

RETAIL FOR SALE

BERGEN ARTS BUILDING

579 Bergen Boulevard, Ridgefield, NJ 07657



OFFERING SUMMARY

SALE PRICE:	\$385,000
LOT SIZE:	1,450 SF
BUILDING SIZE:	1,900 SF
ZONING:	Commercial- C
MARKET:	Northern NJ Market
SUBMARKET:	Bergen County
PRICE / SF:	\$202.63

PROPERTY OVERVIEW

The Bruce Elia Team presents an exciting new opportunity to own a commercial condo on a highly trafficked street in lovely Ridgefield, NJ! The building offers two suites approximately 950 SF each with off street, covered parking space.

PROPERTY HIGHLIGHTS

- Two-Story Medical Condo
- Two Suites - Each about 950 SF
- Off-Street, Covered Parking
- Corner Property w/ High Visibility & Traffic Count
- Elevator Building
- Easy in-and-out office from street level

KW COMMERCIAL
2200 Fletcher Avenue, 5th floor
Fort Lee, NJ 07024

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Broker-Associate
O: 201.917.5884 X701
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brucejr@kw.com
NJ #0893523

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ADDITIONAL PHOTO



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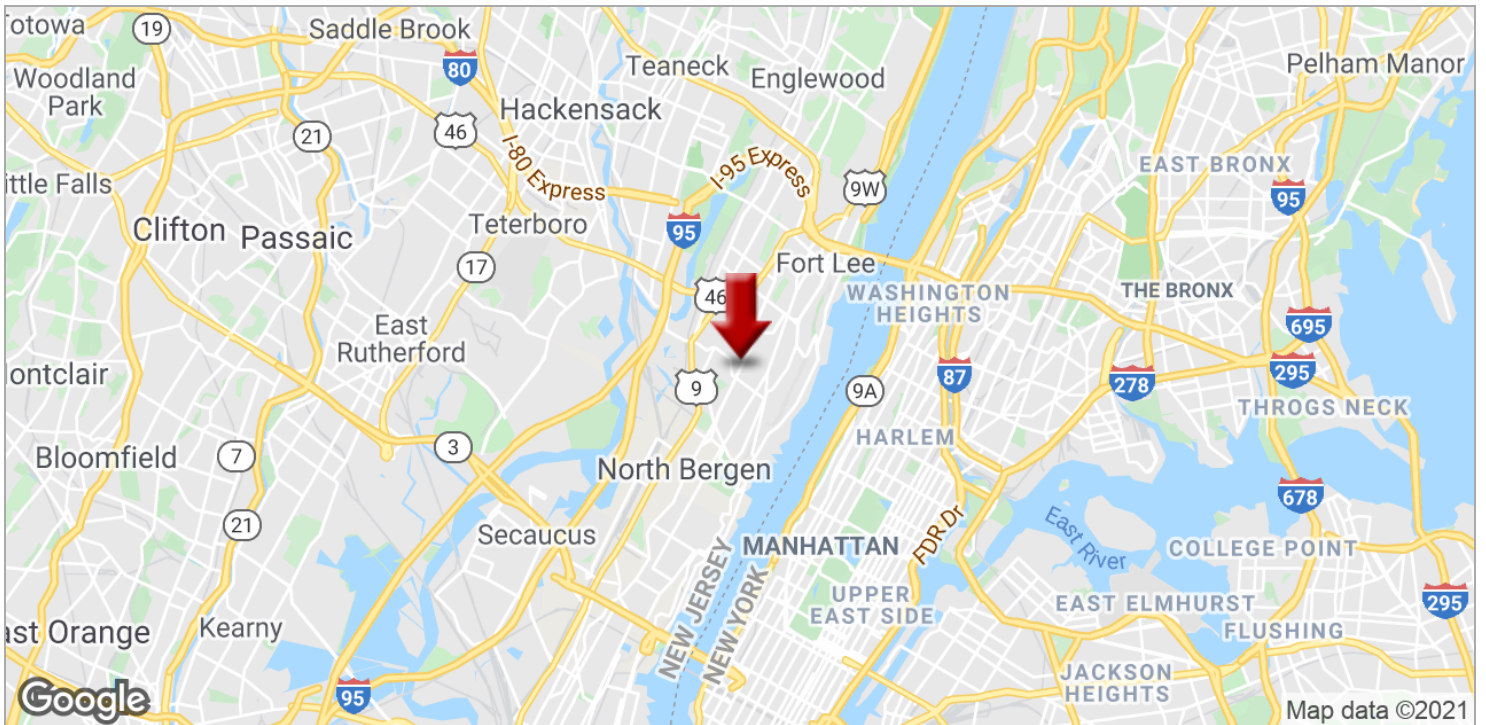
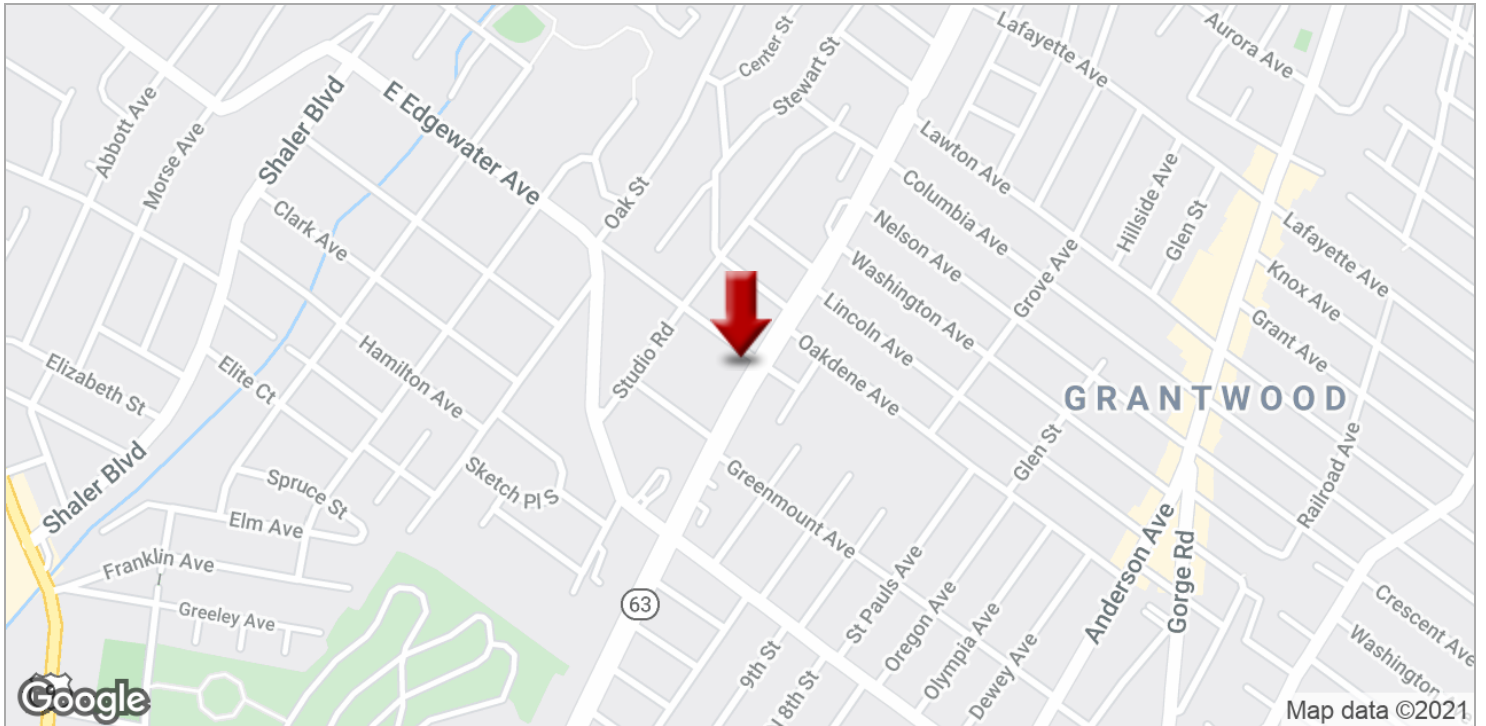
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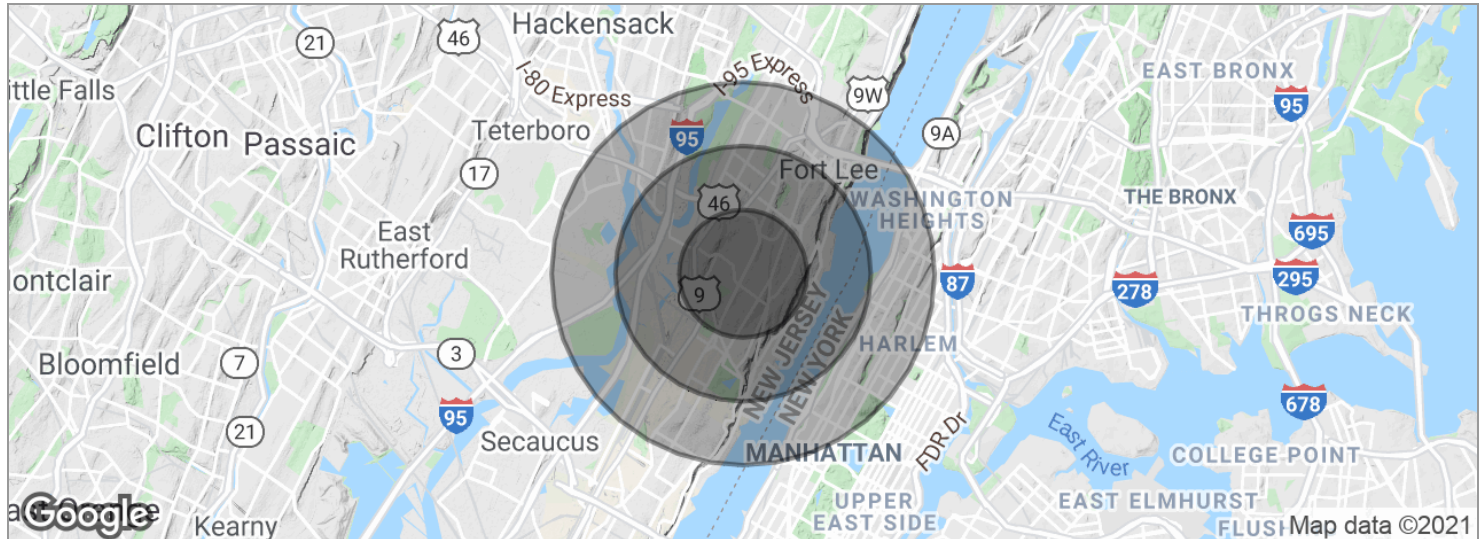
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	48,649	147,997	473,614
Median age	39.3	38.9	37.6
Median age (male)	37.6	37.4	36.4
Median age (Female)	41.5	40.6	39.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	18,845	59,810	195,020
# of persons per HH	2.6	2.5	2.4
Average HH income	\$73,562	\$86,572	\$94,223
Average house value	\$526,603	\$515,213	\$570,969

* Demographic data derived from 2010 US Census

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BERGEN ARTS BUILDING

SALE COMPARABLES

1

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

BERGEN ARTS BUILDING

579 Bergen Boulevard, Ridgefield, NJ 07657



Subject Property

579 Bergen Boulevard | Ridgefield, NJ 07657

Sale Price:	\$385,000	Lot Size:	1,450 SF
Building SF:	1,900 SF	Price PSF:	\$202.63
CAP:	2.72%	NOI:	\$10,467



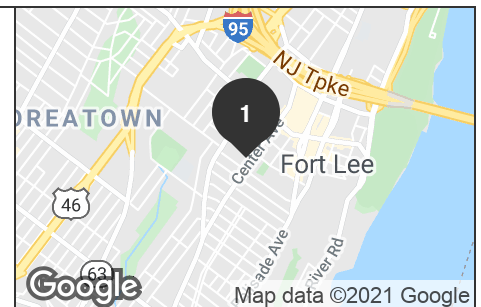
The Bruce Elia Team presents an exciting new opportunity to own a commercial condo on a highly trafficked street in lovely Ridgefield, NJ! The building offers two suites approximately 950 SF each with off street, covered parking space.



Wincenter Condo

1565 Center Lane | Fort Lee, NJ 07024

Sale Price:	\$235,000	Lot Size:	0 Acres
Building SF:	1,000 SF	Price PSF:	\$235.00



Choice professional location close to G.W. bridge, MULTIPLE ROOMS NOW CAN BE CHANGED. TWO BLOCKS TO MAIN STREET, GOOD STREET PARKING. Adjacent professional medical bldg. direct door entrance. Park like setting. WARM IN WINTER COOL IN SUMMER. Can be used as a home office by doctor.



Chateau

555 Gorge Rd C00GF | Cliffside Park, NJ 07010

Sale Price:	\$499,000	Lot Size:	0 Acres
Building SF:	1,457 SF	Price PSF:	\$342.48
Closed:	07/10/2018		



Professional space in prime area. 5-6 parking spaces available.



143 Anderson Ave

Fairview Avenue, NJ 07022

Sale Price:	\$500,000	Lot Size:	0 Acres
Building SF:	2,000 SF	Price PSF:	\$250.00
Closed:	04/25/2019		



APPX 2000 SQ FT BLDG FOR SALE ON BUSY ANDERSON AVE IN HEART OF BUSINESS DISTRICT. CURRENTLY VACANT. PREVIOUS DOCTOR'S OFFICE. PERFECT FOR PROFESSIONAL USE OR RETAIL. THE BLDG NEEDS INTERIOR UPDATING. BEING SOLD "AS IS". OWNER MOTIVATED AND WILL CONSIDER HOLDING MTG WITH SUBSTANTIAL DOWN PYMT FOR UP TO 3 YEARS. WILL NOT

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515 Anderson Avenue

Cliffside Park, NJ 07010

Sale Price: \$350,000

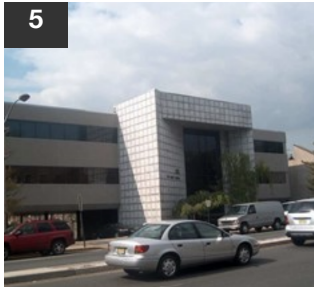
Lot Size: 0 Acres

Building SF: 1,407 SF

Price PSF: \$248.76



Large Street Level Professional office with 1,407 SqFt with 2 Bath Rm and 2 Entrance. This office features large waiting Room, and a Bath Rm, Reception Area, and Separate Rooms for professional offices. Great location with short distance to shopping, NYC transportation, Parks.



Aybar

605 Broad Ave 202 | Ridgefield, NJ 07657

Sale Price: \$330,000

Lot Size: 0 Acres

Building SF: 2,770 SF

Price PSF: \$119.13

Closed: 08/02/2017



Professional office condo in Prime area of Ridgefield. 5 assigned parking spaces. This is divided into several rooms, conference rooms, food area.

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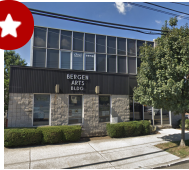
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SUBJECT PROPERTY

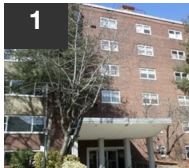
Bergen Arts Building
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PRICE BLDG SF PRICE/SF CAP # OF UNITS

\$385,000 1,900 SF \$202.63 2.72% 1

SALE COMPS

PRICE BLDG SF PRICE/SF CAP # OF UNITS CLOSE



1

Wincenter Condo
1565 Center Lane
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\$235,000 1,000 SF \$235.00 - - On Market



2

Chateau
555 Gorge Rd C00GF
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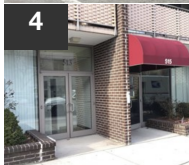
\$499,000 1,457 SF \$342.48 - - On Market



3

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Fairview Avenue, NJ
07022

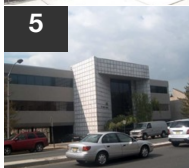
\$500,000 2,000 SF \$250.00 - - 04/25/2019



4

515 Anderson Avenue
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\$350,000 1,407 SF \$248.76 - 1 On Market



5

Aybar
605 Broad Ave 202
Ridgefield, NJ 07657

\$330,000 2,770 SF \$119.13 - - 08/02/2017

PRICE BLDG SF PRICE/SF CAP # OF UNITS CLOSE

Totals/Averages

\$382,800 1,727 SF \$221.66 - 1

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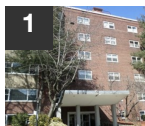
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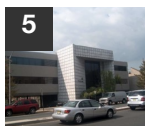
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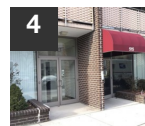
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