

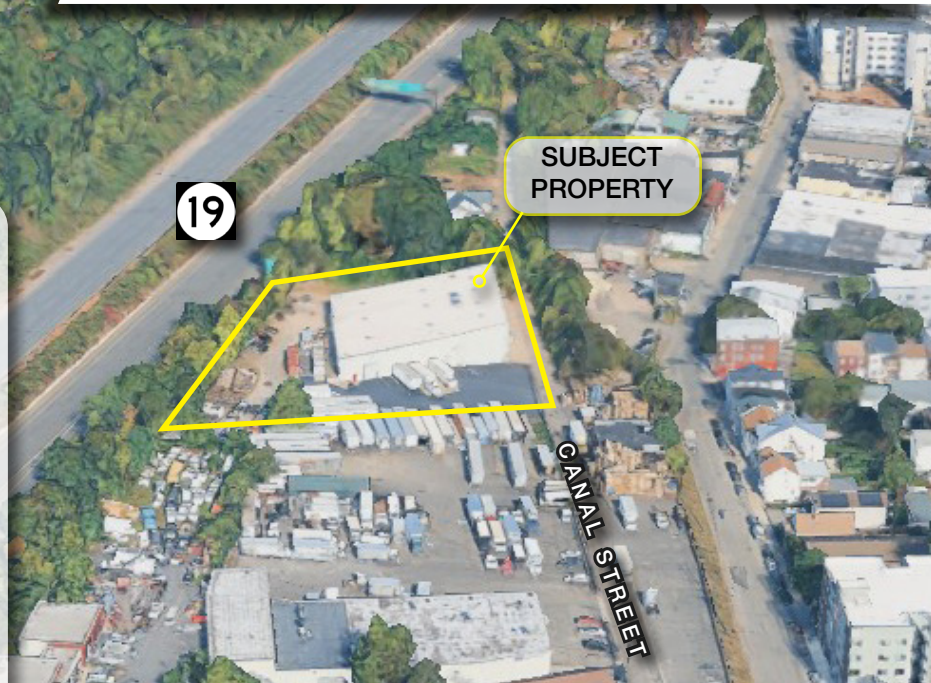
INVESTMENT OPPORTUNITY

20,000 SF on 1.70 AC

46-49  **CANAL STREET**
PATERSON, NJ

Property Information

Building: ±20,000 SF Building on 1.70 AC
Office: 1,500 SF
Type: Class C Manufacturing
Tenancy: Multiple, Fully Occupied
Year: 1987
Parking: Free Surface Spaces
Heating: Gas, Natural
Water: City
Sewer: City
Taxes: \$3.15 PSF



INQUIRE FOR INFORMATION

RENT ROLL / TENANTS					
56 Canal St	Size (SF)	Expenses (PSF)	NNN (PSF)	NOI	NOTES
Coyne Chemical	14,500	\$3.98	\$8.09	\$117,334.65	Month-to-Month
KLI Chemical	4,600	\$3.98	\$9.11	\$40,095.48	
Office	1,100	\$ -	\$ -	\$ -	
Income			\$7.92	\$158,315.13	
INVESTMENT / EXPENSES *					
	Taxes	Insurance	Snow Removal	Expenses (PSF)	Total Expenses
Building	\$65,266.00	\$8,800.00	\$5,500.00	\$3.98	\$79,566.00
Yard	\$2,715.00	\$ -	\$ -	\$ -	\$2,715.00
*ALL OTHER EXPENSES PAID BY TENANTS.					

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Owner:



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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

PROPERTY DETAILS

46-49 CANAL STREET

PATERSON, NJ



RENTABLE SF:

- Warehouse: 20,000 SF
- Office: 2,000 SF



LAND AREA:

- 1.70 Acres



LOADING:

- Two (2) Loading Docks



CLEAR HEIGHT:

- 18' 6"



ROSLAND

ZONING:

- 46-47 Canal I-1
- 48-49 Canal I-2



LOT MAPS & INFORMATION

46-49 CANAL STREET

PATERSON, NJ

Site Address **46-47 CANAL ST PATERSON, NJ 07503**
Parcel No. (APN) **08 05509-0000-00017**
LightBox Parcel ID **0202M277HSFRJS2ZQD1UA0** 

Land Use **VACANT LAND**
MISCELLANEOUS VACANT LAND

Buildings **None**
Building Area
Lot Area **7,600 SF (0.17 ACRES)**
Adj. Lots Owned **2 (0.39 TOTAL ACRES)**
Year Built

Owner (Assessor) **SALVATERRA, DANIEL J**
Owner Address (Assessor) **32 SCHWEINBERG DR ROSELAND, NJ 07068**
Last Market Sale **4/22/22 for \$53,500**
Total Assd. Value **\$58,500**

Opportunity Zone **Yes (Low-Income Community)**
Hazards **0/4 Present**

Site Address **48-49 CANAL ST PATERSON, NJ 07503**
Parcel No. (APN) **08 05509-0000-00018**
LightBox Parcel ID **0206HE90TTC3MBPNBGRWOH** 

Land Use **COMMERCIAL**
MISCELLANEOUS COMMERCIAL

Buildings **1 Building**
Building Area **27,296 SF**
Lot Area **9,690 SF (0.22 ACRES)**
Adj. Lots Owned **2 (0.39 TOTAL ACRES)**
Year Built

Owner (Assessor) **SALVATERRA, DANIEL J**
Owner Address (Assessor) **32 SCHWEINBERG DR ROSELAND, NJ 07068**
Last Market Sale **2/28/22**
Total Assd. Value **\$1,406,000**

Opportunity Zone **Yes (Low-Income Community)**
Hazards **0/4 Present**



19

