

245
Main Street
RIDGEFIELD PARK, NJ

FOR SALE OR LEASE

22,479 SF | OFFICE

PRICE REDUCED!
\$2,299,000



Property Features

- 22,479 SF Office
- 0.75 Acres
- Former bank branch with vault and two (2) drive through lanes
- 28 Parking spots
- Two (2) floors of vacant office space with possible sale/lease back from the owner
- Total Three (3) floors plus basement
- Zoned B-2
- Taxes: \$24,068.82
- Sale Price: \$2,299,000
- ***Excellent bank site!***

The property is located in an active retail trade area which contains a mix of high-density residential uses and a diverse blend of retail stores. The site is situated directly between two apartment buildings containing 5 and 7 stories, respectively, with single family residential homes behind the facility. Retail properties along Main Street include a CVS drug store, a 7-Eleven convenience store, various restaurants and diners and several service related businesses.

The entrance to State Highway 46, a major East/West commercial corridor through Bergen County, can be accessed less than one mile from the site. The Borough Hall is also within one block of the site.

Plus take advantage of Overpeck Park featuring scenic paths.

FOR MORE INFORMATION

Anthony Cassano | Vice President

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NAI James E. Hanson
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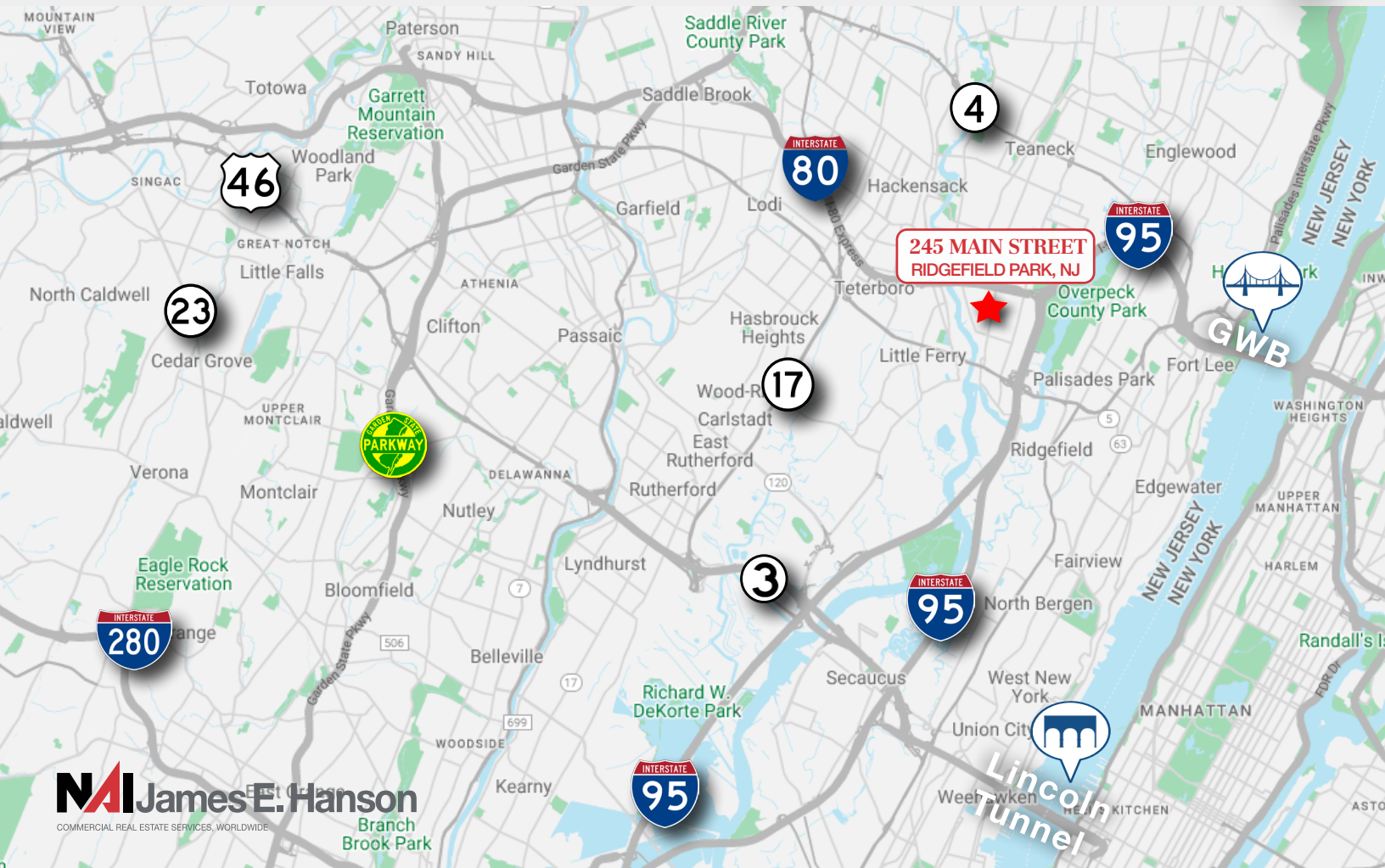
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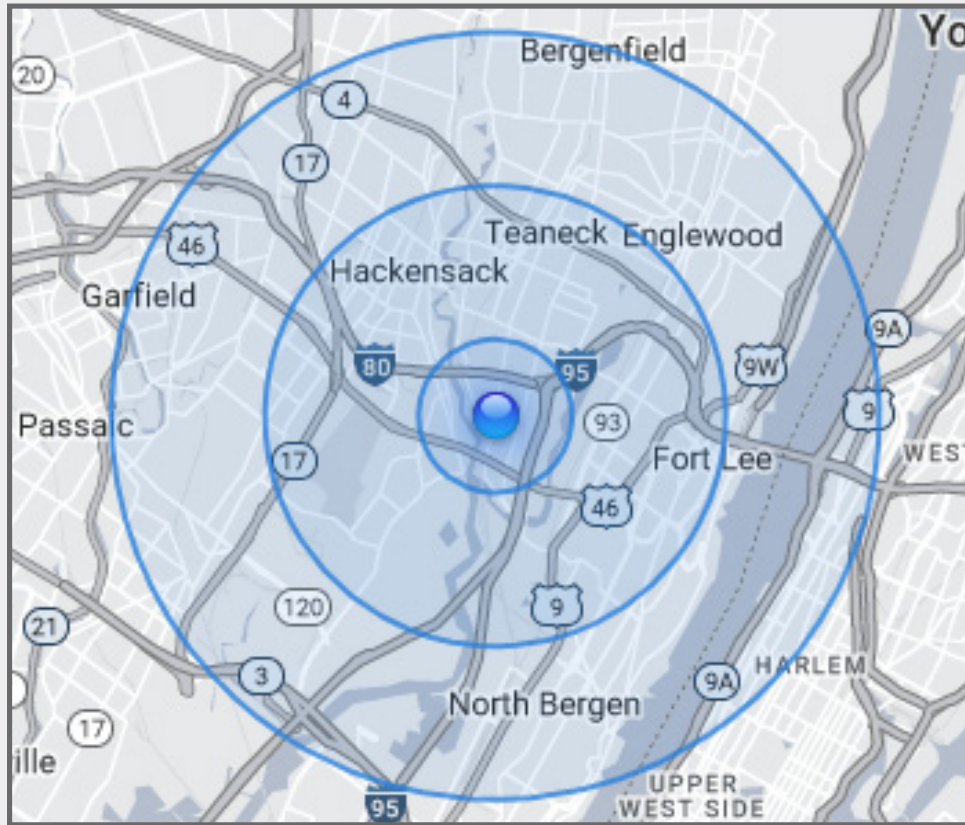
AERIAL VIEW & HIGHWAY MAP



245 Main Street

RIDGEFIELD PARK, NJ

DEMOGRAPHICS MAP & REPORT



Demographics	1 Mile	3 Mile	5 Mile
Total Population	25,098	211,945	823,510
Median Age of Householder	42	43	41
Average Household Income	\$118,278	\$130,158	\$120,085

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