
- Upside potential on both office side and retail side of the investment.
- Perfect small commercial investment sized deal.
- Well maintained property. One owner for 20+ years.
- Perfect for retail or medical/office owner-user
- 75% OF GROUND FLOOR CAN BE DELIVERED VACANT FOR OWNER OCCUPIER



**PLEASE CALL OR EMAIL
FOR MORE INFORMATION**



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker
C: (551) 795-2836
O: (201) 254-8734
Bobby@gridrealestate.biz

BOB ANTONICELLO

Licensed Real Estate Broker
C: (201) 739-8441
Boba@gridrealestate.biz

DANTE TRIGO

Licensed RE Salesperson
C: (908) 603-9715
O: (201) 254-8734
dante@gridrealestate.biz