



DOWNTOWN PARK RIDGE OPPORTUNITY!

127 Kinderkamack Rd. , Park Ridge, NJ 07656



OFFERING SUMMARY

SALE PRICE:	\$669,000
NUMBER OF UNITS:	2
CAP RATE:	5.52%
NOI:	\$36,922
LOT SIZE:	7,501 SF
BUILDING SIZE:	2,584
RENOVATED:	2016
ZONING:	Comm 4A; Bus
MARKET:	NORTHERN NEW JERSEY
SUBMARKET:	BERGEN COUNTY
PRICE / SF:	\$258.90
TRAFFIC COUNT:	14,356

PROPERTY OVERVIEW

Opportunity to be in the highlight of Park Ridge's downtown development. Transit Village is under construction and will be the home to 240 residential apartments and 17,000sf of retail and commercial space. Renovated less than 5 years ago, the current 2500sf building has two tenants with good income. Building has 3 entrances and onsite parking for 10 cars. Great opportunity to get in now and reap the rewards of the increased activity and new residents in town. Tenants in place for 2-5 years, possibility for owner-user if desired.

PROPERTY HIGHLIGHTS

- Free Standing Retail Building
- Excellent Bergen County Location
- High Trafficked Kinderkamack Rd
- Across from NJ Transit Train Station
- Local Bus Stop in Front
- 240 Residential Unit Train Village across street
- Multiple entrances/exits
- Rear parking lot - 10 spaces

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

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SALE PRICE	\$669,000
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LOCATION INFORMATION	
Building Name	DOWNTOWN PARK RIDGE OPPORTUNITY!
Street Address	127 Kinderkamack Rd.
City, State, Zip	Park Ridge, NJ 07656
County/Township	Bergen
Market	NORTHERN NEW JERSEY
Submarket	BERGEN COUNTY
Cross Streets	PARK AVE

BUILDING INFORMATION	
Building Size	2,584 SF
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	1,260 SF
Last Renovated	2016
Load Factor	Yes
Condition	Excellent
Free Standing	Yes
Number Of Buildings	1
Buildout	Retail

PROPERTY DETAILS	
Property Type	Retail
Property Subtype	Street Retail
Zoning	Comm 4A; Bus
Lot Size	7,501 SF
Lot Frontage	50
Lot Depth	150
Traffic Count	14,356
Traffic Count Street	Kinderkamack Rd
Traffic Count Frontage	50

PARKING & TRANSPORTATION	
Number Of Spaces	10
Parking Description	Paved parking lot in rear with 10 spaces

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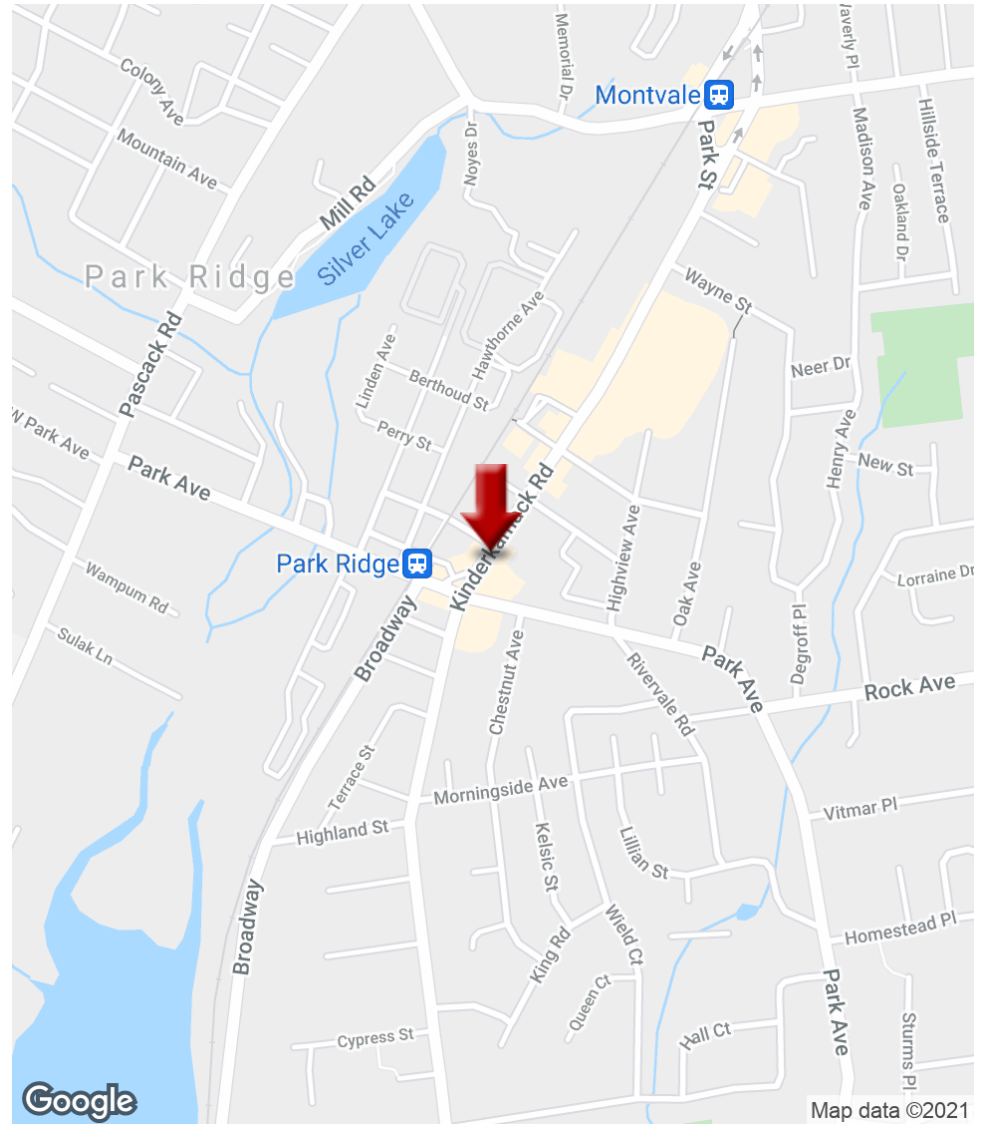
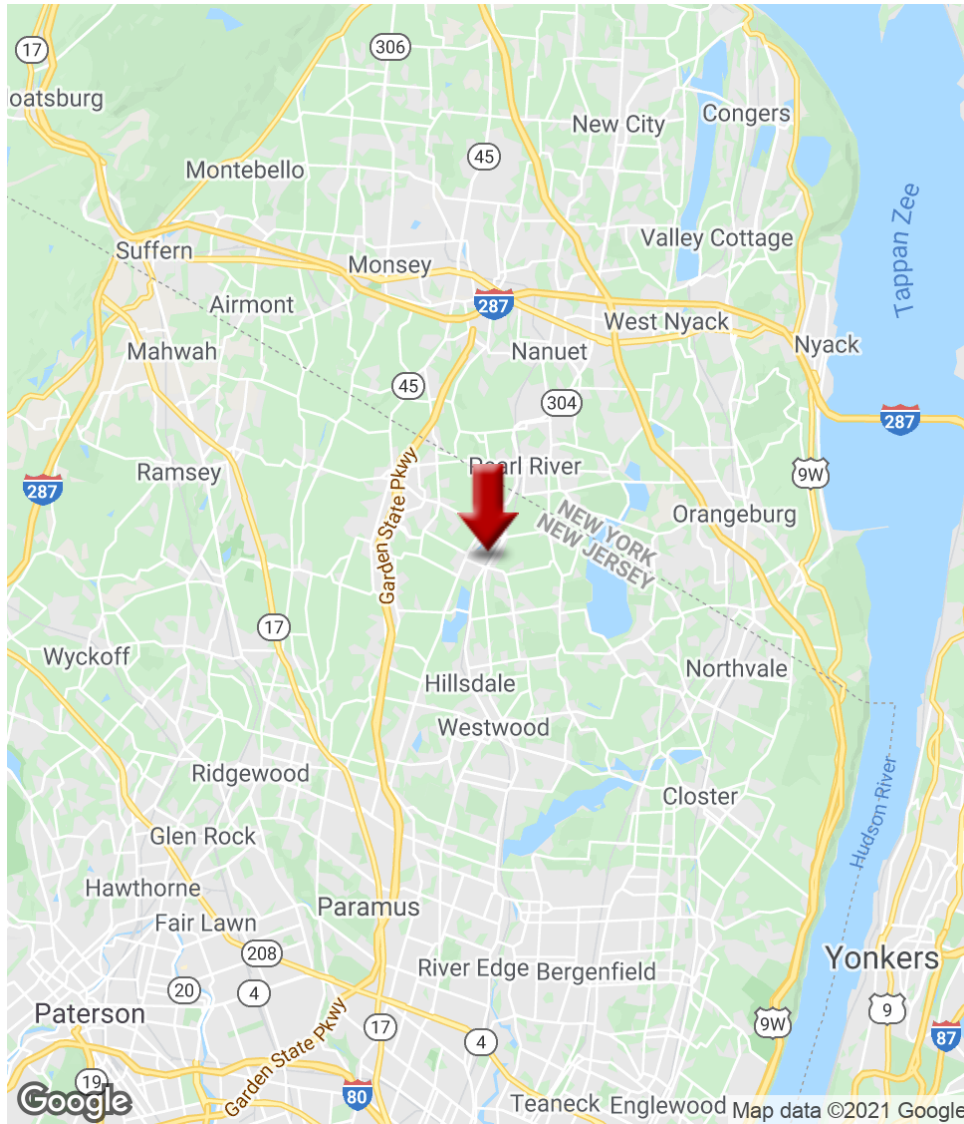
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Park Ridge, NJ

INCOME AND EXPENSE REPORT

Rental Income:		Sq Ft	Monthly	Annual
Tenant:				
Psychic Reader	1st floor - 33%	850	\$1,950.00	\$23,400
Bob's Trophy and Awards	1st + Lower - 67%	1,734	\$2,500.00	\$30,000
		2,584	\$4,450.00	
			Total Annual Income:	\$53,400
			Less Vacancy Rate 5%	\$2,670
			Total Effective Income:	\$50,730

Expenses:				
Real Estate Taxes - 2020-21				\$10,533
Property Insurance (estimated)				\$3,000
			Total Annual Expenses:	\$13,533

Net Operating Income:	\$37,197
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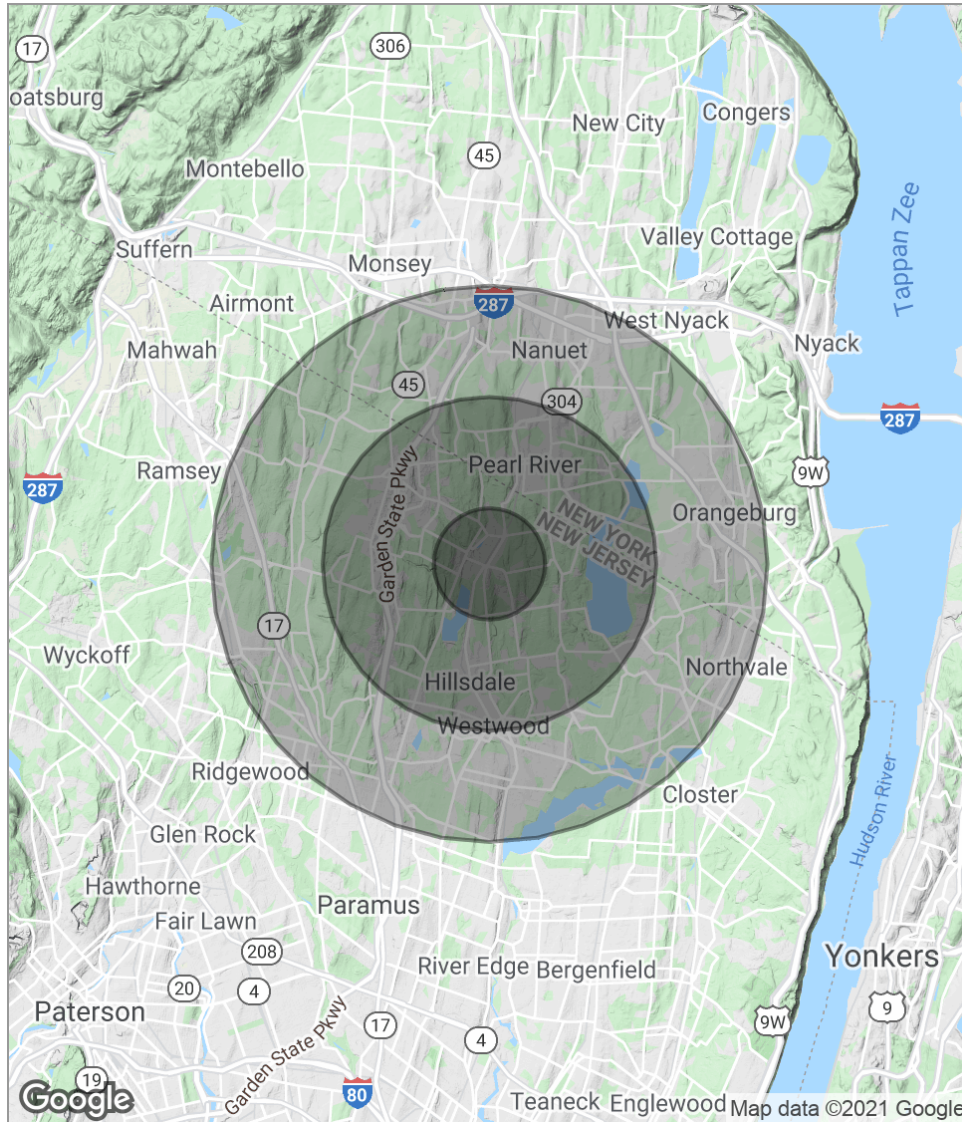
CAP Rate

<i>Sales Price:</i>	\$669,000
<i>CAP Rate %</i>	5.6%
<i>Price per SF</i>	\$258.90



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,211	69,116	177,474
Median Age	41.3	42.0	42.3
Median Age (Male)	40.1	41.2	41.4
Median Age (Female)	42.3	42.6	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,384	24,189	60,215
# Of Persons Per HH	2.7	2.9	2.9
Average HH Income	\$124,457	\$137,493	\$136,884
Average House Value	\$618,859	\$631,483	\$610,809

** Demographic data derived from 2010 US Census*

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PARK RIDGE, NJ

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PRESENTED BY:

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