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FOR SALE/LEASE | OFFICE BUILDING

# 111 GALWAY PL

TEANECK, NJ 07666

RE/MAX SELECT

824 Franklin Ave  
Franklin Lakes, NJ 07417



PRESENTED BY:

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# PROPERTY INFORMATION

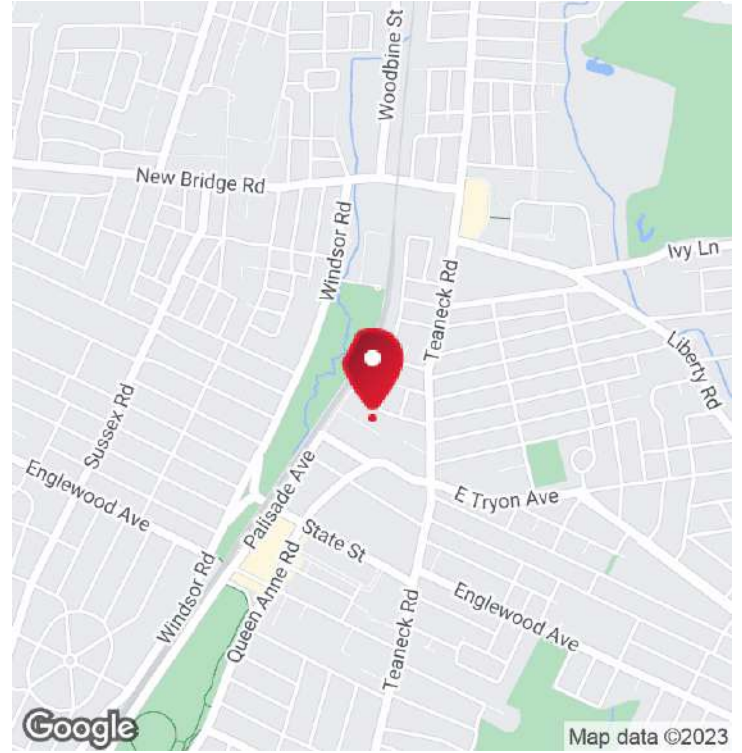
**IN THIS SECTION**

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$3,000,000
Lease Rate:	\$21.00 SF/yr (MG)
Building Size:	16,000 SF
Available SF:	935 - 1,539 SF
Lot Size:	37,440 SF
Number of Units:	6
Price / SF:	\$187.50
Cap Rate:	3.86%
NOI:	\$115,785
Year Built:	1966
Renovated:	2020
Zoning:	L1
Market:	Teaneck
Submarket:	Rt4 Corridor

## PROPERTY OVERVIEW

Located at 111 Galway Place in Teaneck, NJ, this expansive office/flex building offers a strategic and high-traffic location, making it ideal for businesses seeking maximum exposure. With versatile space, high ceilings, and easy access to major highways, it suits a range of industries and development projects. Explore the limitless possibilities in this vibrant community and secure your vision at 111 Galway Place today. L1 zoning.

## PROPERTY HIGHLIGHTS

- Possible warehouse conversion
- Ample Parking
- Perfect for owner/user

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Located at 111 Galway Place in Teaneck, NJ, this expansive office/flex building offers a strategic and high-traffic location, making it ideal for businesses seeking maximum exposure. With versatile space, high ceilings, and easy access to major highways, it suits a range of industries and development projects. Explore the limitless possibilities in this vibrant community and secure your vision at 111 Galway Place today. L1 zoning.

## LOCATION DESCRIPTION

Steps off Palisade ave on a private, dead end street.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - Possible warehouse conversion
- - Ample Parking
- - Perfect for owner/user



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## LOCATION INFORMATION

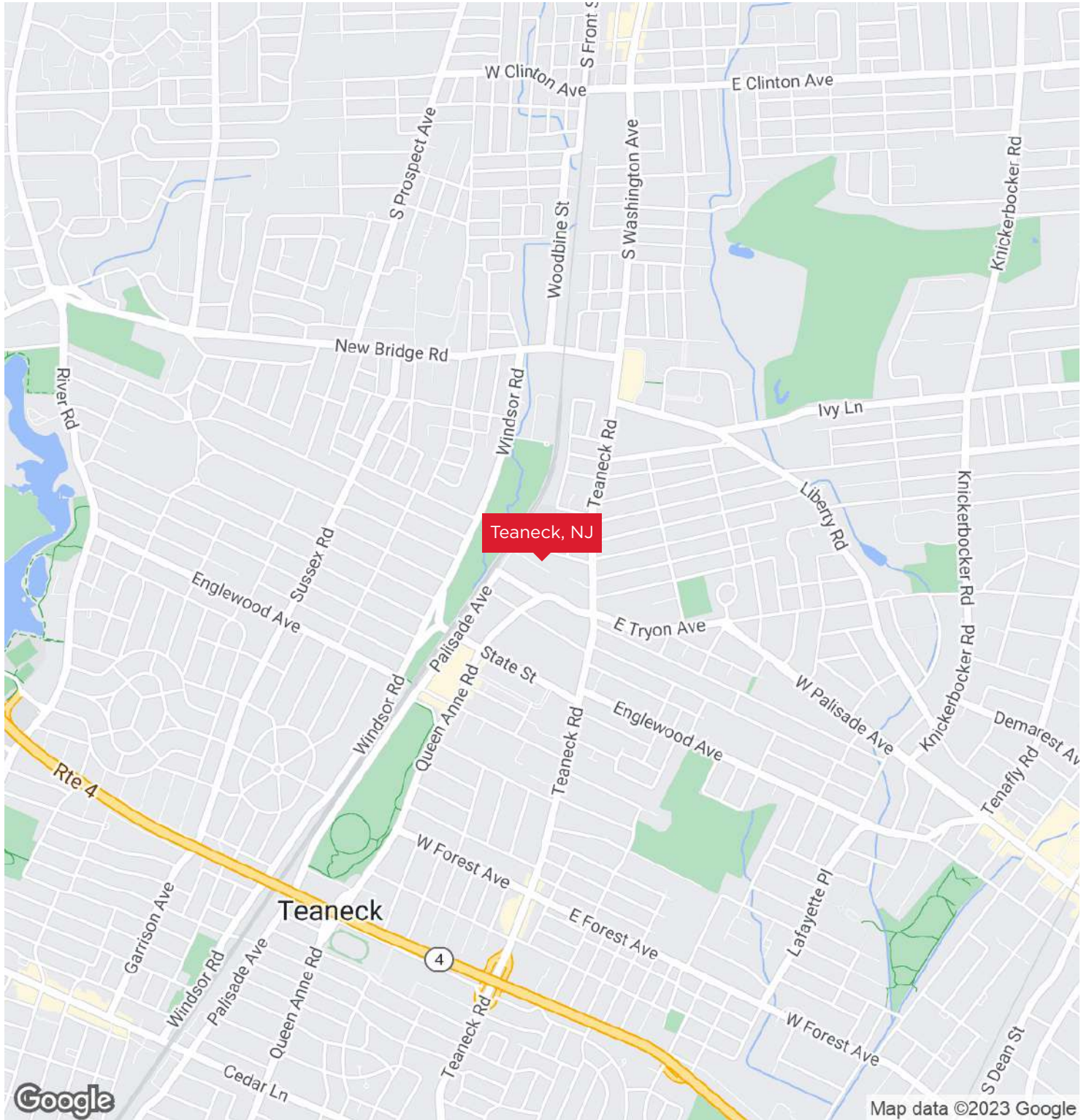
### **IN THIS SECTION**

REGIONAL MAP

LOCATION MAP

AERIAL MAP

# REGIONAL MAP



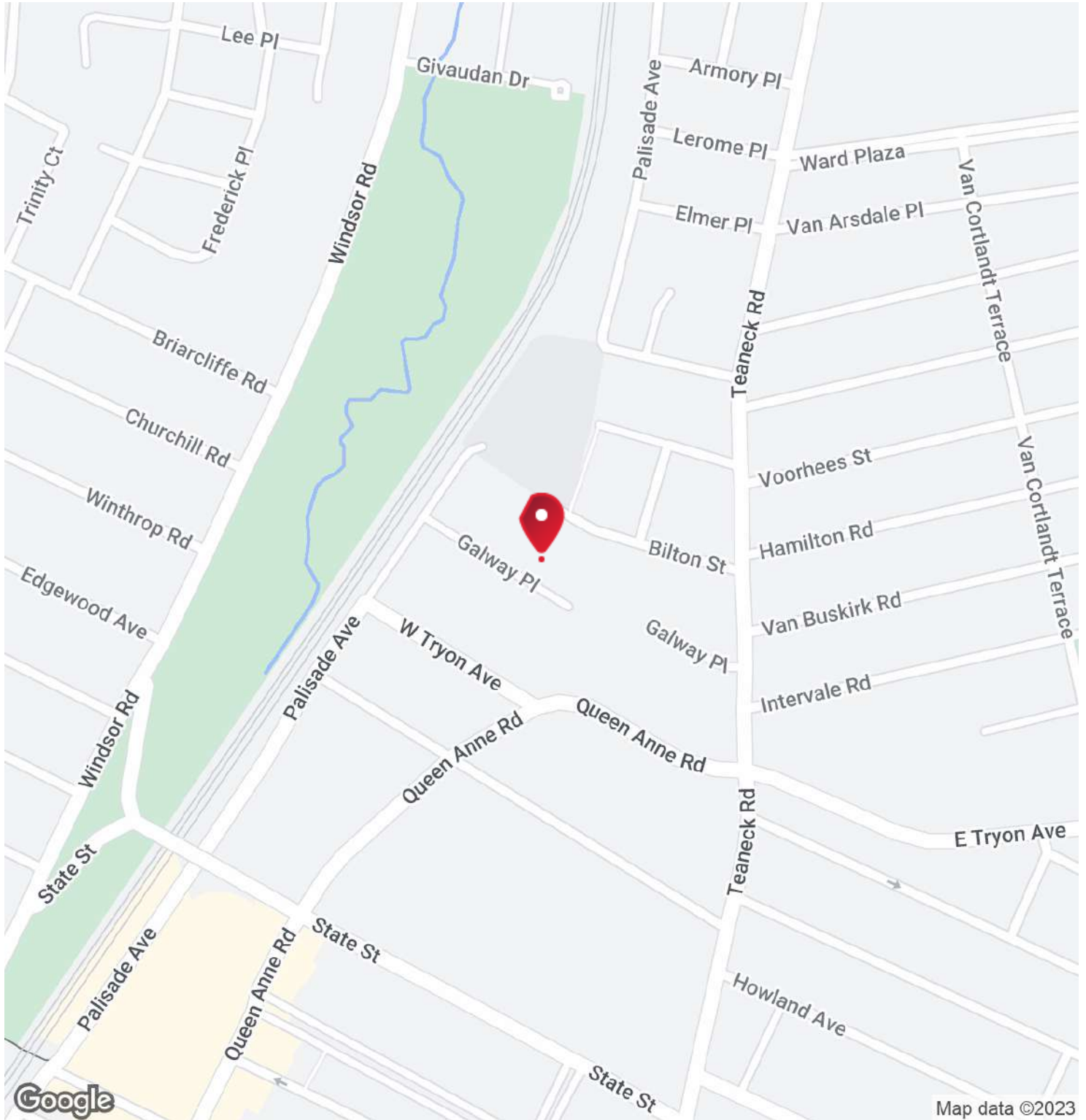
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# LOCATION MAP

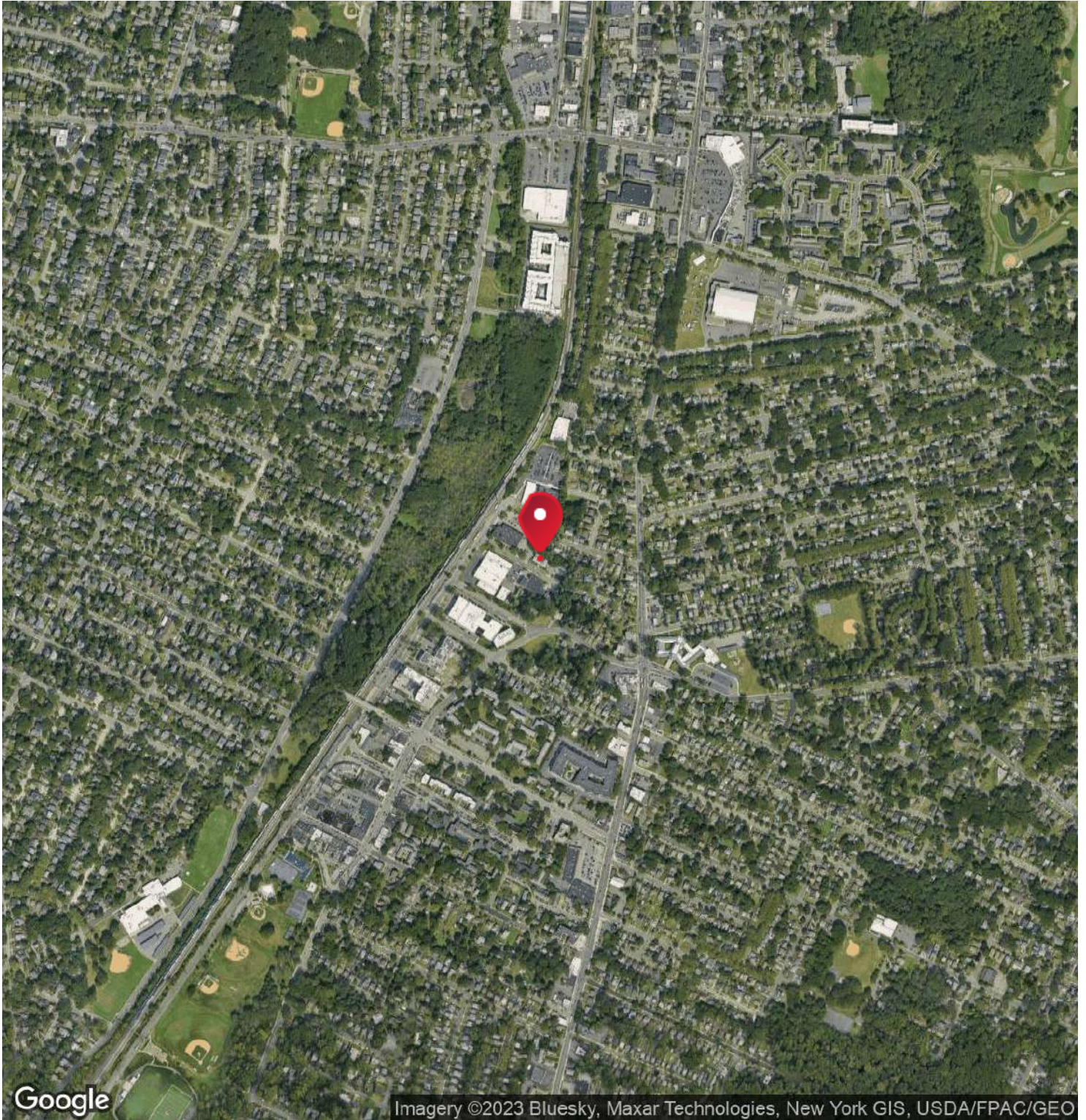


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# AERIAL MAP



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## FINANCIAL ANALYSIS

### **IN THIS SECTION**

FINANCIAL SUMMARY

INCOME & EXPENSES

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$3,000,000
Price per SF	\$188
Price per Unit	\$500,000
GRM	15.27
CAP Rate	3.86%
Cash-on-Cash Return (yr 1)	3.86%
Total Return (yr 1)	\$115,786

## OPERATING DATA

Gross Scheduled Income	\$196,464
Total Scheduled Income	\$196,464
Vacancy Cost	\$5,894
Gross Income	\$190,570
Operating Expenses	\$74,784
Net Operating Income	\$115,786
Pre-Tax Cash Flow	\$115,786

## FINANCING DATA

Down Payment	\$3,000,000
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# INCOME & EXPENSES

## INCOME SUMMARY

Vacancy Cost	(\$5,894)
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<b>GROSS INCOME</b>	<b>\$190,570</b>
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## EXPENSES SUMMARY

Taxes	\$48,512
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Insurance (Est.)	\$8,000
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Water Bill	\$1,773
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Utilities	\$2,000
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Repairs/maintenance	\$1,466
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Building Maintenance	\$13,034
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<b>OPERATING EXPENSES</b>	<b>\$74,784</b>
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<b>NET OPERATING INCOME</b>	<b>\$115,786</b>
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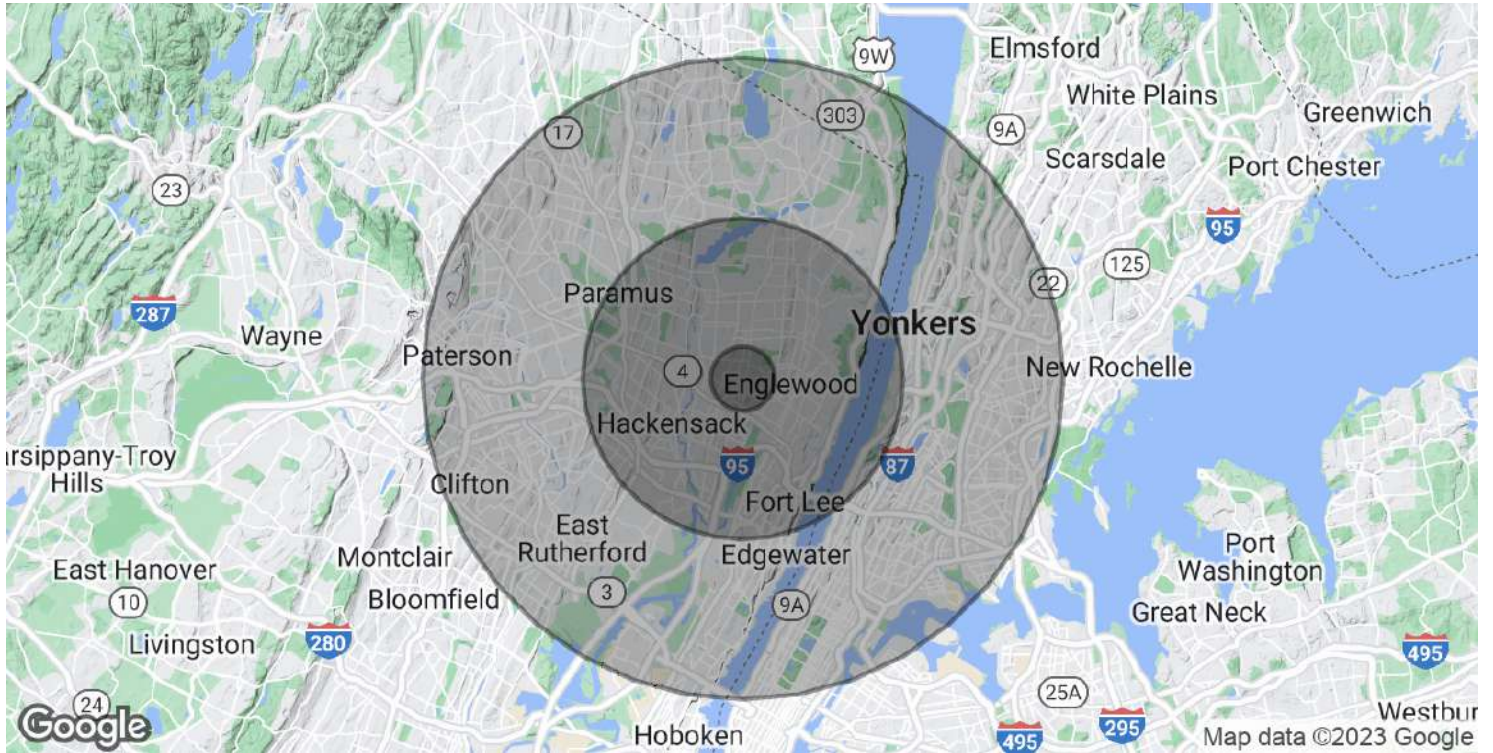
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	26,279	484,258	4,027,273
Average Age	34.5	42.6	38.3
Average Age (Male)	31.7	40.7	36.8
Average Age (Female)	39.7	44.3	40.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	8,774	192,398	1,658,513
# of Persons per HH	3.0	2.5	2.4
Average HH Income	\$130,278	\$120,855	\$99,196
Average House Value	\$408,216	\$415,256	\$405,872

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1



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