

SPECIAL PURPOSE FOR SALE

COMMERCIAL PROPERTY: ACTIVE SCHOOL USE

41-21 Dunkerhook Rd, Fair Lawn, NJ 07410



SALE PRICE: \$999,000 - Just Reduced!

LOT SIZE: .56 Acres

BUILDING SIZE: 4,294 SF

YEAR BUILT: 1990

PROPERTY OVERVIEW

2 story building on over 1/2 acre in Dunkerhook area of Fair Lawn. This unique property consists of a school and residence located between bank and new townhouse development. Great possibilities for commercial or special use. Circular drive, separate entrance to school. Beautiful grounds with private rear yard. Possibilities include school, pre-school, daycare professional office, therapist, community center, ... currently a live-work use - desirable option for today's working environments. Property taxes: \$20,781.

PROPERTY FEATURES

- Unique Opportunity
- Great Neighborhood
- Easy Access to Major Roads
- Active School on Premises at 1,315.5sf
- Live-Work Option (currently in use)
- Full Kitchen and Baths
- Beautiful Grounds

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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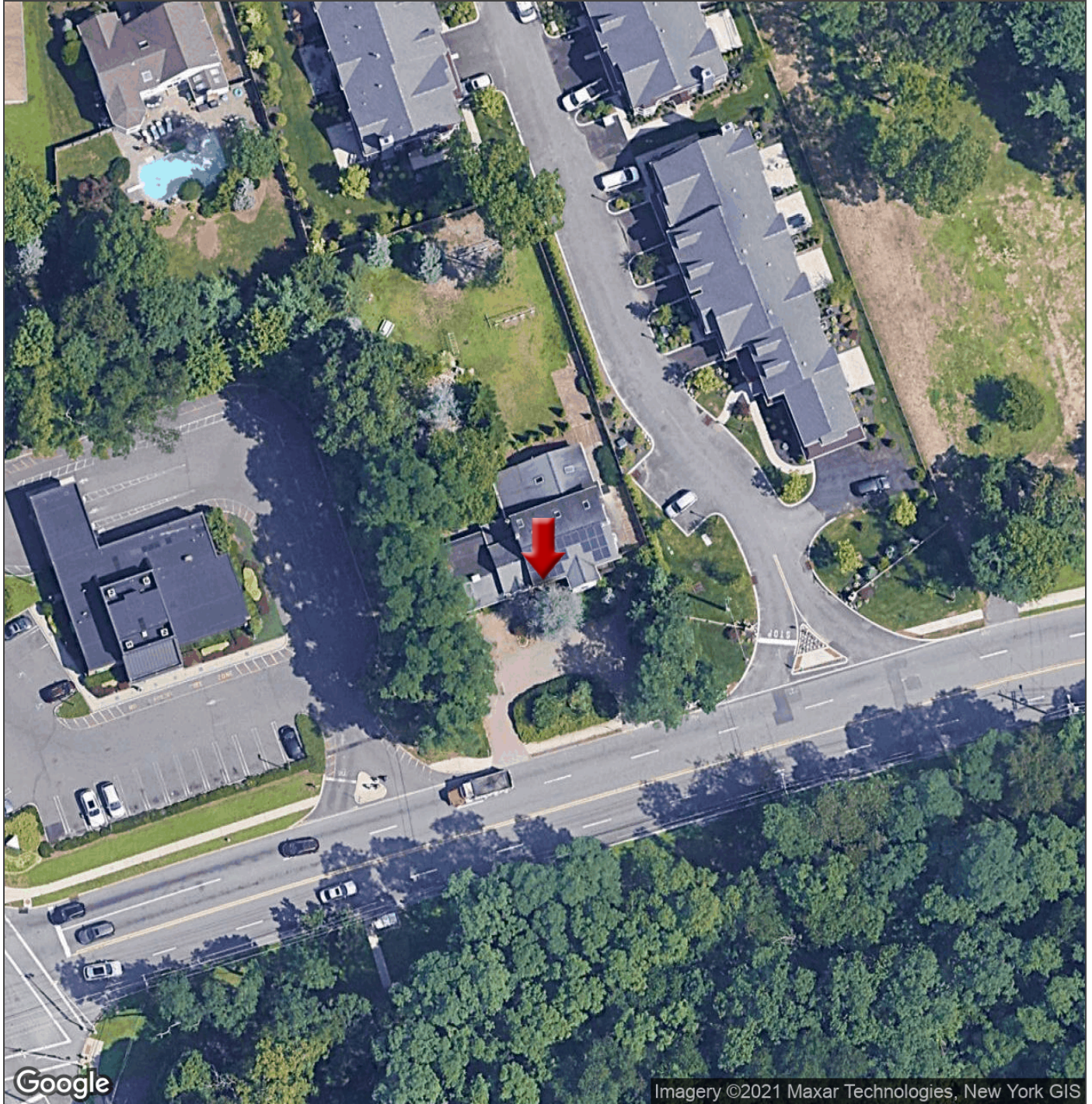
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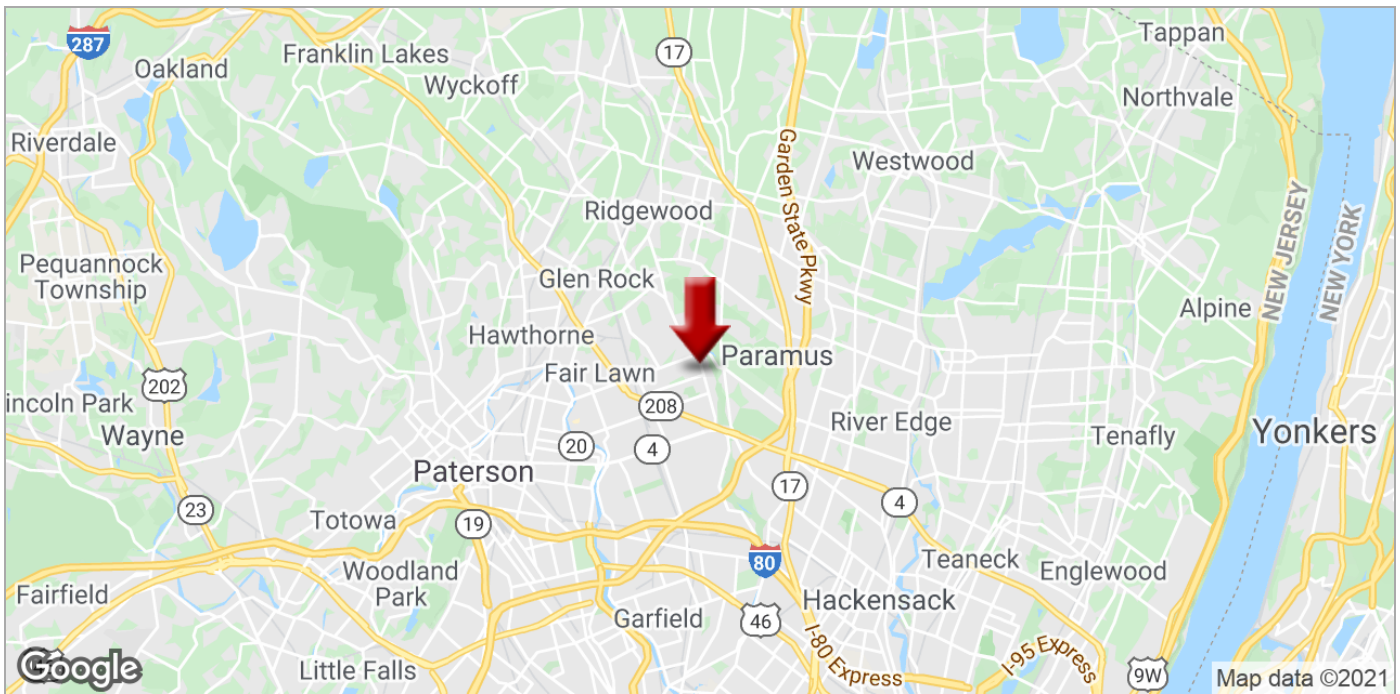
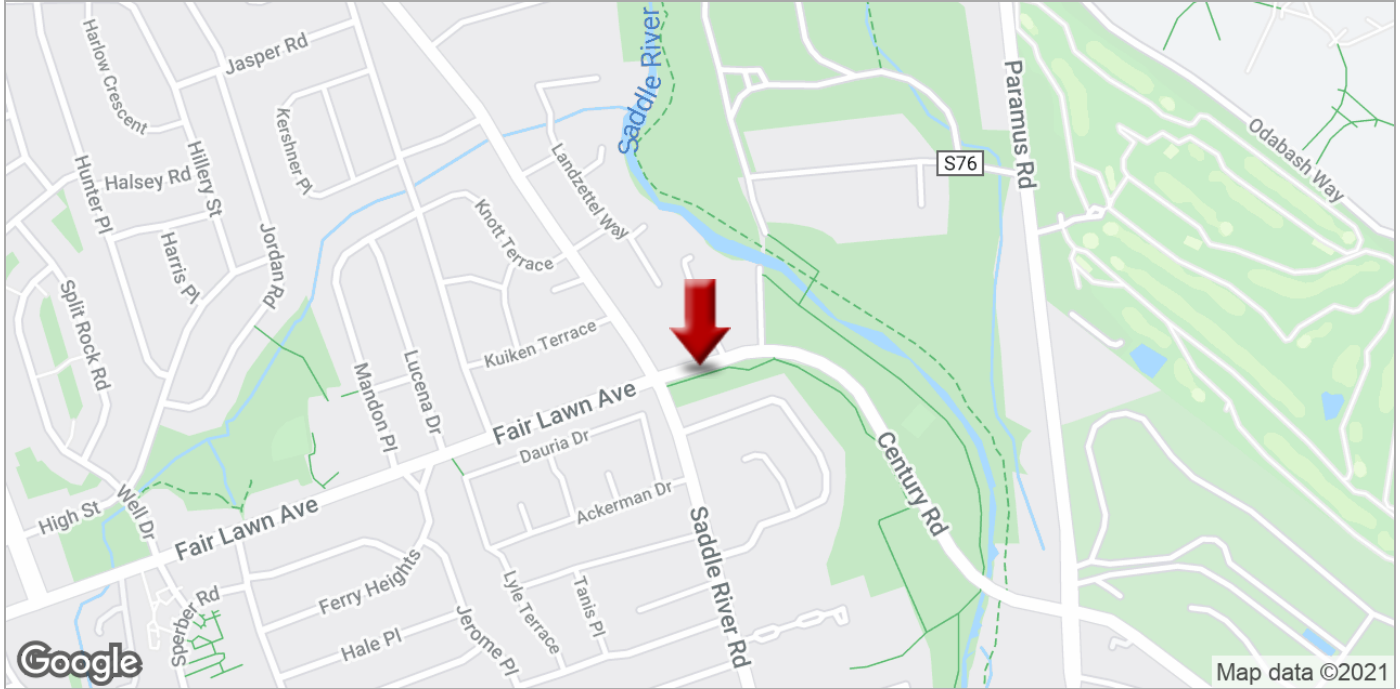
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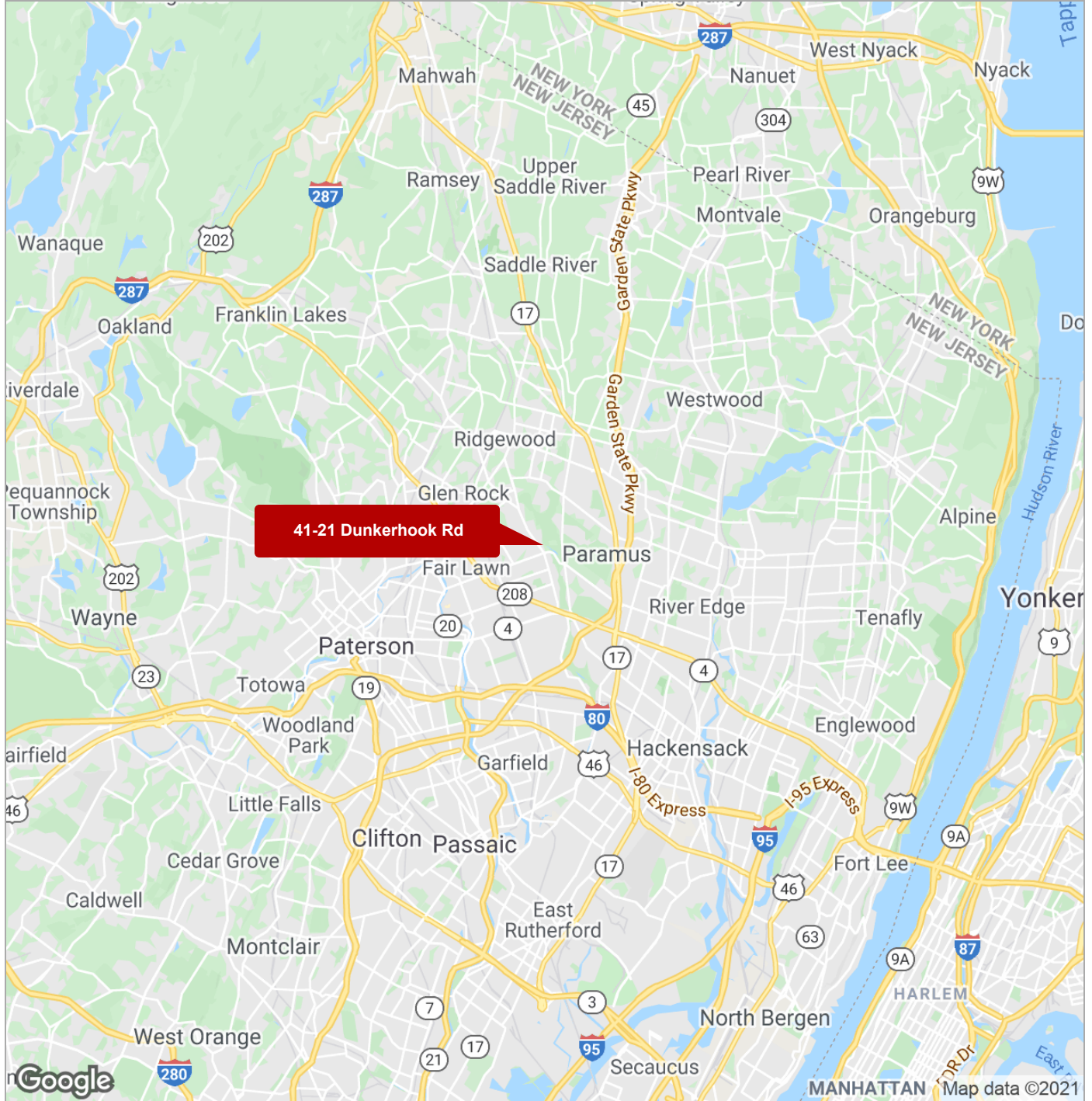
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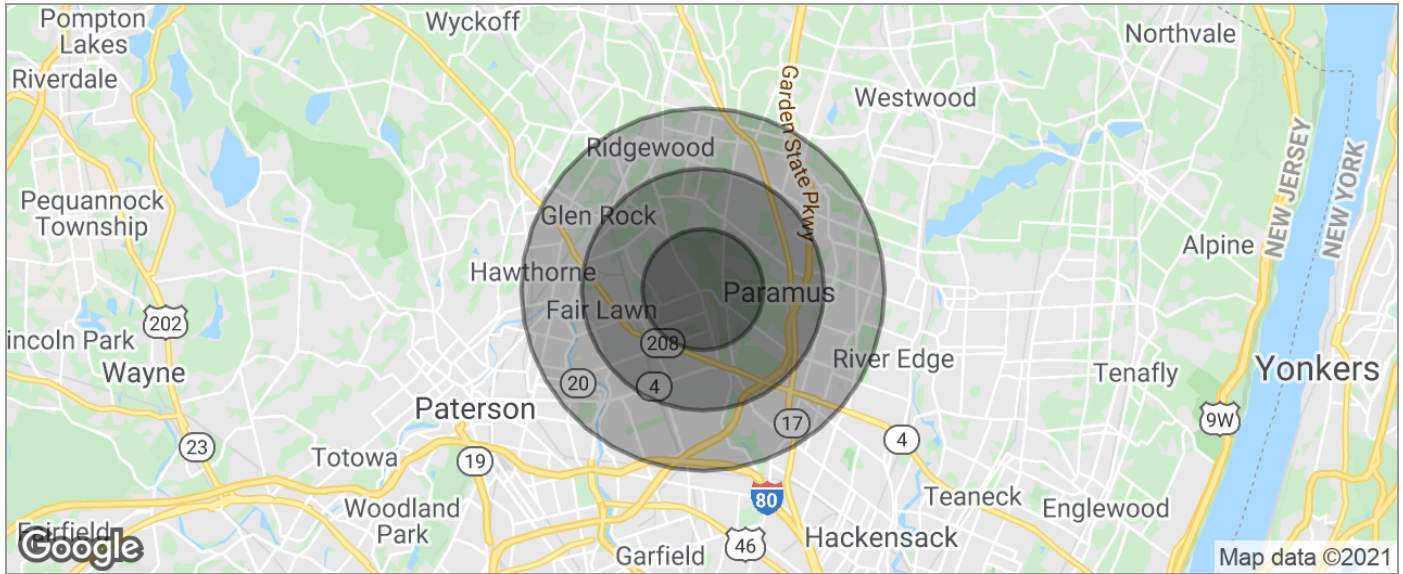
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,146	53,073	123,502
MEDIAN AGE	44.1	42.8	42.2
MEDIAN AGE (MALE)	42.7	41.5	41.2
MEDIAN AGE (FEMALE)	45.3	43.8	42.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,672	18,407	42,950
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$129,895	\$128,952	\$121,467
AVERAGE HOUSE VALUE	\$566,318	\$549,279	\$533,372
RACE	1 MILE	2 MILES	3 MILES
% WHITE	84.6%	82.2%	80.8%
% BLACK	1.2%	1.2%	2.8%
% ASIAN	10.8%	12.6%	11.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.6%	2.0%	2.8%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	5.4%	7.3%	9.9%

* Demographic data derived from 2010 US Census

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