



111 MAIN ST

LITTLE FERRY, NJ 07643



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PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 111 Main St, Little Ferry, NJ. This 3,000 SF building, constructed in 1950, offers a strategic location in the BN-zoned area. Ideal for a special purpose or other investor seeking a versatile property with numerous potential applications. The property's solid construction, ample space, and favorable zoning make it a compelling option for those looking to capitalize on the thriving Little Ferry market. Don't miss out on the chance to add this promising asset to your investment portfolio.

PROPERTY HIGHLIGHTS

- - Located on Little Ferry's primary commercial corridor
- - Immediate access to Route 46
- - Minutes from Interstate 80
- - Convenient access to the New Jersey Turnpike (I-95)
- - Centrally located within Bergen County
- - Excellent access to Northern New Jersey and New York City markets
- - Prime Bergen County commercial location
- - Attractive Neighborhood Business (NB) zoning
- - State-of-the-art 25' x 15' spray booth
- - Low annual property taxes of \$9,490

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OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	4,000 SF
Building Size:	3,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	744	2,788	7,884
Total Population	1,693	6,324	19,859
Average HH Income	\$105,424	\$101,943	\$110,456



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 111 Main St, Little Ferry, NJ. This 3,000 SF building, constructed in 1950, offers a strategic location in the BN-zoned area. Ideal for a special purpose or other investor seeking a versatile property with numerous potential applications. The property's solid construction, ample space, and favorable zoning make it a compelling option for those looking to capitalize on the thriving Little Ferry market. Don't miss out on the chance to add this promising asset to your investment portfolio.

LOCATION DESCRIPTION

Exceptional opportunity to acquire a versatile 3,000+ sq. ft. one-and-a-half-story commercial building situated on a 4,000 sq. ft. lot in the heart of Little Ferry. Built in 1950 with durable steel beam and block construction, this well-maintained property offers a functional blend of office, meeting, and industrial space suitable for a variety of commercial uses.

The building features a front office/reception area, second-floor meeting room with kitchenette, an additional private office, half bath, bay door access, high ceilings, and a 25' x 15' state-of-the-art spray booth. Utility services include gas, electric, city water, and city sewer. The property is heated by an above-ground oil heating system and features a roof with approximately 20 years of service.

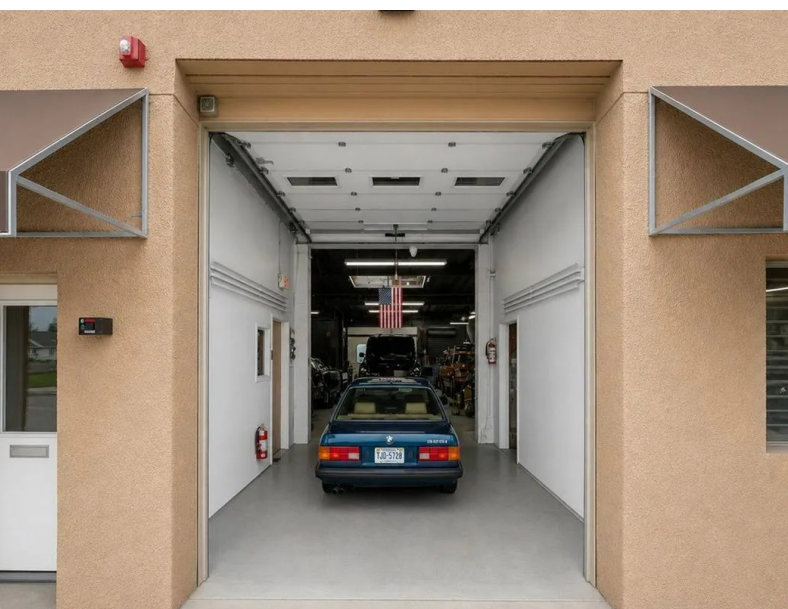
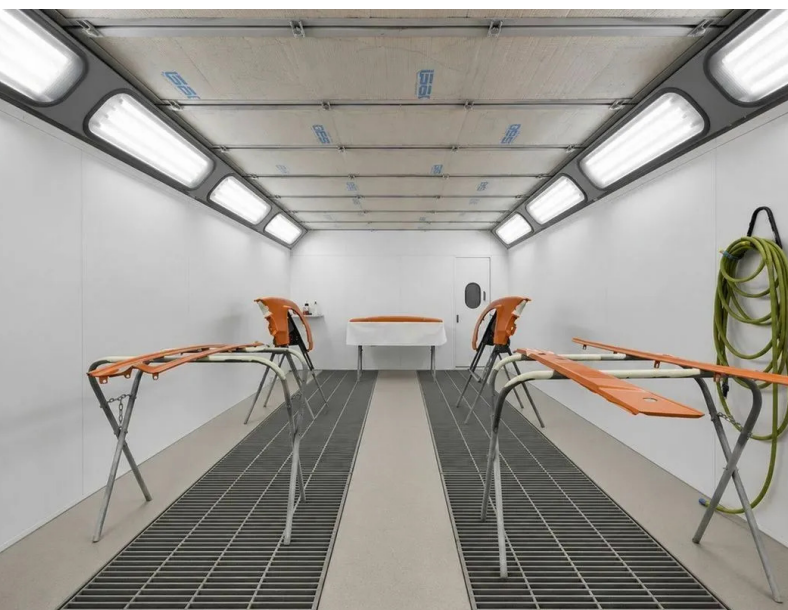
Located on Little Ferry's main commercial artery and approximately 13 miles from Manhattan, the property offers exceptional accessibility to Route 46, Interstate 80, the New Jersey Turnpike, Route 17, and Route 3. This strategic location provides convenient access throughout Northern New Jersey and the New York metropolitan area.

Whether for an owner-user, expanding business, or investor, this property presents an outstanding opportunity in a highly accessible Bergen County location.

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- - Attractive Neighborhood Business (NB) zoning
- - State-of-the-art 25' x 15' spray booth
- - Low annual property taxes of \$9,490
- - Rare owner-user opportunity in a highly desirable market

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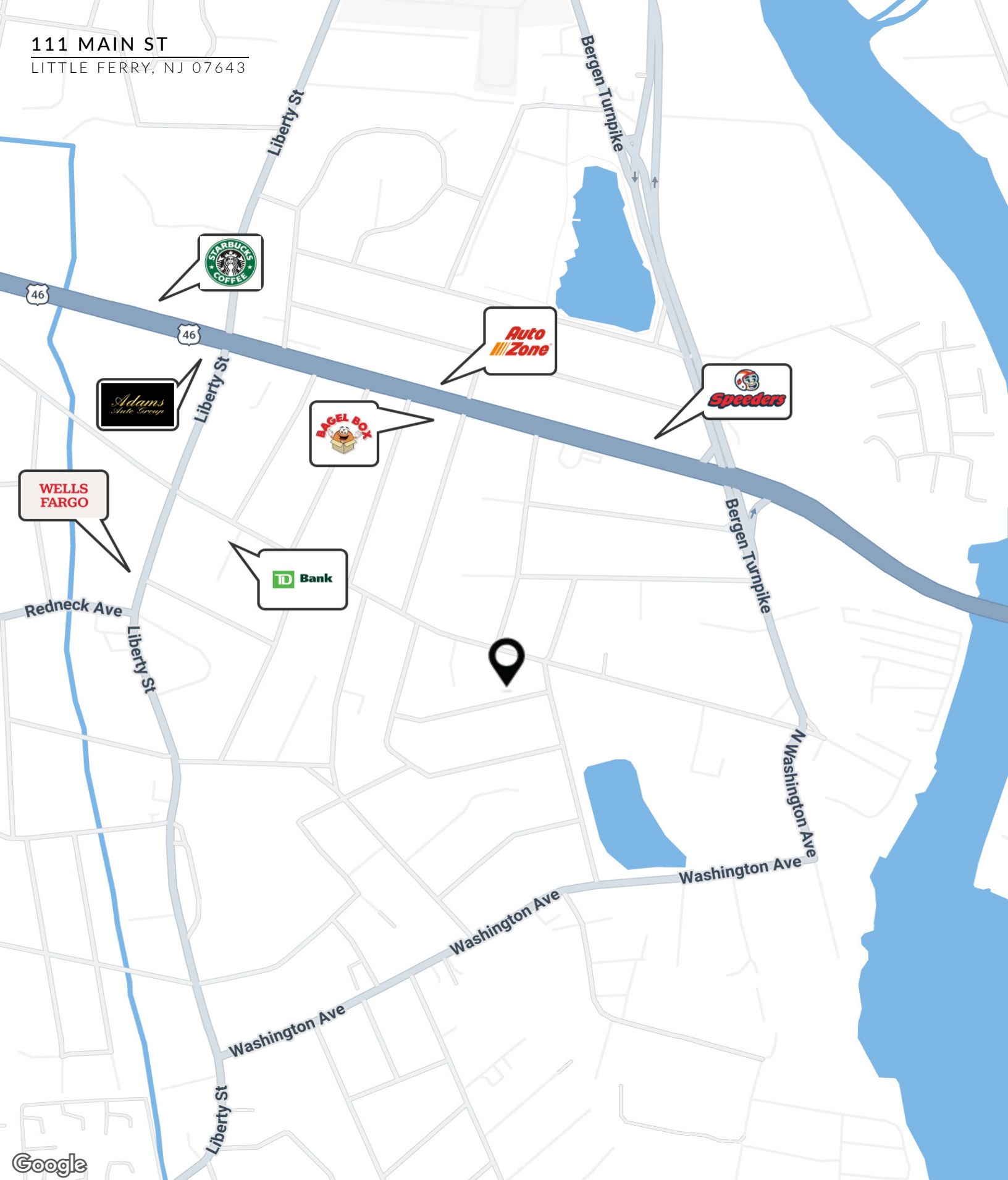
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LOCATION INFORMATION

SECTION 2

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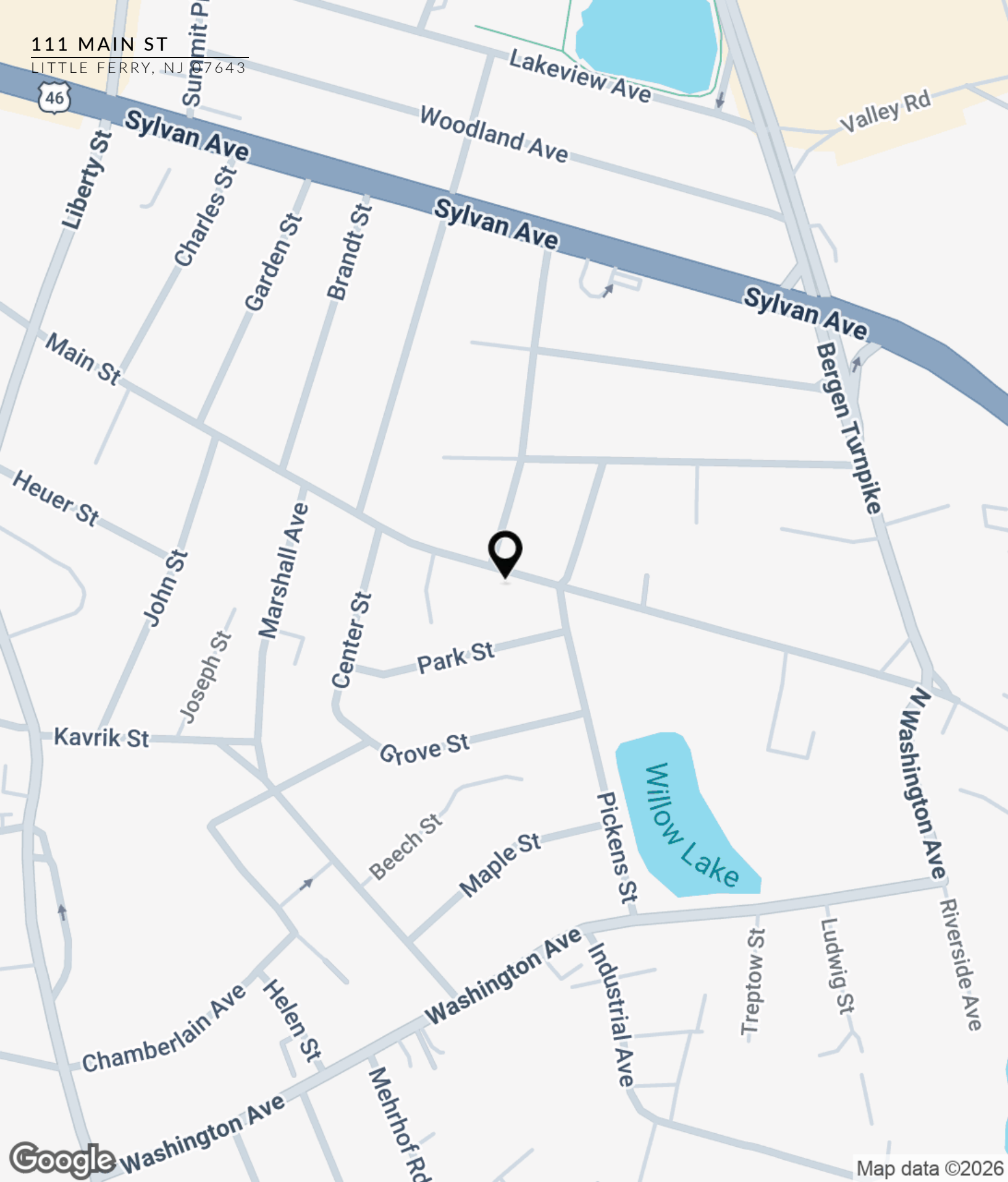


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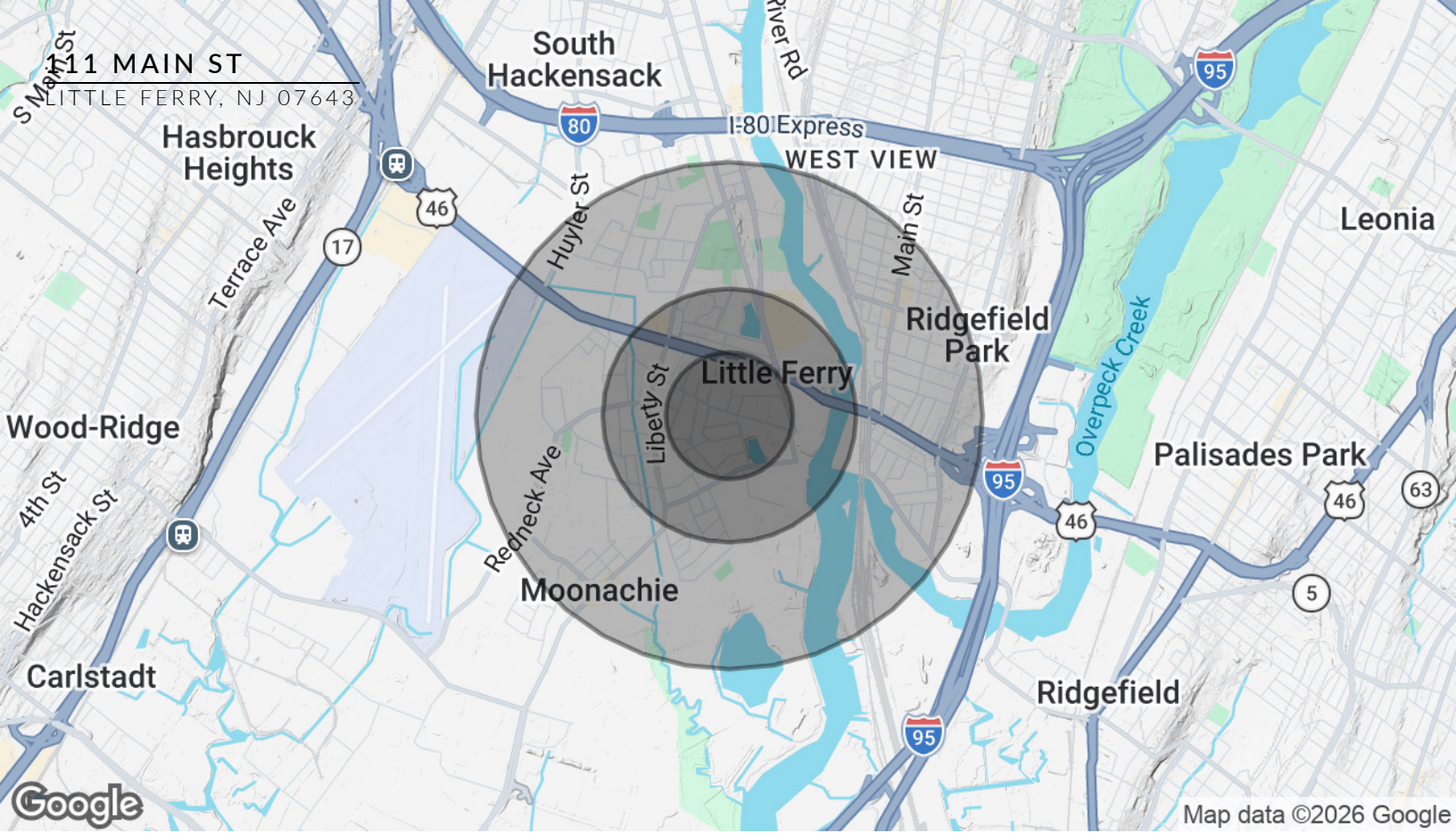
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DEMOGRAPHICS

SECTION 3



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,693	6,324	19,859
Average Age	42.7	43.7	40.9
Average Age (Male)	38.5	44.0	40.3
Average Age (Female)	48.1	45.7	42.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	744	2,788	7,884
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$105,424	\$101,943	\$110,456
Average House Value	\$181,597	\$351,376	\$444,732

2023 American Community Survey (ACS)



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