

# 31 MAPLE STREET

Paramus, New Jersey

A photograph of a residential street intersection. A blue rectangular outline highlights a lot on the left side of the street. A red banner with white text is overlaid on the image.

**PRICE REDUCTION - \$450,000**

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## EXECUTIVE SUMMARY

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **31 MAPLE STREET** — in Paramus, NJ.

Located at the end of a cul de sac, 31 Maple Street is approximately a quarter acre of land which is zoned R-2F, which permits two-family residential development. The land description is approx. 116' wide by 80' deep. The property is centrally located just off South Fairview Avenue with easy access via Spring Valley Avenue to Bergen Towne Center shopping (Whole Foods, Marshall's) and Route 4 to the George Washington Bridge to NYC.

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	31 Maple Street Paramus, NJ 07652
Block	601
Lot	7
Lot Dimensions	116 FT x 80 FT (approx)
Zoning	R-2F
Lot Size	± .25 acre
Taxes	\$4,102.34 (2020)

### SALES PRICE

PRICE	\$450,000
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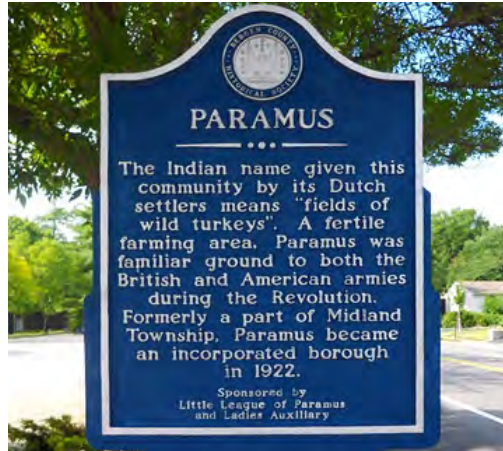


## MARKET OVERVIEW

**PARAMUS** is a borough in Bergen County, NJ. A suburb of New York City, Paramus is located 15 to 20 miles northwest of Midtown Manhattan and approximately 8 miles west of Upper Manhattan, about 15 minutes from the George Washington Bridge. And The Garden State Parkway, running north/south, will take you anywhere in the state, including the Jersey Shore.

The Wall Street Journal characterized Paramus as “quintessentially suburban.” Family oriented with terrific amenities, Paramus is known for excellent schools and has an “A” rating from Niche. Paramus also offers a number of bucolic parks from Saddle Brook-Dunkerhook Park to Van Saun Park with trails, ball fields, and even a zoo. Paramus is also the shopping hub of Bergen County with easy access to multiple malls and shopping centers.

All-in-all, Paramus is a great place to live.



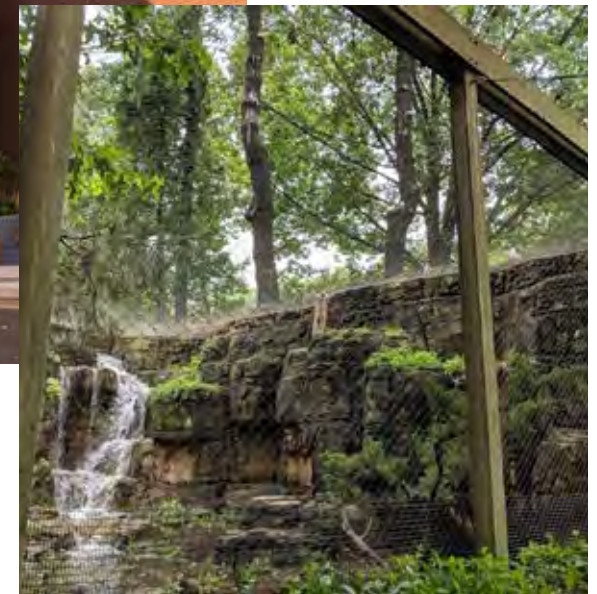
PARAMUS PARK MALL



SADDLE RIVER COUNTY PARK



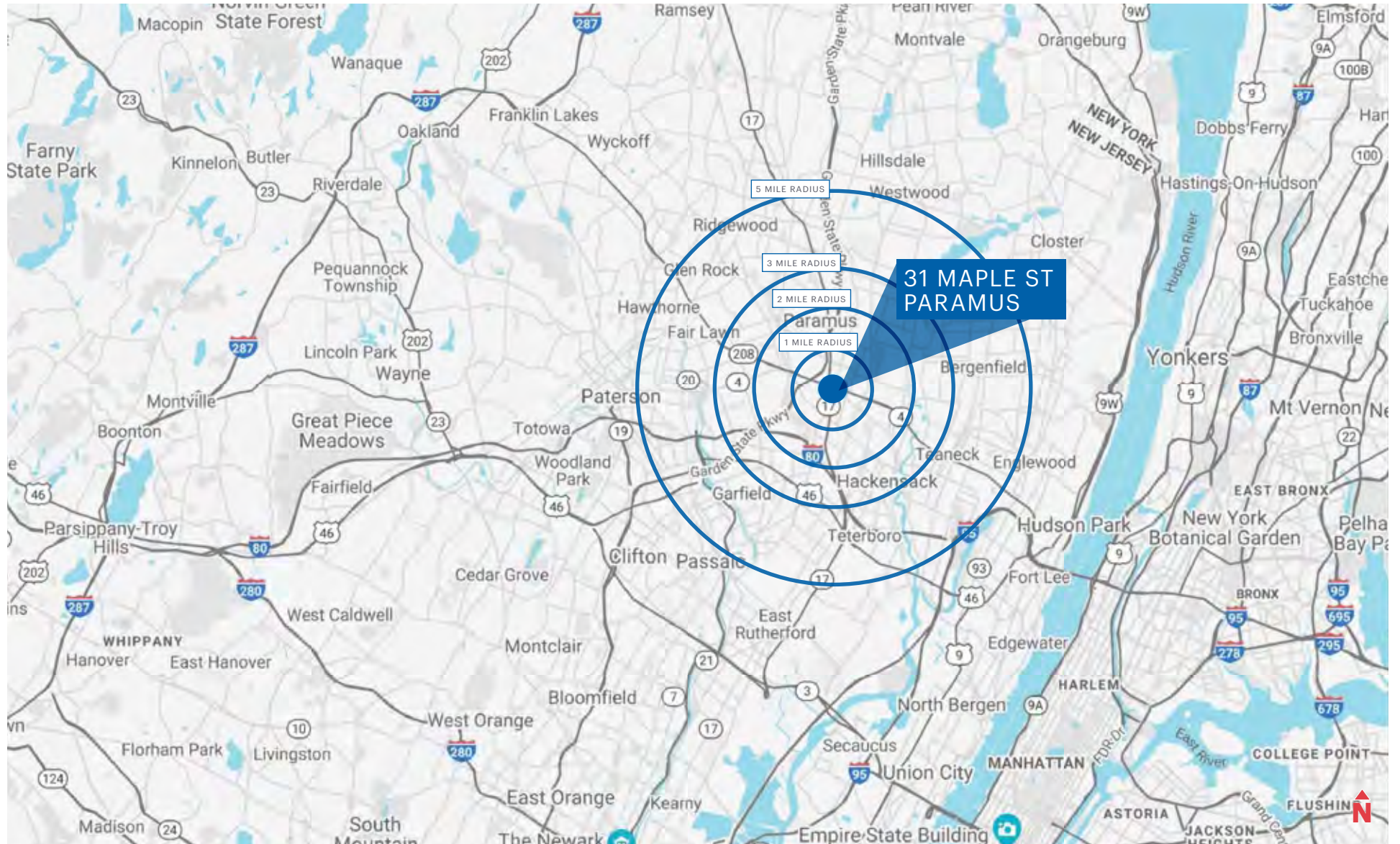
VAN SAUN COUNTY PARK



EASTON TOWER,  
SADDLE RIVER COUNTY PARK



## REGIONAL MAP

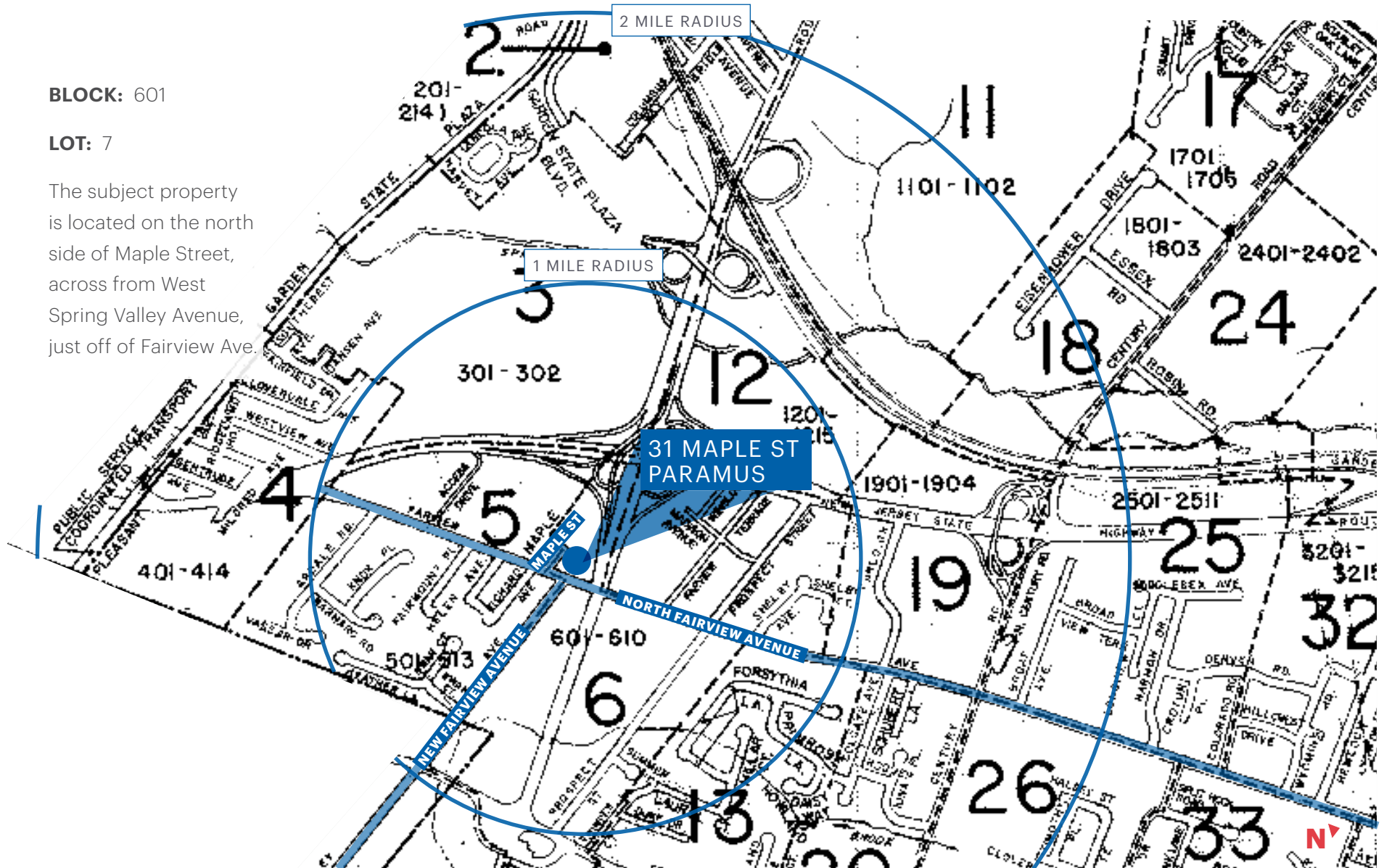


## LOCATION AND TAX MAP

**BLOCK:** 601

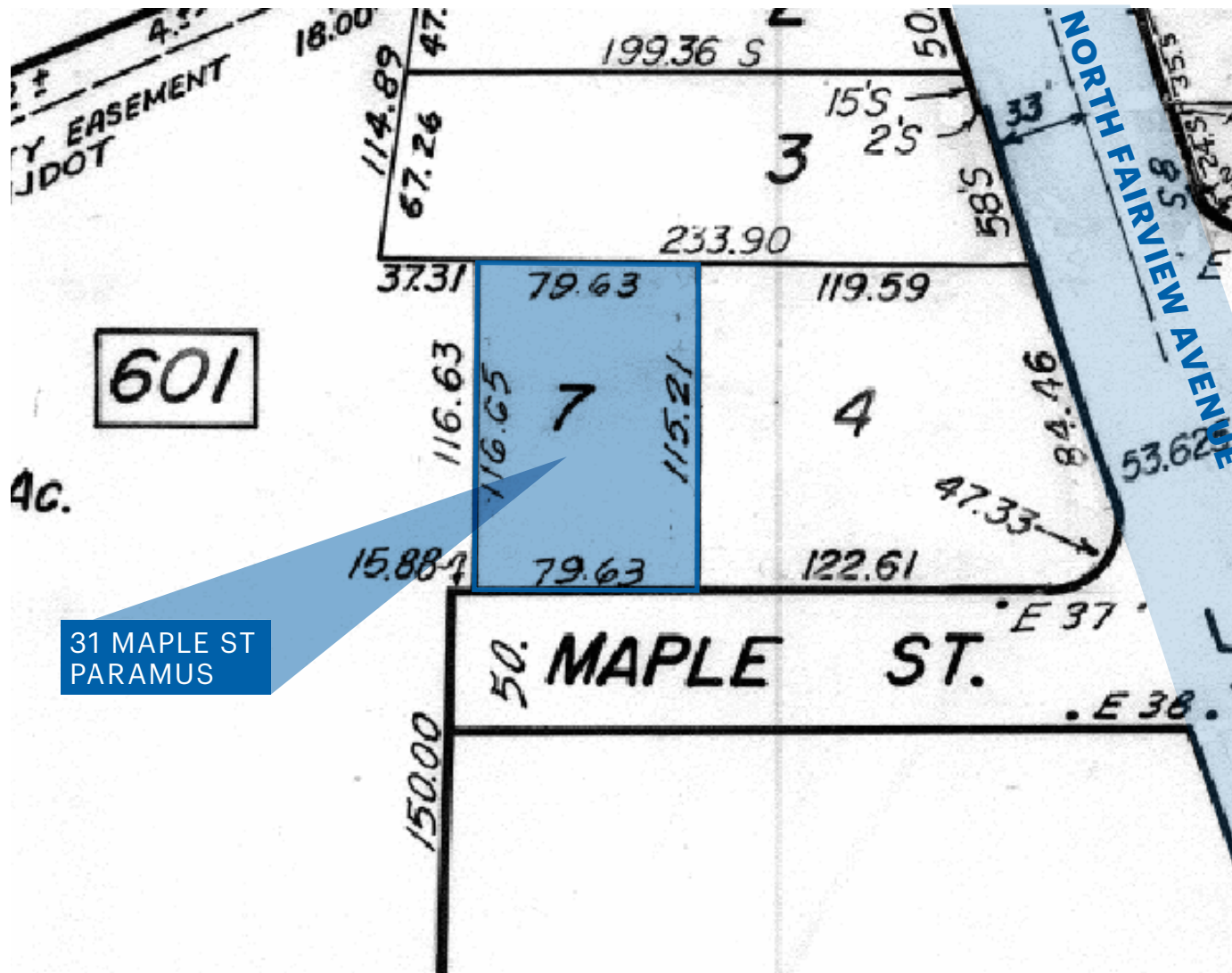
**LOT:** 7

The subject property is located on the north side of Maple Street, across from West Spring Valley Avenue, just off of Fairview Ave.





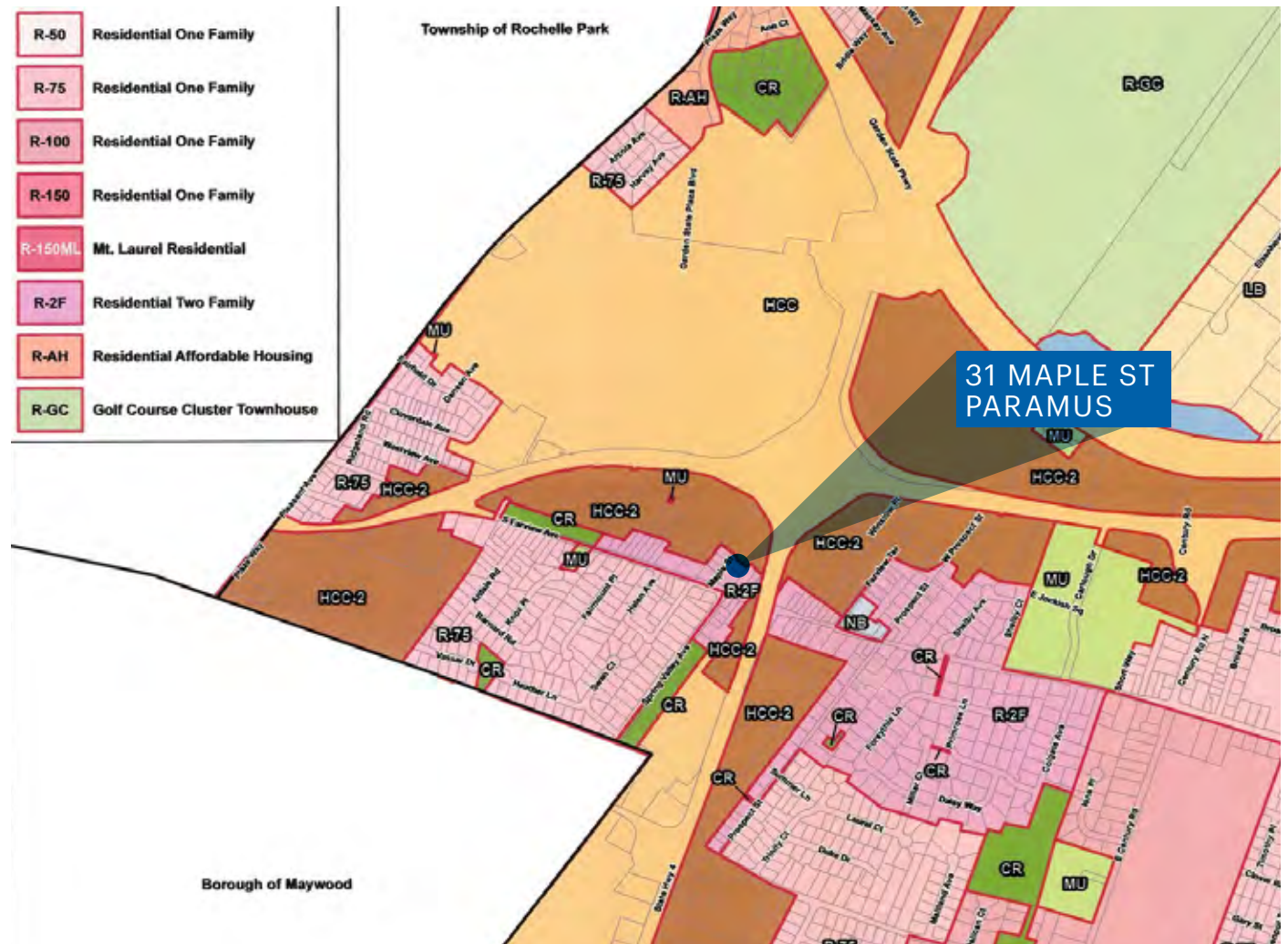
## TAX MAP



## ZONING INFORMATION

**R-2F districts, (Two-Unit Residential)** Zoning District. The R-2 Zoning District is intended to provide for areas appropriate for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot. R2 is a zone for land comprised mainly of low density housing where the planning objective is to protect the locality's single dwelling character and landscape setting.

**31 Maple Street is zoned R-2F.**





## SITE PHOTOS

LOW-LEVEL AERIAL

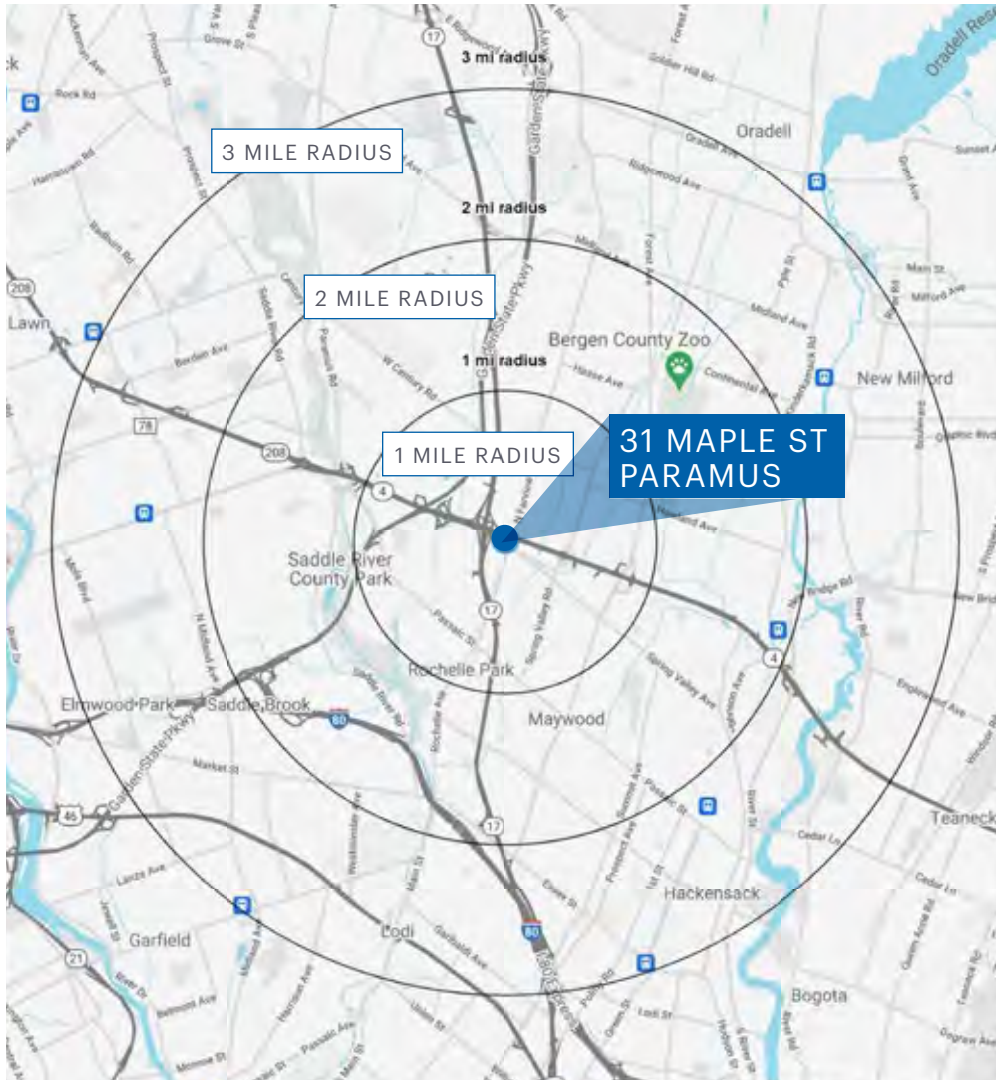


VIEWS FROM MAPLE STREET





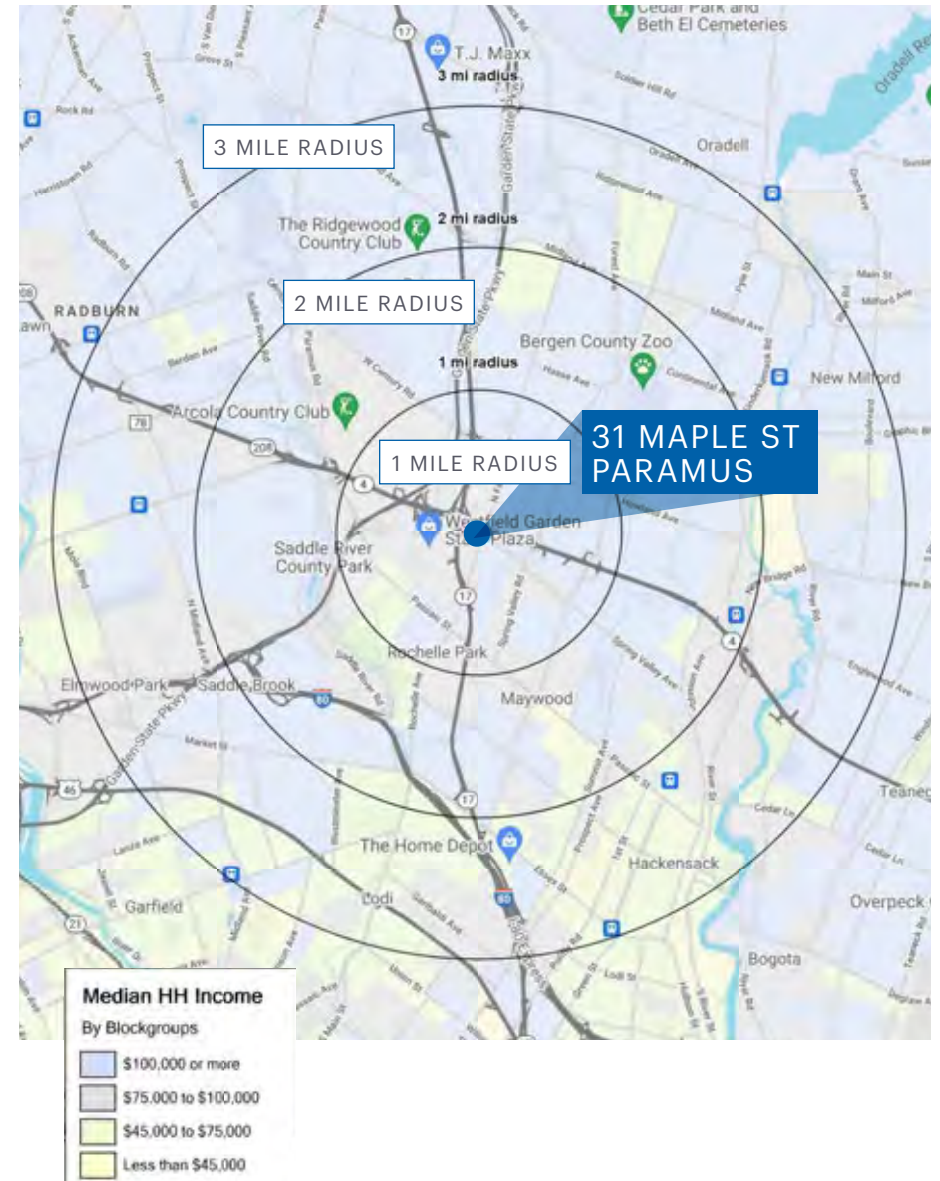
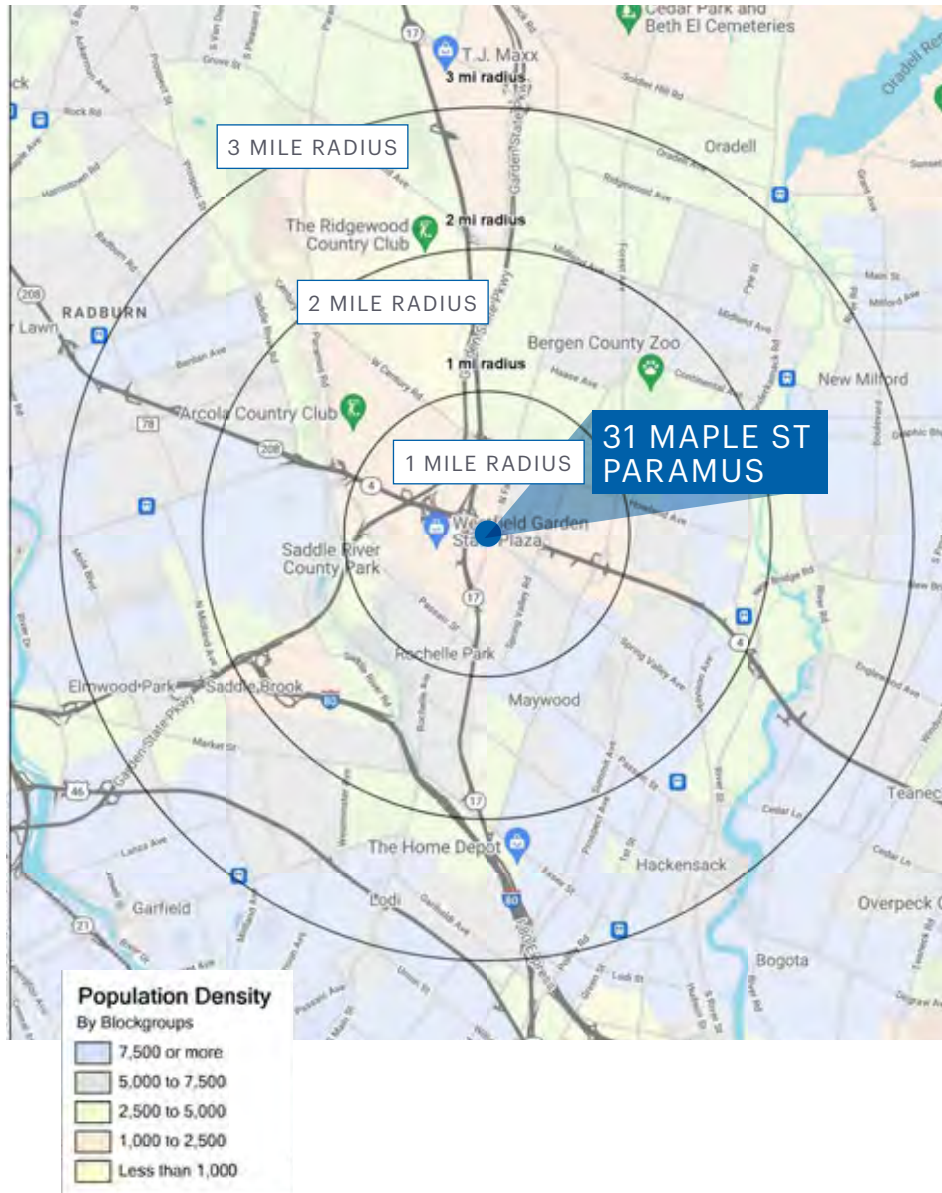
## DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>	11,209	61,747	170,776
<b>NUMBER OF HOUSEHOLDS</b>	4,000	22,487	62,570
<b>AVERAGE HOUSEHOLD INCOME</b>	\$147,491	\$138,354	\$126,655
<b>MEDIAN HOUSEHOLD INCOME</b>	\$109,203	\$138,354	\$126,655
<b>COLLEGE GRADUATES</b>	3,778 46.0%	22,233 49.2%	57,174 46.2%
<b>TOTAL BUSINESSES</b>	1,428	4,213	9,491
<b>TOTAL EMPLOYEES</b>	18,488	48,962	107,019
<b>DAYTIME POPULATION</b>	22,388	70,842	166,661



## DEMOGRAPHICS



# CONTACT EXCLUSIVE AGENTS

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