



OFFICE CONDO BUILDING

FOR SALE

±1,000 SF MEDICAL OFFICE CONDO

1563 Center Avenue, Fort Lee, NJ 07024

For More Information, Contact the Exclusive Broker

KARINE BLANC

Sales Associate

kblanc@blauberg.com

973.379.6644 x136



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.4 Miles to George Washington Bridge
 Approx. 3.3 Miles to NJ Turnpike
 Approx. 12.1 Miles to Lincoln Tunnel
 Approx. 14.9 Miles to Holland Tunnel
 Approx. 20.1 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	1,000 SF

PROPERTY HIGHLIGHTS

- ±1,000 SF Medical Office Condo
- Four Exam Rooms, Physicians Office, Waiting Room and Bathroom, Receptionist Office
- Private Entrance
- Street Parking
- Next Door to Fort Lee Medical Center
- Please Inquire About Condo Fees & Taxes

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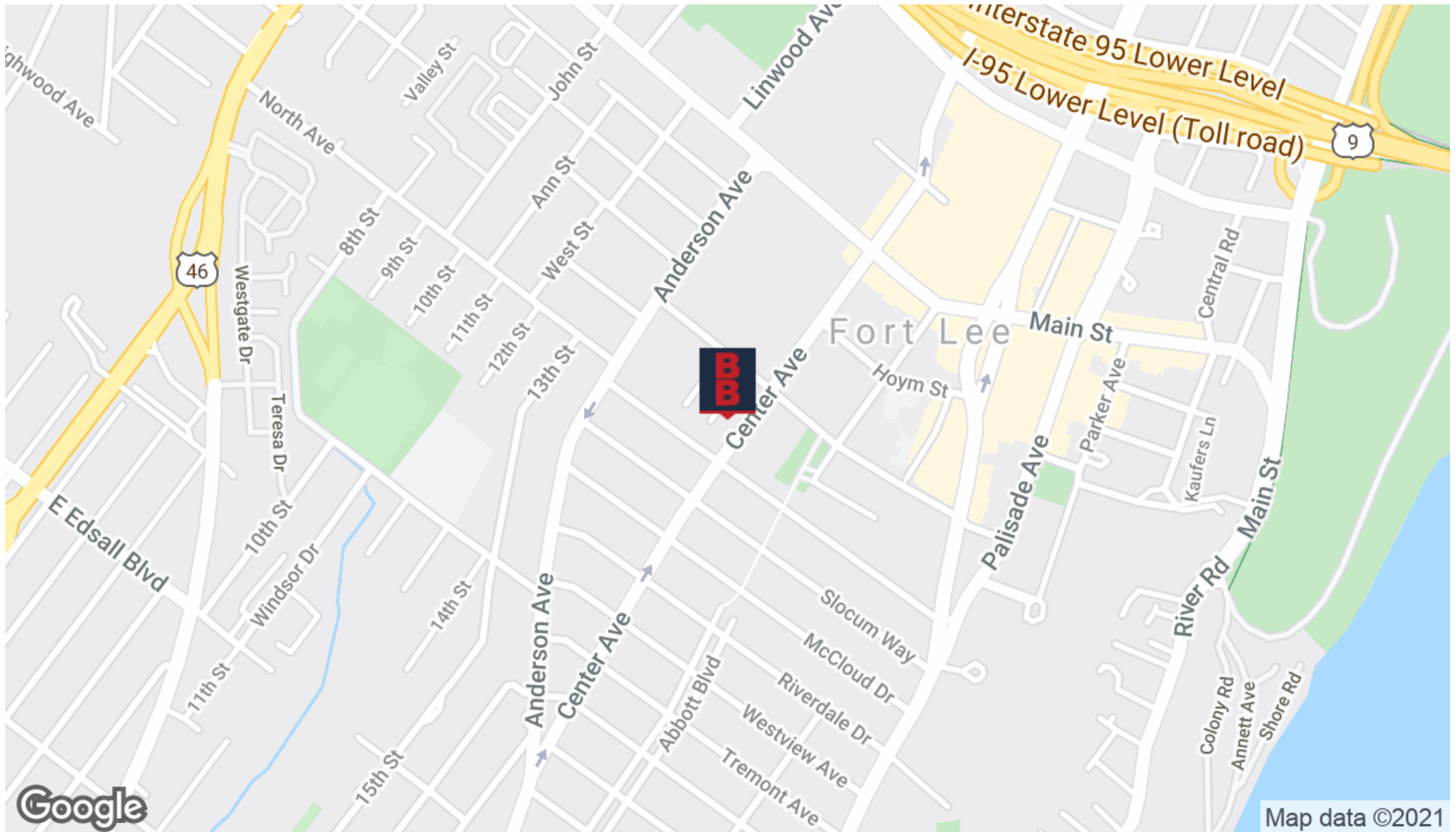
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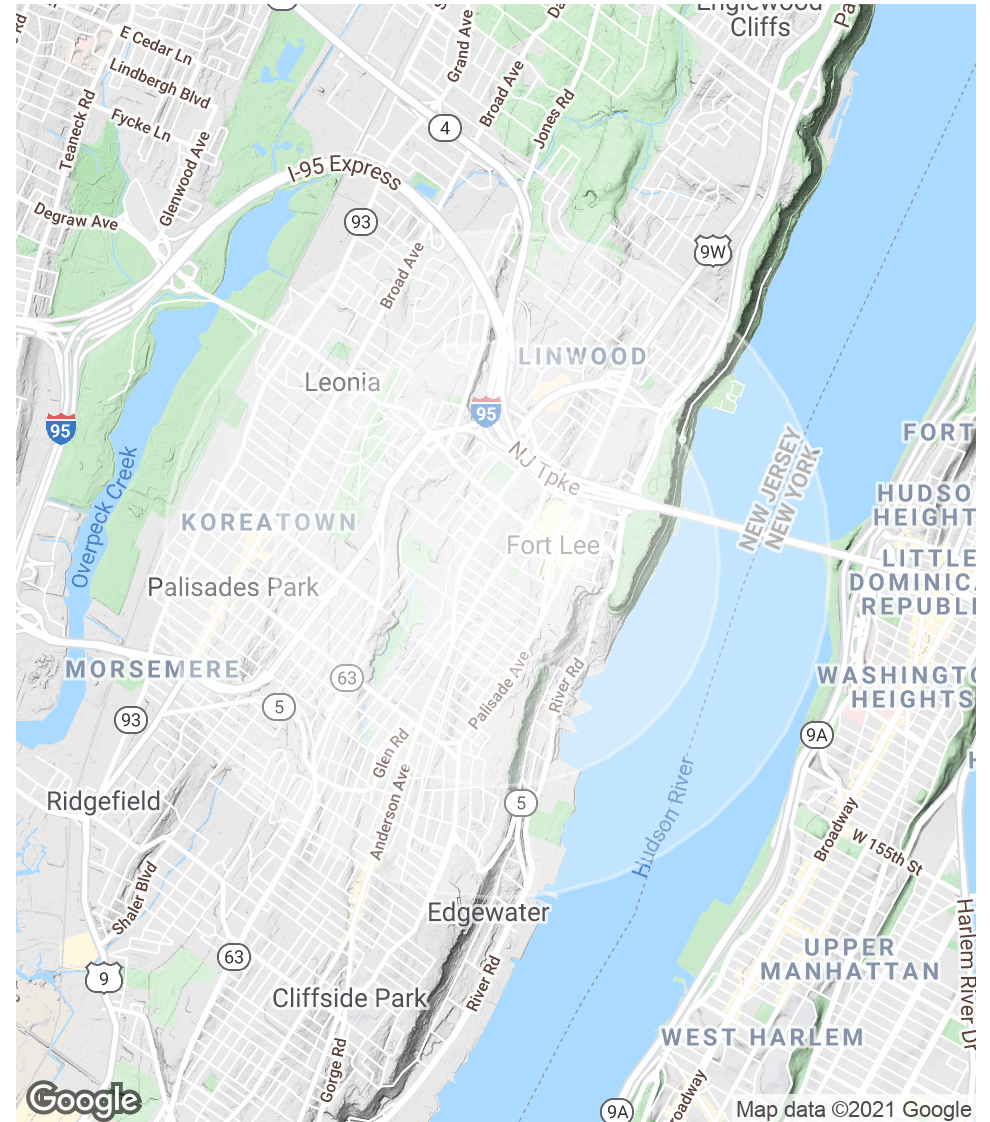
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	13,507	40,312	76,505
Average age	47.4	44.5	42.9
Average age (Male)	44.8	42.8	41.3
Average age (Female)	49.5	45.9	44.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	6,503	18,770	33,888
# of persons per HH	2.1	2.1	2.3
Average HH income	\$95,317	\$96,688	\$94,435
Average house value	\$420,983	\$453,099	\$483,677

* Demographic data derived from 2010 US Census



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Direct: 973.379.6644 x136 | Cell: 201.204.7829

PROFESSIONAL BACKGROUND

Karine Blanc is a Sales Associate for The Blau & Berg Company where she is responsible for the lease and sale of commercial properties. She has worked in various client-facing roles in the financial services industry and has a track record for building strong relationships throughout her career. Most recently, Karine worked in the marketing department for a commercial real estate fund where she created presentations and wrote proposals for investors looking to invest in core and value-add real estate.

EDUCATION

Bachelor's in Economics – Rutgers University

Master's in Economics – Rutgers University

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