



FOR SALE



Office Building For Sale

\$2,350,000

OFFERING MEMORANDUM | 179 SOUTH MAPLE AVENUE | RIDGEWOOD, NJ

Exclusively Listed by

Cheryl Darmanin, CRE - Broker | (973) 783-7400 | Cheryl@darmpgrp.com | 111786, New Jersey
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Each Office is Independently Owned and Operated
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KW COMMERCIAL
237 Lorraine Avenue
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Property Summary



Property Summary

Building Class:	B
Building SF:	5,775
County:	NJ - Bergen
Lot Size:	0.23 Acres
Office SF:	5,775
Price:	\$2,350,000
Rentable SF:	5,775
Tenants/Units:	5
Year Built:	1972
Zoning:	R-4

Property Overview

This ±5,775 SF multi-tenant professional office building offers a mix of leased and available space across three levels. The main level totals ±1,925 SF and includes a former dental/children's suite of ±1,525 SF featuring an open layout with four offices and three bathrooms, as well as a smaller ±400 SF suite with a lease commencing in November 2025. The second floor consists of two ±962.5 SF suites, one currently leased and one vacant. The lower level includes two additional suites with multiple private offices, conference areas, reception space, and kitchenette access, each with separate entrances.

The building is well-maintained with four rooftop HVAC units replaced within the last ten years, separate utilities for each suite, and both gas heat and central air (with some baseboard heating). Parking accommodates 13 striped spaces with capacity for up to 6 additional tandem/double-parked vehicles.

Location Overview

The property is located in the R-4 Garden Apartment Residential Zone in Ridgewood, New Jersey. It is situated in a professional setting suitable for medical, dental, wellness, and general office users. The site offers on-site parking and private suite access, supporting a variety of tenant types and use needs.

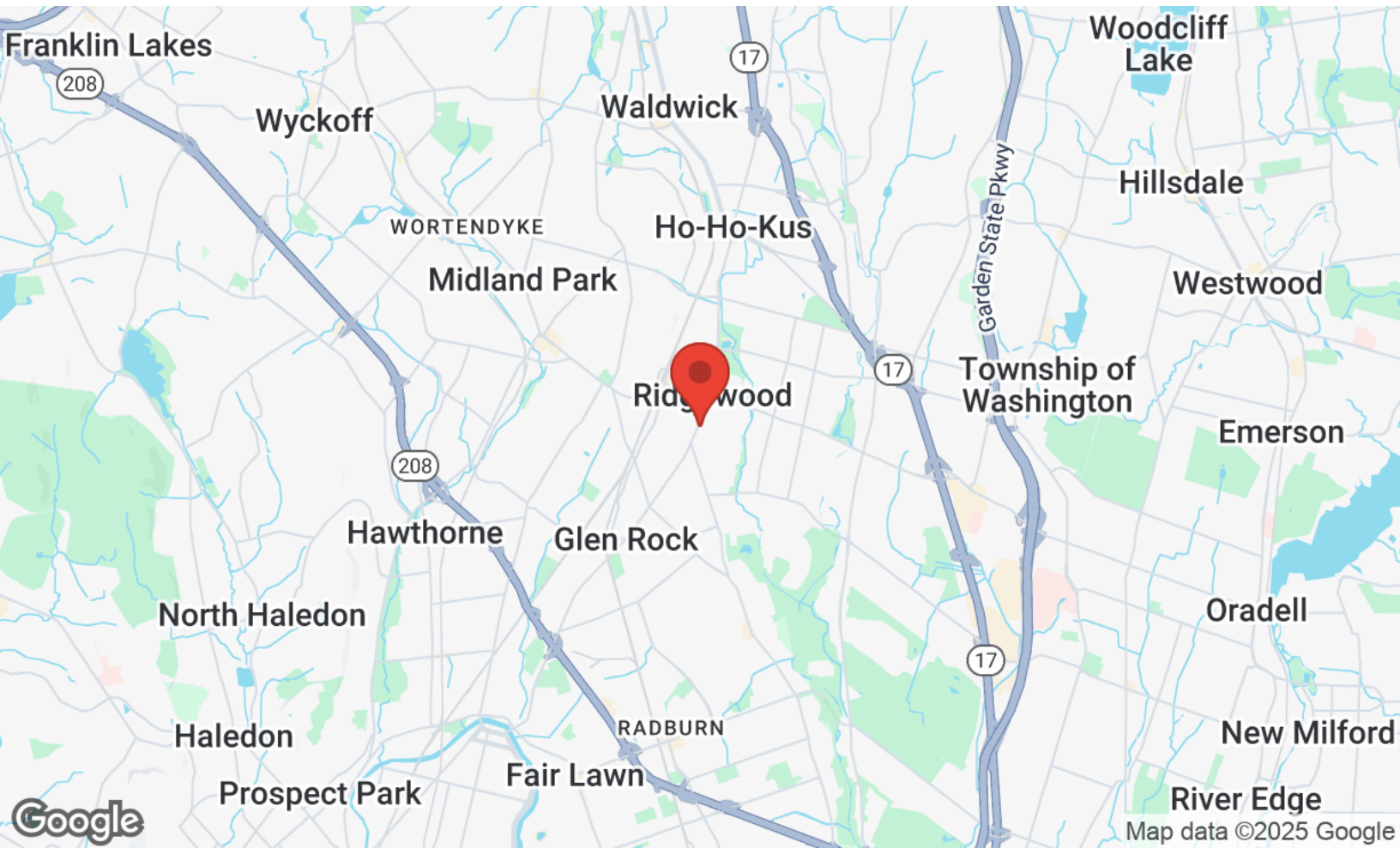
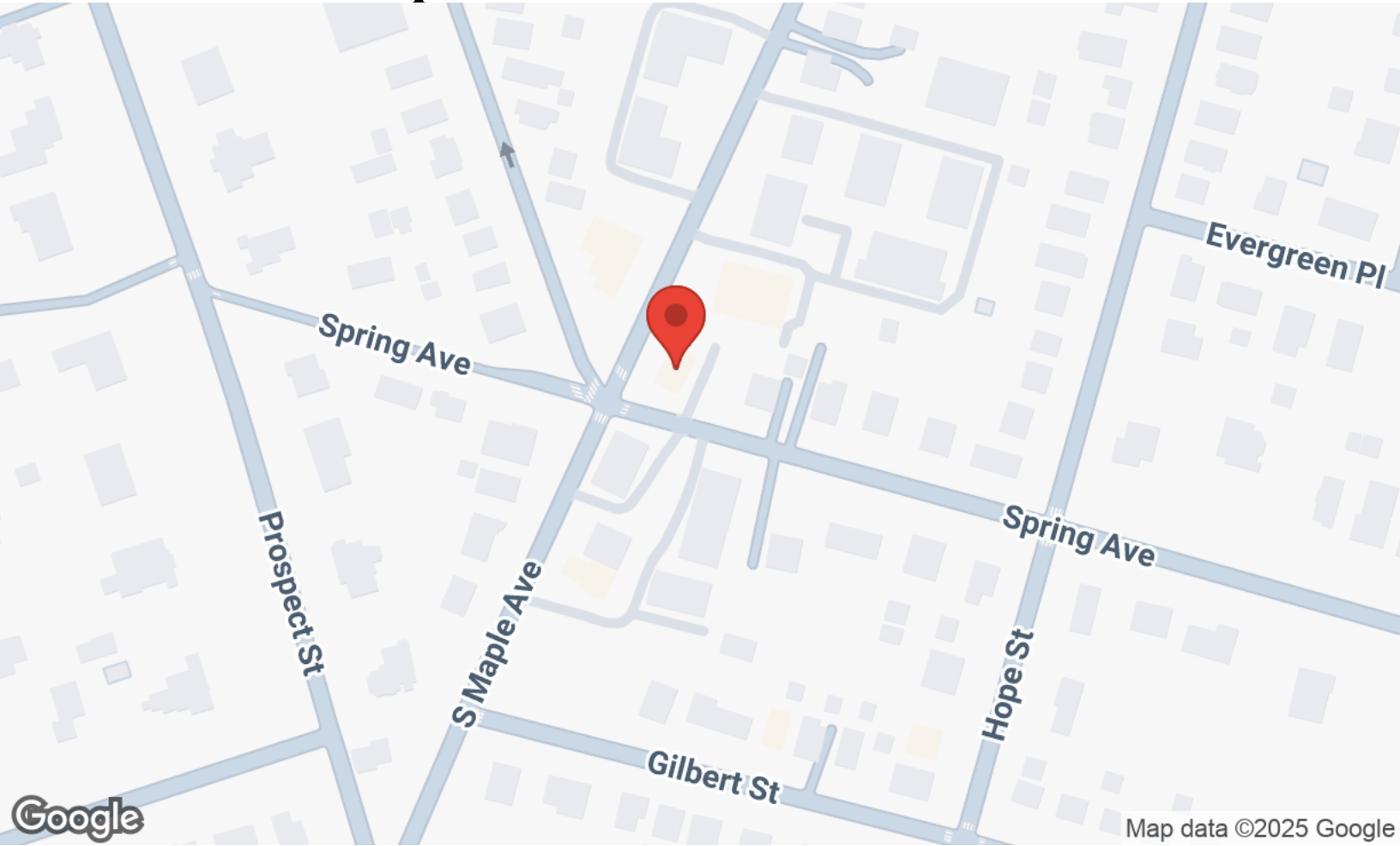
Property Photos



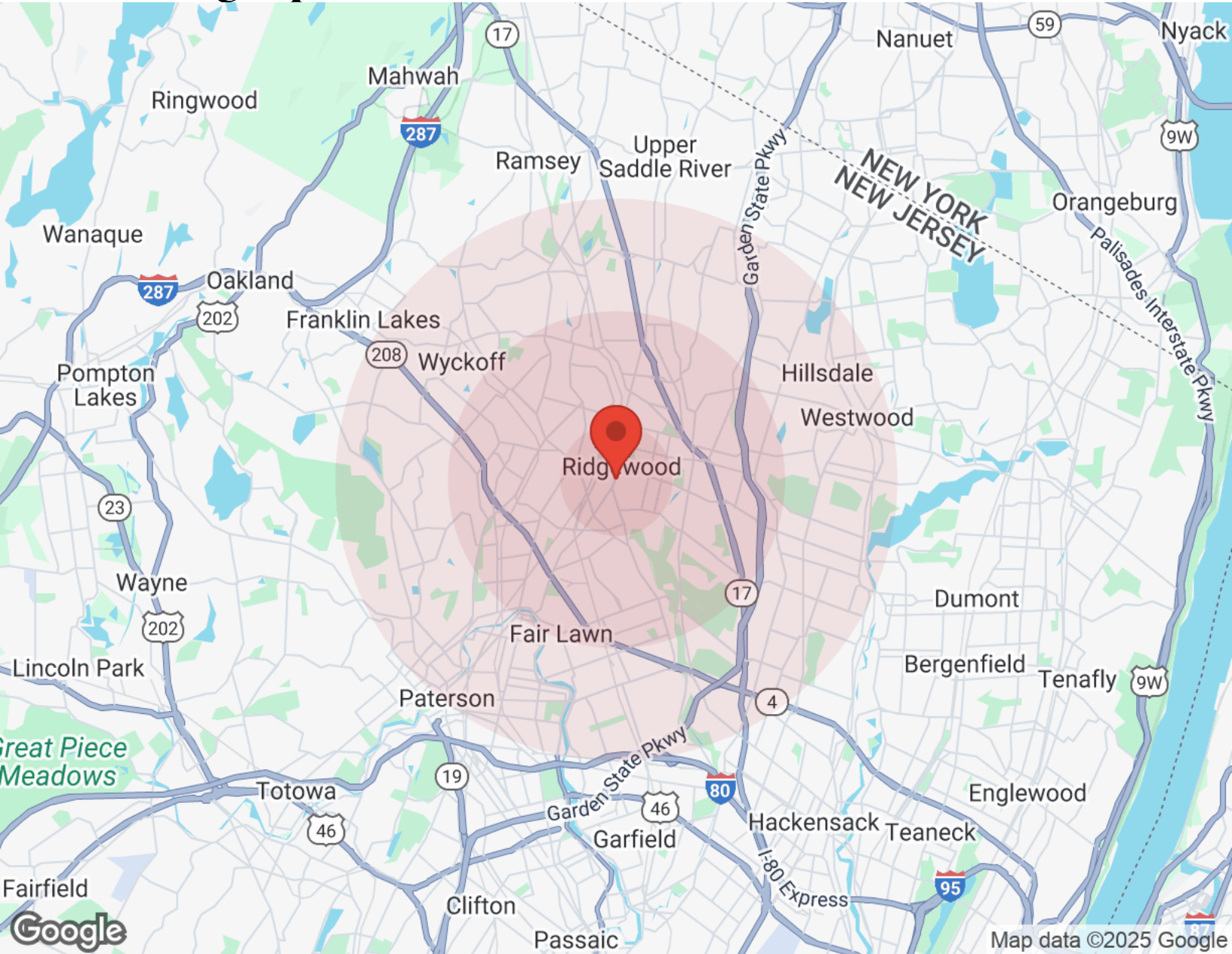
Property Photos



Location Maps



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	7,855	55,659	176,440
Female	8,165	57,841	184,123
Total Population	16,020	113,500	360,563

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,988	20,173	66,899
Ages 15-24	2,097	13,452	46,745
Ages 25-54	5,961	40,504	131,495
Ages 55-64	2,182	16,571	49,240
Ages 65+	2,793	22,799	66,183

Race	1 Mile	3 Miles	5 Miles
White	9,899	70,574	174,008
Black	618	3,870	43,772
Am In/AK Nat	3	23	144
Hawaiian	N/A	N/A	36
Hispanic	2,363	20,192	97,352
Asian	2,794	16,821	39,590
Multi-Racial	298	1,702	4,651
Other	43	295	1,046

Income	1 Mile	3 Miles	5 Miles
Median	\$223,636	\$172,325	\$126,799
< \$15,000	209	1,277	7,734
\$15,000-\$24,999	55	585	4,539
\$25,000-\$34,999	137	1,168	5,302
\$35,000-\$49,999	162	1,527	8,417
\$50,000-\$74,999	268	3,136	12,429
\$75,000-\$99,999	283	3,390	11,842
\$100,000-\$149,999	866	6,584	20,256
\$150,000-\$199,999	541	5,112	14,152
> \$200,000	2,993	17,118	38,402

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,633	40,814	126,181
Occupied	5,514	39,895	123,073
Owner Occupied	3,791	30,616	77,843
Renter Occupied	1,723	9,279	45,230
Vacant	119	918	3,107

Professional Bio






CHERYL DARMANIN, MCNE, CSMS, ABR, SFR
Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl joined Keller Williams Commercial in 2017. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative and a Short Sale and Foreclosure Resource. Cheryl is also a member of the National Association of Expert Advisors as a certified Real Estate Advisor. She serves on several committees and local organizations including: CREWNJ (Commercial Real Estate Women of NJ), FIABCI (The International Real Estate Federation), The Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, Board of Advisors for the Touro College Graduate School of Business, Past President of HTEF (Harding Township Education Foundation), AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), Overlook Hospital Auxiliary, and past co-Chair of the South Orange Village Alliance Business Recruitment Committee. In addition, she coaches new agents entering the real estate profession.

Cheryl Darmanin, CRE

Broker

 (973) 783-7400
 Cheryl@darmgrp.com
 111786, New Jersey

Based in New Jersey, Cheryl has a successful track record in procuring and disposing of commercial assets within all of the major asset classes, from Retail and Hospitality to Industrial, Multifamily, Office and Medical. Her clients range from tenants to local owners and institutional investors. Prior to changing careers, Cheryl spent over 20 years in dynamic sales environments in the media and marketing industry. She started in the Local Ad Sales division for The Weather Channel in Atlanta. She continued to work at TWC for 6 years, two of which were spent in Europe setting up the operations infrastructure for networks in London, Dusseldorf, and Amsterdam. Upon returning from Europe, Cheryl moved to New York to take on the position of Operations Manager for the Ad Sales Division of TWC. With the goal of expanding her media experience, she left The Weather Channel to start her sales career in digital marketing. She spent 7 years as a Senior Sales Executive at several well-known media companies including: ABCNews.Com/ABC Entertainment, Women.com (iVillage.com), and finally USAToday.com. Returning to management, Cheryl joined Yahoo! and assumed the role of Managing Director of Account Management for the US, Canada and Latin America where she was responsible for over one billion dollars in revenue and a team of 250 people.

Cheryl's stellar performance has been noted and honored. Among her many awards are: 2014, 2019, 2020, 2021, 2022, 2023 and 2024 NAR Circle of Excellence Award, 2016 KWRI Gold Award Recipient, 2017 KWRI Silver Award Recipient, 2018 KWRI Gold Award Recipient, 2015 Top Associate for Units, 2014 Sale of the Year, 2014 Top 25 Producer, 2014 Top Associate for Volume and Units awards and Top Ten Agent in 2012. Her passion for real estate economics and extensive sales and marketing experience enables Cheryl to be a successful consultant and advisor for all of your real estate needs.

Professional Bio






Jeff Bischak
Sales Associate

A member of The Darmanin Group powered by Keller Williams Commercial
Jeff Bischak was born and raised in Northern NJ and is a proud long-time resident of Montclair. Jeff is a seasoned executive who started his career in Supply Chain/Operations for several large companies, including L'Oréal, Blinds To Go, and Diapers.com (purchased by Amazon). Over the past several years, Jeff has owned several investment properties in Essex County and was also a licensed home improvements contractor (which he put to work when he wasn't working on his own Victorian that was built circa 1867).

Jeff's business acumen, knowledge of the Northern NJ area, and first-hand experience in leading home improvements and owning investment properties and 15 years of experience in Supply Chain and Logistics inspired him to put his talent to work full-time to guide buyers and sellers through commercial real estate transactions. Jeff is passionate about real estate, and his unique, multi-faceted perspective and meticulous nature set him up uniquely to deliver on his client's needs.

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