

FOR SALE
ASKING PRICE \$1,895,000

36 BERGEN STREET

Hackensack, NJ 07601 | **New Jersey**



TWO-STORY PROFESSIONAL OFFICE
STEPS FROM BERGEN COUNTY'S BUSINESS DISTRICT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Newly Renovated & Move-In Ready Ground Floor Office

Recently renovated modern office space with a layout of 7 private offices, a conference room, and a reception area — delivered vacant and ready for an owner-user to move in immediately, or for an investor to lease up at market rents.

#2

Blank Canvas 2nd Floor Office

The second floor layout is currently an open concept, allowing a buyer the flexibility to design and build out office space, or explore alternative uses, entirely to their own specifications.

#3

Steps From the Bergen County Business District

Located on Bergen Street between State and Main Streets, adjacent to the Bergen County Justice Center and Court Plaza — a strong draw for law firms, title companies, and other professional uses.

#4

Convenient Commuter & Regional Access

Situated within a 10-minute walk to NJ Transit's Essex Street station, with easy access to Route 4, Route 17, and the Bergen County business district.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **36 BERGEN STREET** — in Hackensack, NJ (the 'Property').

36 Bergen Street is a fully renovated two-story professional office building located in Downtown Hackensack. The Property contains 7,320 SF across two stories with a full basement used for storage and is situated on an approximately 5,676 SF lot. The entire building will be delivered vacant. The ground floor has been recently renovated and is move-in ready, featuring seven private offices, a conference room, and a reception area, while the second floor provides an open-concept layout, allowing flexibility for additional office buildout or alternative configurations. The building also includes bathrooms and kitchenettes and is well suited for legal, medical, financial, and other professional service users.

Located on Bergen Street between State Street and Main Street, the Property is positioned within Hackensack's established civic and professional district, adjacent to the Bergen County Justice Center and Court Plaza. Approximately 7,600 vehicles per day travel along Bergen Street, supporting strong visibility and convenient access for employees, clients, and visitors. The property also benefits from nearby NJ Transit service at Essex Street Station and convenient access to I-80, Route 4, Route 17, and the Garden State Parkway, providing connectivity throughout Bergen County and the greater New York metropolitan area.

Please contact the exclusive brokers for additional information or to arrange for a property inspection.

PROPERTY SUMMARY

THE OFFERING

Property Address	36 Bergen Street, Hackensack, NJ
Asking Price	\$1,895,000
Neighborhood	Hackensack
County	Bergen
Block / Lot	209 / 7

PROPERTY INFORMATION

Gross Lot SF	5,676 SF (approx.)
Stories	2
Total Gross SF	7,320 SF (approx.)
Zoning	Business - B-2

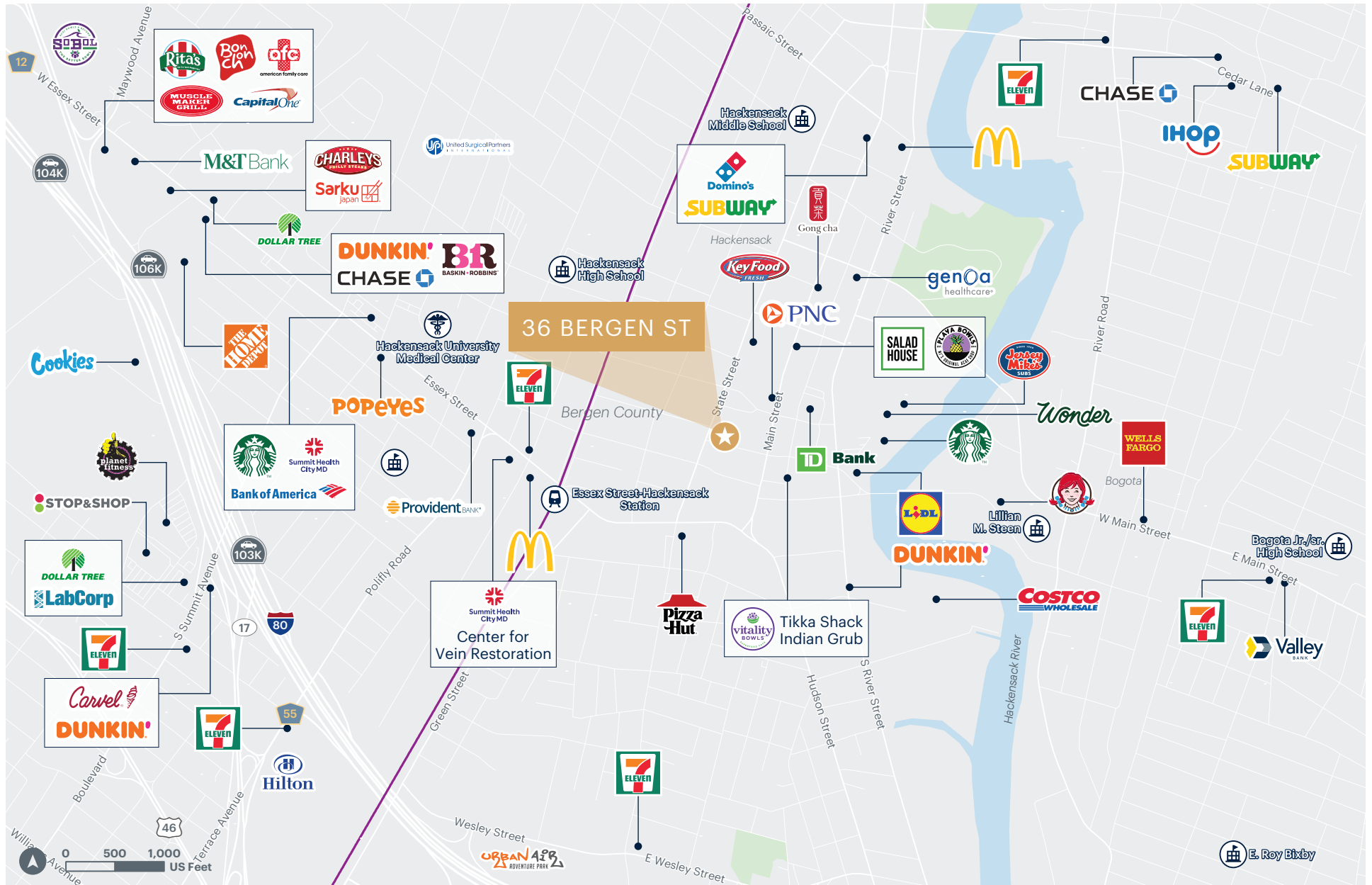
TAX INFORMATION

Annual Property Tax (25/26)	\$51,199
Property Class	4A



**36 BERGEN STREET
FOR SALE**

RETAIL MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW

HACKENSACK, the county seat of Bergen County, is one of Northern New Jersey's primary centers for government, healthcare, business, and professional services. Located approximately 12 miles northwest of Midtown Manhattan, the city is home to more than 46,000 residents and benefits from its position within Bergen County, which has approximately 977,000 residents and a median household income of \$124,884. The surrounding employment base includes approximately 41,870 jobs across more than 31,800 employer establishments, supporting a strong concentration of professional-service activity.

Downtown Hackensack is anchored by major institutions including the Bergen County Justice Center and Hackensack University Medical Center, an 803-bed teaching and research hospital and one of the area's largest employment anchors. The Bergen Community College Phillip Ciarco Jr. Learning Center will further contribute to the downtown's education and workforce presence. The area is complemented by a growing mix of restaurants, cafes, retail, and everyday services, reinforcing Downtown Hackensack as an established commercial district and regional destination for a place to live, work, and visit.

DOWNTOWN REVITALIZATION & RESIDENTIAL GROWTH:

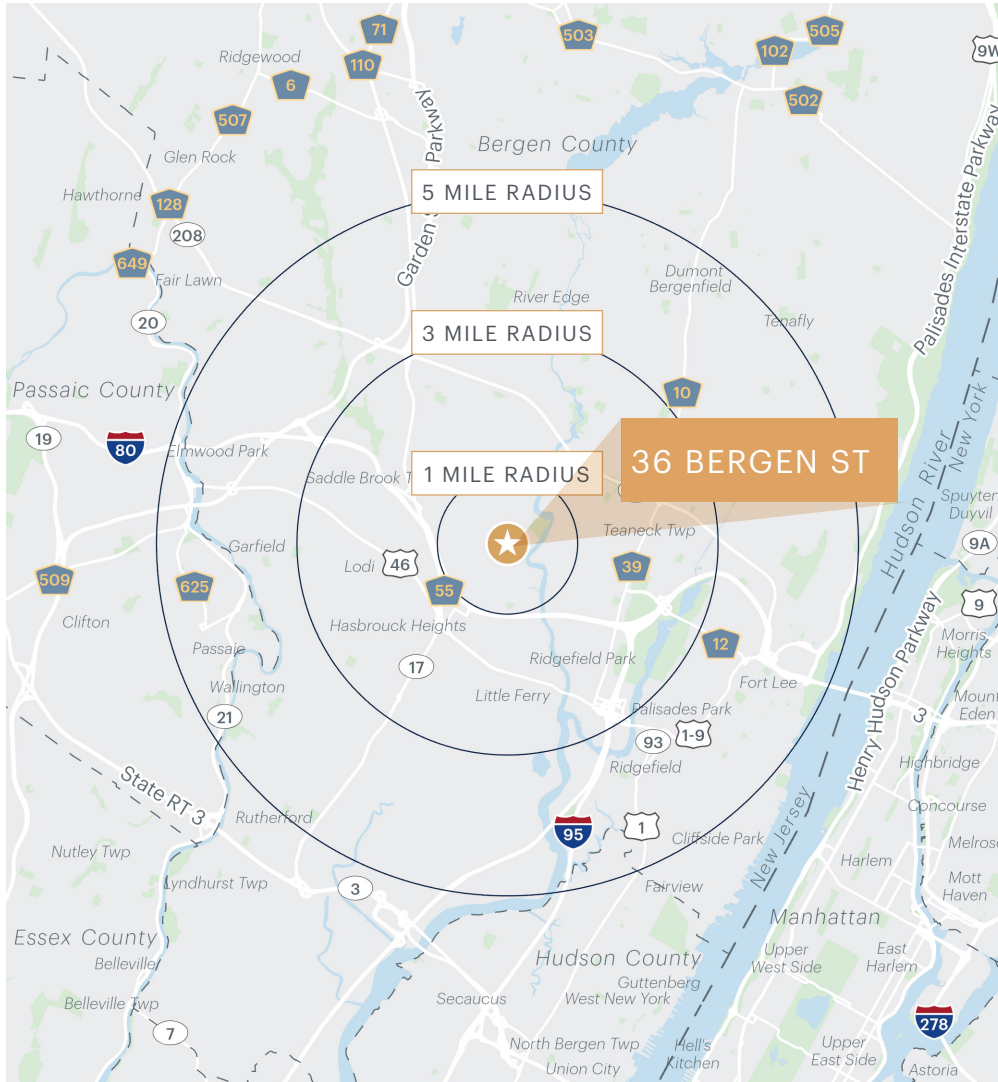
Adopted in 2012, Downtown Hackensack has been undergoing significant redevelopment with the Downtown Rehabilitation Plan for the Main Street Area, with the goal of transforming the commercial district into a pedestrian-friendly, mixed-use regional hub.

In the subsequent years since inception, approximately 4,000 additional residential units are anticipated throughout the city's downtown district. Recent major projects include The Brick (379 units), Ora (270 units), Print House (approximately 695 units), One Essex Street (250 units), 359 Main Street (approximately 107 units), and the \$103 million redevelopment of the former YMCA at 360 Main Street (254 units and 6,000 SF public plaza).

Public investment has also included the restoration of two-way traffic on Main Street, streetscape improvements, and a planned municipal pocket park at 155 Main Street, further enhancing Downtown Hackensack's walkability, residential base, and overall activity.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	39,878	217,194	618,834
NUMBER OF HOUSEHOLDS	16,076	83,446	231,055
AVERAGE HOUSEHOLD INCOME	\$105,149	\$142,274	\$143,335
MEDIAN HOUSEHOLD INCOME	\$82,493	\$106,813	\$105,104
COLLEGE GRADUATES	40.17%	45.09%	45.01%
TOTAL BUSINESSES	2,376	9,726	24,841
TOTAL EMPLOYEES	31,450	115,238	270,794
DAYTIME POPULATION	50,524	222,840	584,056

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

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