



18-20, 26-30 JOHNSON AVENUE & 40 BURLEWS COURT | HACKENSACK, NJ 07601

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale three contiguous properties available for sale individually or as a portfolio. Known as 18-20, 26-30 Johnson Avenue and 40 Burlews Court, Hackensack, NJ 07601 (the "Property") together all three properties measure 1.77 acres in total with 37,800 SF of improvements. The individual properties consists of:

- 18-20 Johnson Avenue: 4,400 SF 2-story office building zoned B-1/IO-1B on a .22 acre lot.
- 26-30 Johnson Avenue: 10,800 SF freestanding 1-story retail building zoned B-1/IO-1B on a .34 acre lot.
- 40 Burlews Court: 22,600 SF spread over four (4) light industrial buildings zoned M-1 on a 1.21 acre lot.

Individual Sales Pricing:

18-20 Johnson Avenue:	\$849,000
26-30 Johnson Avenue:	\$1,549,000
40 Burlews Court:	\$2,999,000
Total Package:	\$5,397,000

The Property could be sold as a package or individually. Contact listing agent for details and to arrange a private tour.

**TO VIEW FINANCIALS, CLICK HERE TO DOWNLOAD THE
CONFIDENTIALITY AGREEMENT AND RETURN TO EXCLUSIVE AGENT BELOW.**



Jonathan M. Kristofich | Vice President
201 488 5800 x103 | jkristofich@naihanson.com

Ayush Patel | Associate
201 488 5800 x127 | apatel@naihanson.com

Michael A. Hanson | Associate
201 488 5800 x125 | mhanson@naihanson.com

FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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.

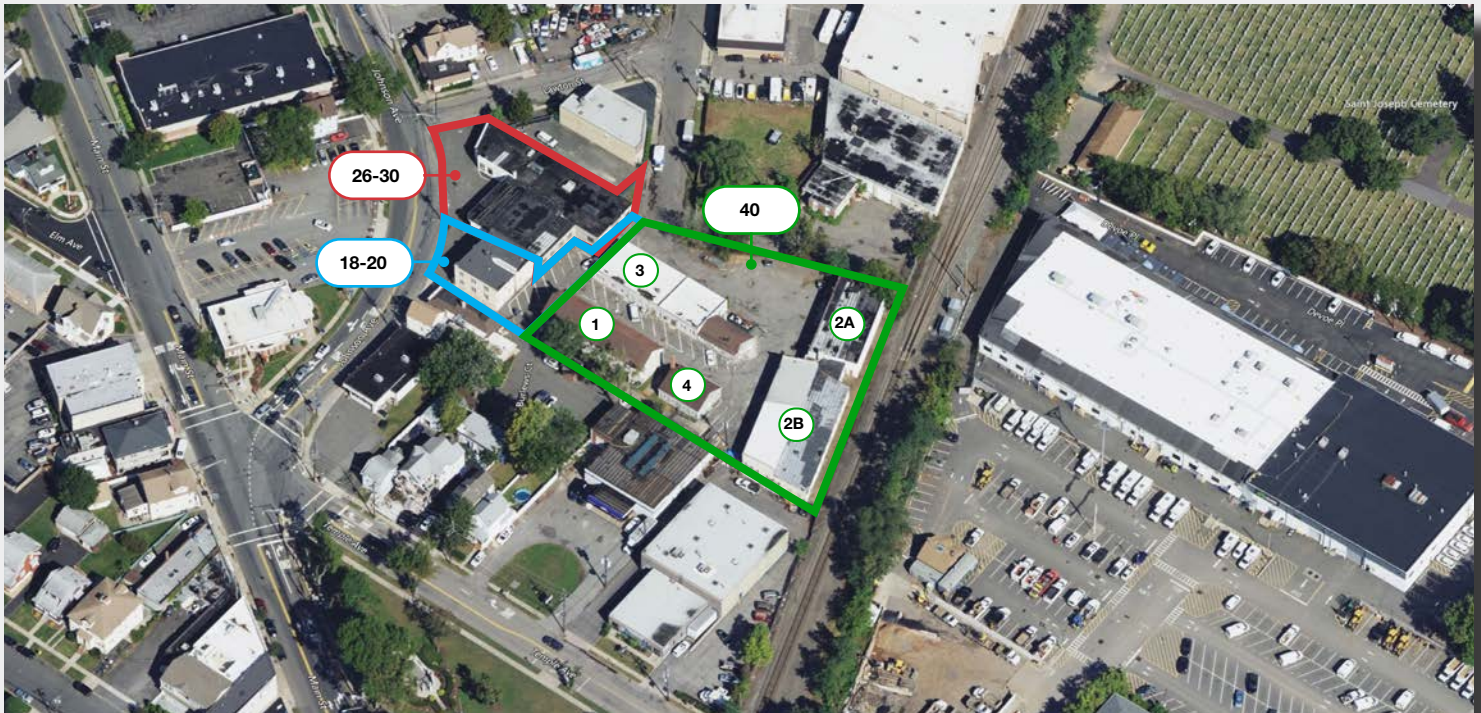
Johnson Ave & Burlews Ct. HACKENSACK, NJ

PROPERTY DETAILS

PROPERTY SUMMARY

Address	18-20 Johnson Ave	26-30 Johnson	40 Burlews	Totals
Municipality	Hackensack (0223)	Hackensack (0223)	Hackensack (0223)	
Block	524	524	524	
Lot	11.02	12	11.01	
Tax Class	4A (Commercial)	4A (Commercial)	4A (Commercial)	
Zoning	B-1/IO-1B	B-1/IO-1B	M-1	
Lot Size (SF)	9,705	14,700	52,777	77,182
Bldg. (SF)	4,400	10,800	22,600	37,800
Real Estate Taxes '24-'25 (\$)	39,053	36,452	132,444	207,949
Flood Zone	Zone AE	Zone AE	Zone AE	

Building	Address	Size (SF)	Ceiling Clear Ht.	Stories	TG/DI	Zoning
1	40 Burlews	5,000	8' and 15'	One & Partial Two	-	M-1
2A	40 Burlews	4,000	12'	One	2TG, 1 DI	M-1
2B	40 Burlews	7,000	17'	One	2 DI	M-1
3	40 Burlews	5,400	10'	One	1 DI	M-1
4	40 Burlews	1,200	10'	One	-	M-1
5	26-30 Johnson	10,800	12' and 14'	One	3 DI	B-1/IO-1B
6	18-20 Johnson	4,400	10'	Two	-	B-1/IO-1B
Totals		37,800				





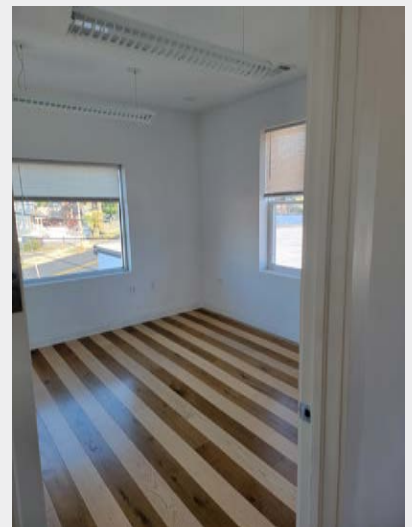
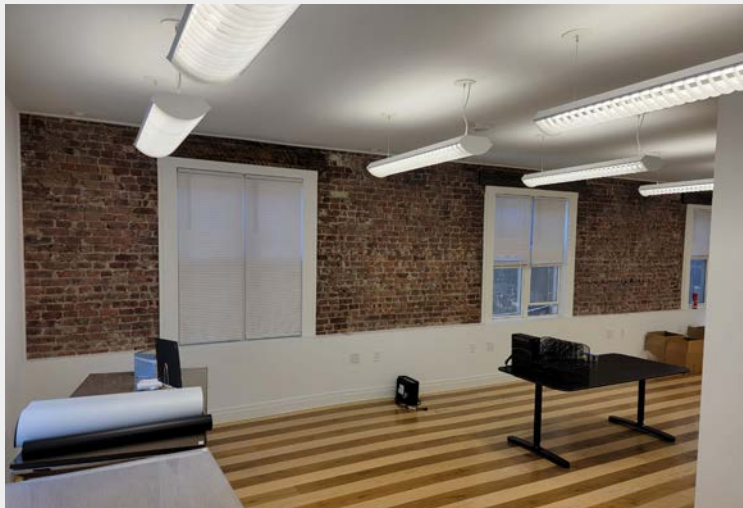
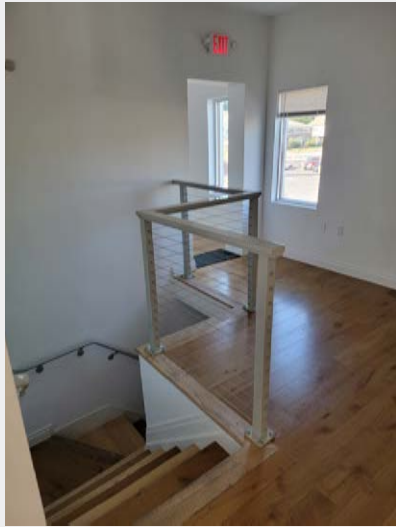
Johnson Ave & Burlews Ct. HACKENSACK, NJ

JOHNSON AVENUE DETAILS



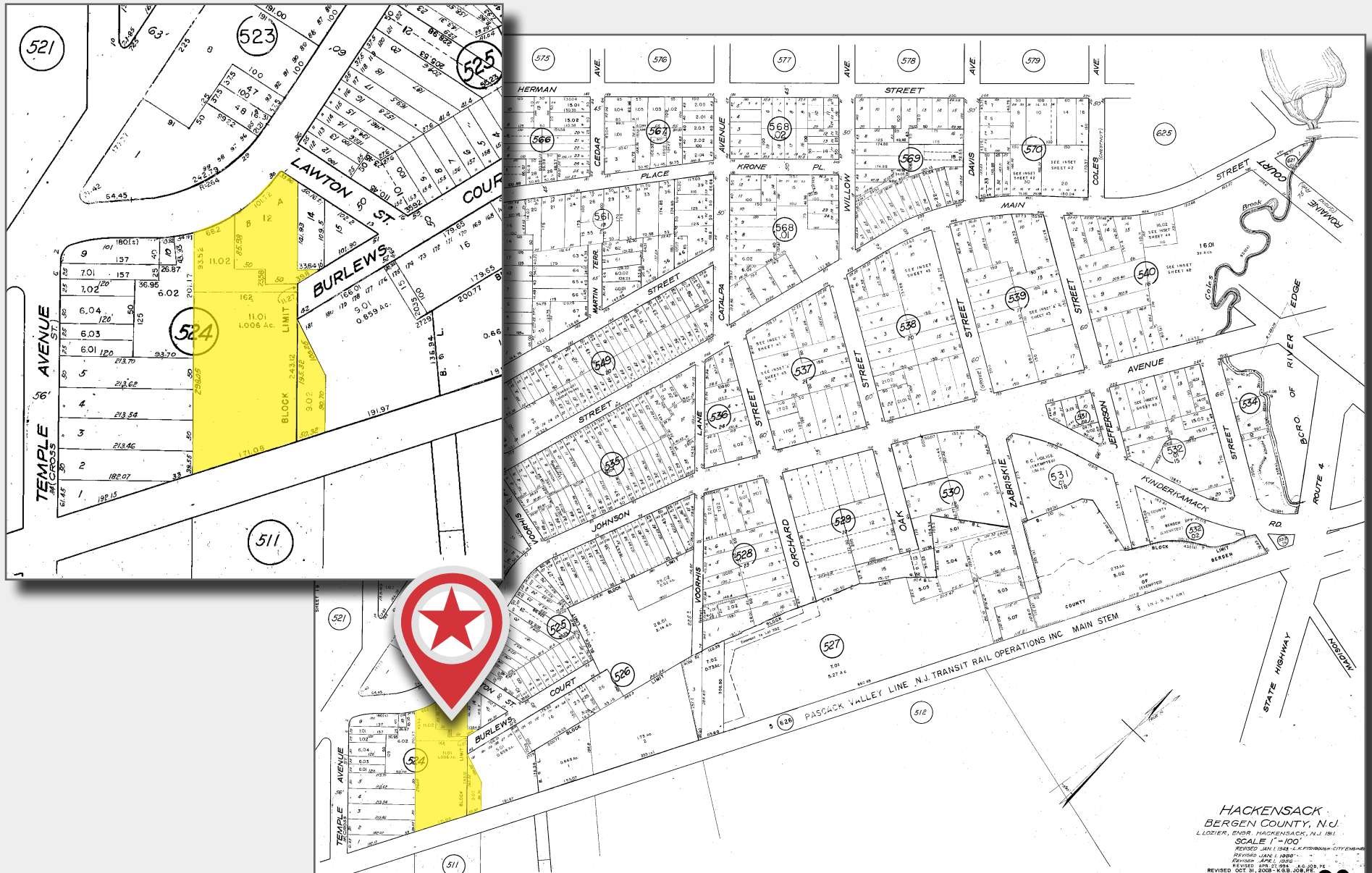
Johnson Ave & Burlews Ct. HACKENSACK, NJ

JOHNSON AVENUE DETAILS



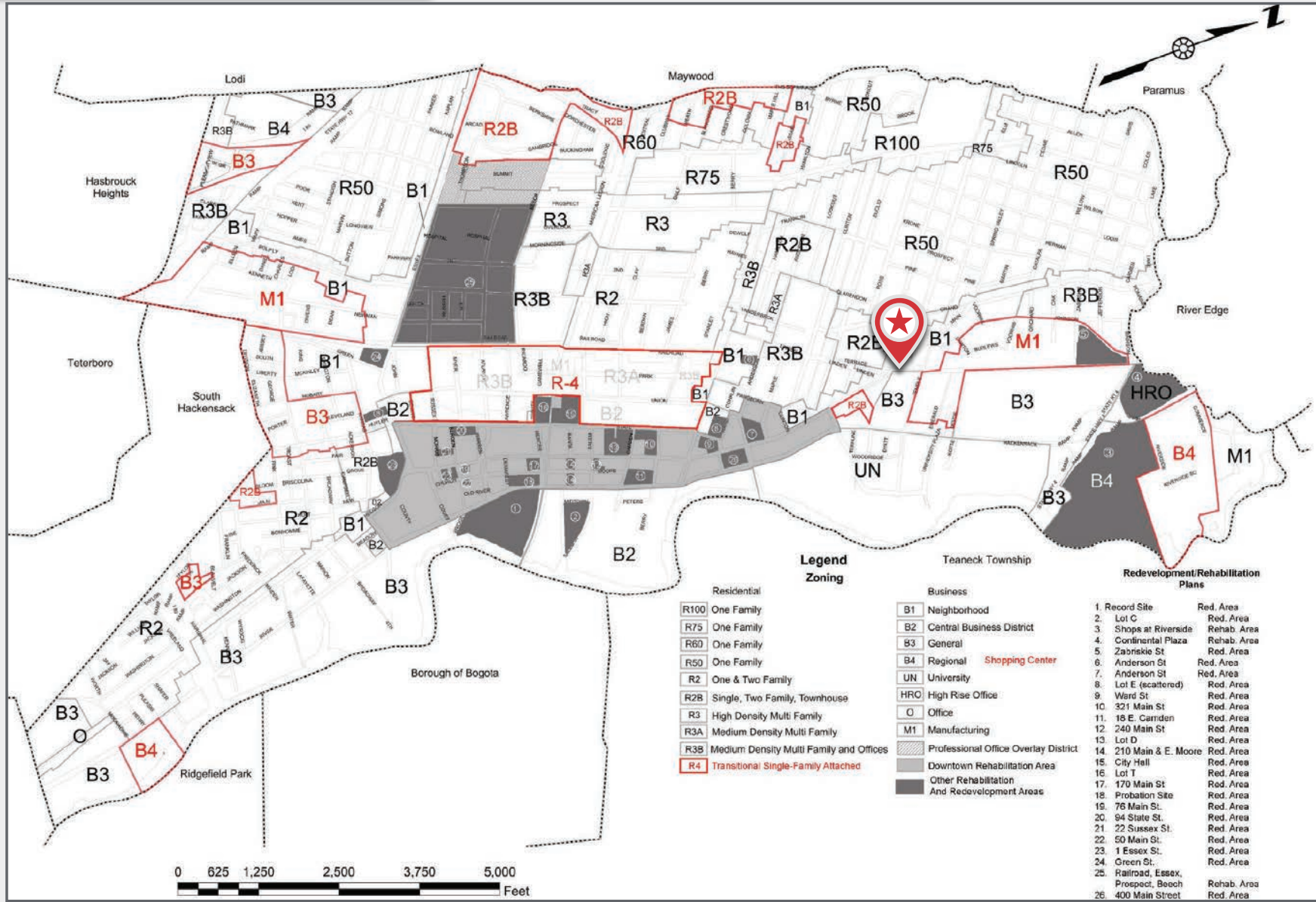
Johnson Ave & Burlews Ct. HACKENSACK, NJ

TAX
MAP



Johnson Ave & Burlews Ct. HACKENSACK, NJ

ZONING MAP



[CLICK HERE FOR FULL
ZONING & REQUIREMENTS](#)

City of Hackensack

Insert 2

Nonresidential Zone Districts - B (Business) Zones, M (Industrial) Zones, and Others Uses Permitted in Each Zoning District

LEGEND

P = Permitted principal use

S = Permitted, supplemental standards § 175-8.1

C = Conditionally permitted use

A = Permitted accessory use

Blank = Prohibited

Uses	Zones							
	B-1	B-2	B-3	B-4	UN	O	HRO	M-1
RESIDENTIAL USES								
Single-family attached dwellings (including townhouses and duplexes)	P							
Live/work space	C							
Multifamily dwellings	P	P						
Multifamily dwellings w/professional offices	S	S						
Mixed Use - multifamily and commercial (excluding hotel)	S	S						
NONRESIDENTIAL USES								
Commercial and Industrial Businesses								
Appliance and furniture repair services, except garages								P
Animal boarding, and animal hospitals		C	C	C				C
Artist studio		C	C	C				P
Car rental services			C	C	C	C	C	C
Construction equipment sales establishment								C
Construction material sales and services								C
Contracting business								S
Light manufacturing								P
Storage tanks containing petroleum products or volatile liquids								C
Engraving services								P
Professional, medical, and business offices	P	P	P	P	P	P	P	P
Research lab								P
Recycling centers, plants, and recycling/recovery facilities			C					C
Truck and bus terminals and yards								P
Urban/vertical/hydroponic farming, except cannabis								P

CLICK HERE FOR FULL
ZONING & REQUIREMENTS



Johnson Ave & Burlews Ct. HACKENSACK, NJ

ZONING USES

Uses	Zones							
	B-1	B-2	B-3	B-4	UN	O	HRO	M-1
Warehouse								P
Wholesale business								P
Consumer Services and Lodging								
Automatic coin-operated laundries	C	C	C	C				C
Auto laundries (aka car wash)		C	C					C
Bank or trust company or savings and loan institutions, except drive-in facilities	P	P	P	P		P	P	P
Bank with drive-in	C	C	C	C				P
Gasoline or automobile service station	C	C	C	C				C
Beauty services	P	P		P				
Hotels		S	S	S				
Mixed Use - hotel and multifamily		S	S	S				
Massage establishment or health club	C	C	C	C				
Personal service establishments	P	P	P	P				
Publishing and printing services			P					P
Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise	P	P	P	P				
Education								
Business or vocational schools		P	P	P				P
College or university campus					S			
Child day care, nursery schools	C	C	A	A	A	A	A	
Public schools, parochial schools, and vocational schools (Pre-K to 12)	P				P	P		
Entertainment, Recreation, and Assembly								
Amusement machine complex, arcade			P					
Art gallery	P	P	P	P				
Assembly venues	C	C	C	C	C	C		
Indoor amusement/recreation		C	C	C	C	C	C	C
Pool and billiard hall			C					
Psychic readings			C					
Night club (including with on-site alcohol consumption)		C	C	C	C			
Theaters, concert halls, auditoriums		P	P	P		P		
Food and Drink								
Alcohol manufacturing with or without on-site consumption (e.g., brewpub, winery, distillery)			P	P	P			P
Eating and drinking establishments, excluding drive-through	P	P	P	P	P	P	P	
Healthcare and Social Services								
Assisted living		P						
Nursing and convalescent home		C						

CLICK HERE FOR FULL
ZONING & REQUIREMENTS



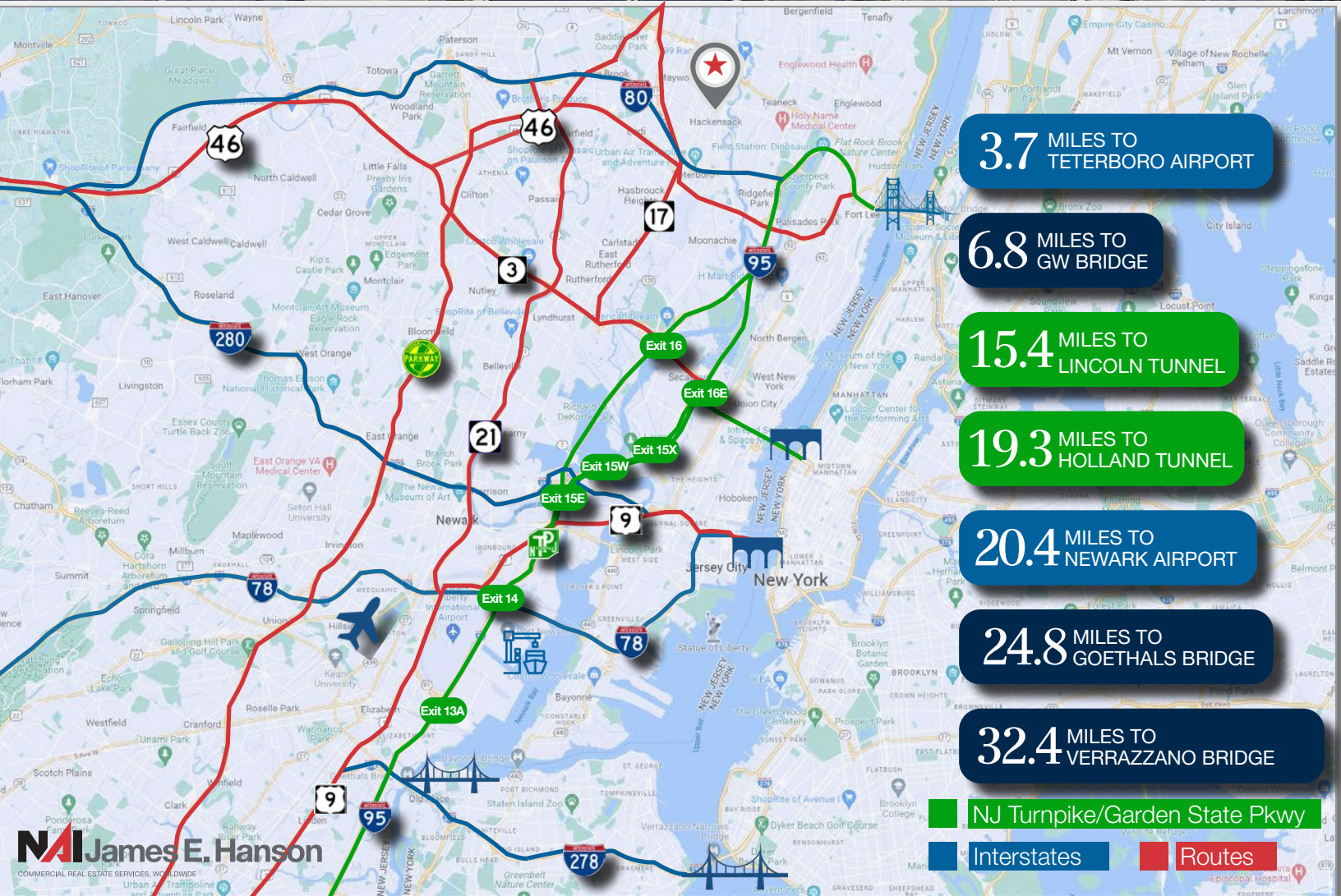
Uses	Zones							
	B-1	B-2	B-3	B-4	UN	O	HRO	M-1
Retail/Consumer Sales								
Neighborhood retail	P	P	P	P	P			
General retail		P	P	P				
Automobile parts retailers			P	P				
New automobile sales		C	C	C				C
Farmers market	S	S	S	S				
Retail sale of products manufactured on site								S
Shopping centers ≥ 100,000 square feet GFA				P				
Public/Quasi-Public/Charitable								
Cemetery		S						S
County, state and federal government buildings	P	P	P	P	P	P	P	P
County-, state- and federal-owned park and recreation	P	P	P	P	P	P	P	
Utilities	P	P	P	P	P	P	P	P
Municipal buildings	P	P	P	P	P	P	P	P
Municipal open space	P	P	P	P	P	P	P	
Places of worship	C	C	C	C	C	C	C	
Public utility (except gas manufacture)								P
Telecommunications towers		Article XIV						
Accessory Uses and Structures								
Accessory uses and structures customarily incidental to principal use	A	A	A	A	A	A	A	A
USES BELOW THIS LINE ARE NOT EXHAUSTIVE OF PERMITTED ACCESSORY USES								
Laundry facilities	A	A	A	A				
Arcade and amusement games and machines in restaurants, hotels, bars, assembly places, and the like (five or fewer games/machines)	A	A	A	A				
Live entertainment in bars and restaurants	A	A	A	A	A	A	A	
Billiard tables in bars	A	A	A	A	A	A	A	
Assembly or conference halls in hotels			A	A	A			
Parking garage and deck	A	A	A	A	A	A	A	
Private garage (residential)						A	A	
Surface parking area	A	A	A	A	A	A	A	A
Underground parking				A				

CLICK HERE FOR FULL
ZONING & REQUIREMENTS



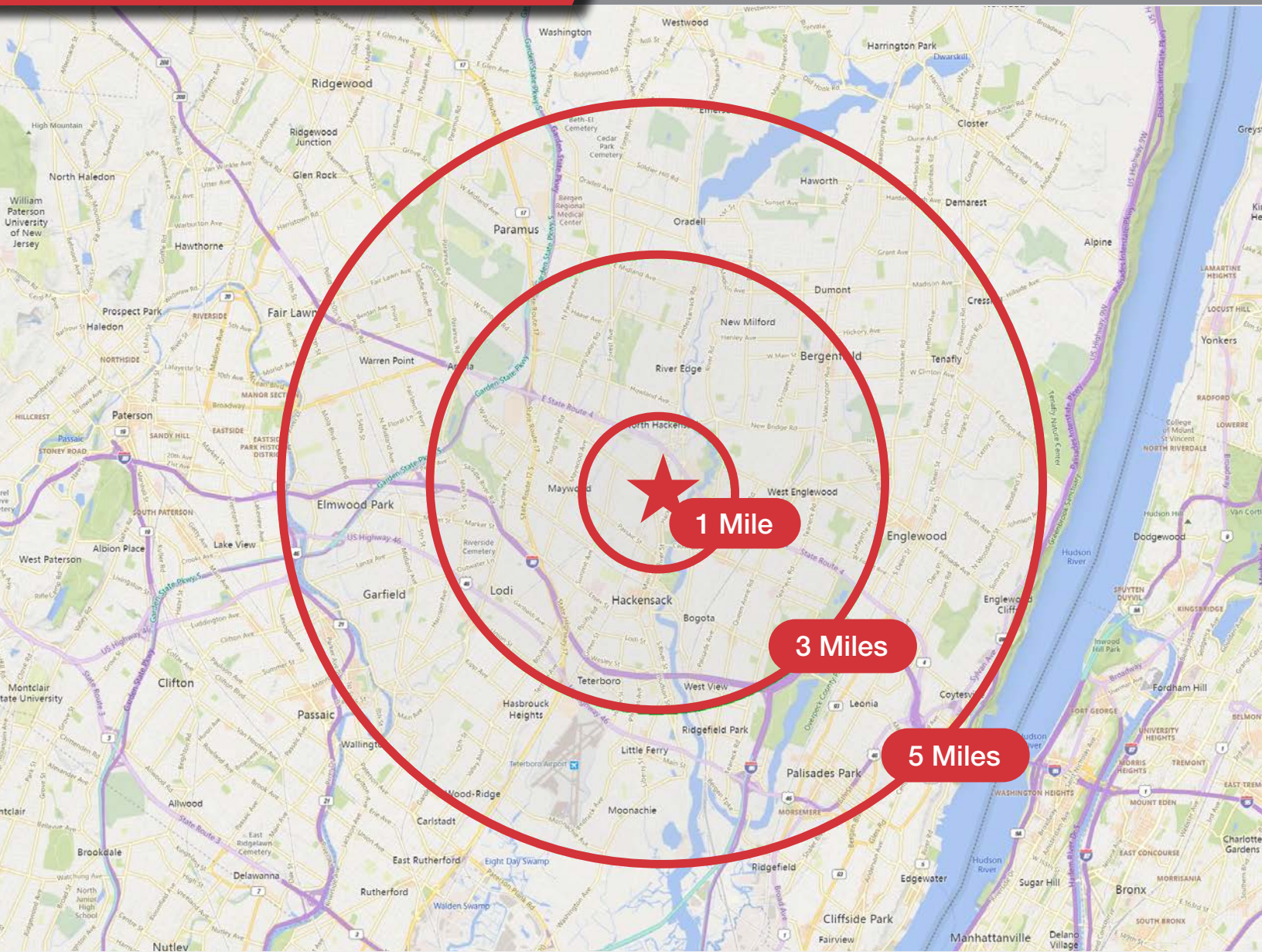
Johnson Ave & Burlews Ct. HACKENSACK, NJ

AERIAL VIEW
& HIGHWAY MAP



Johnson Ave & Burlews Ct. HACKENSACK, NJ

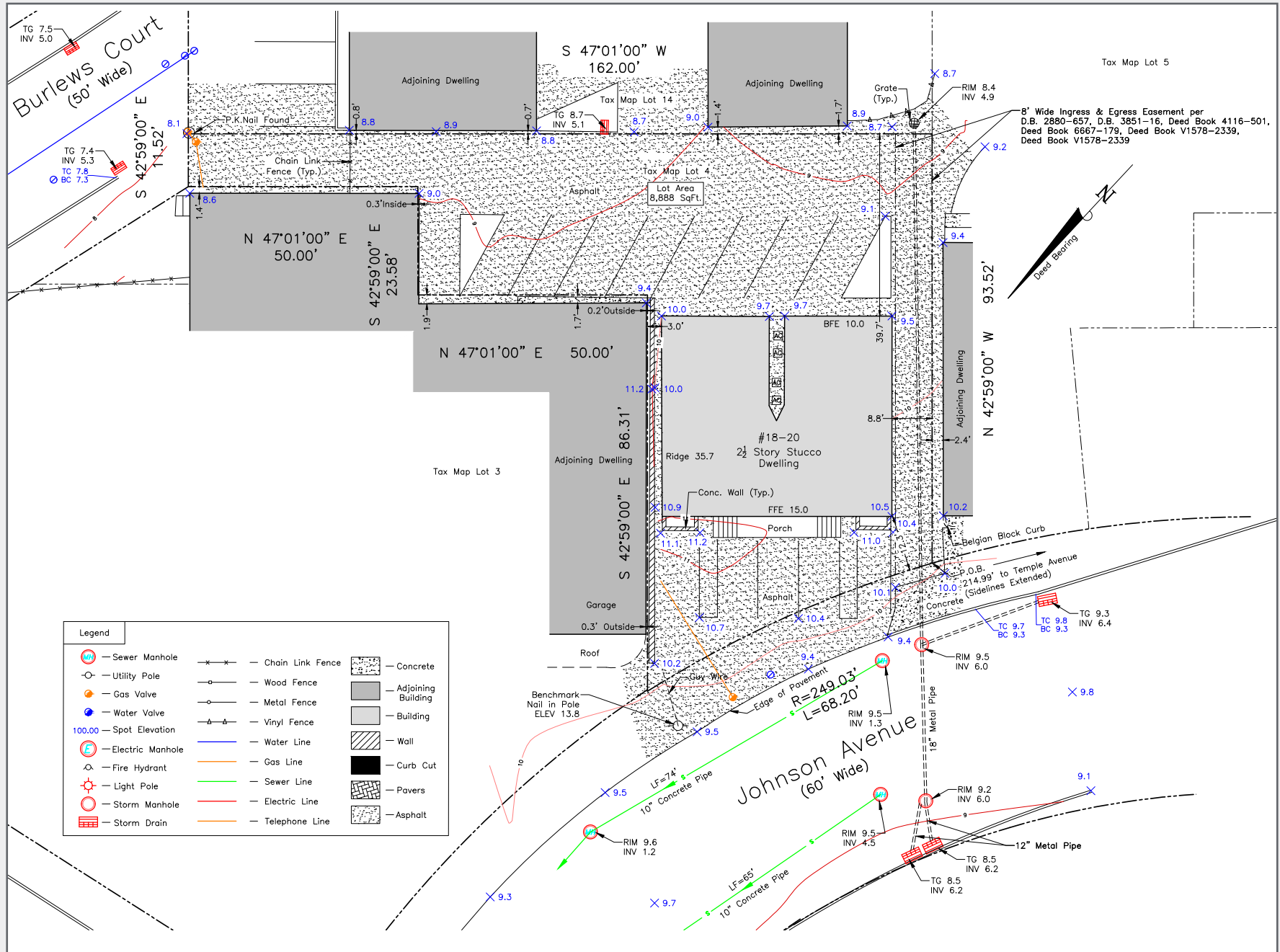
DEMOGRAPHICS 1-3-5 MILES

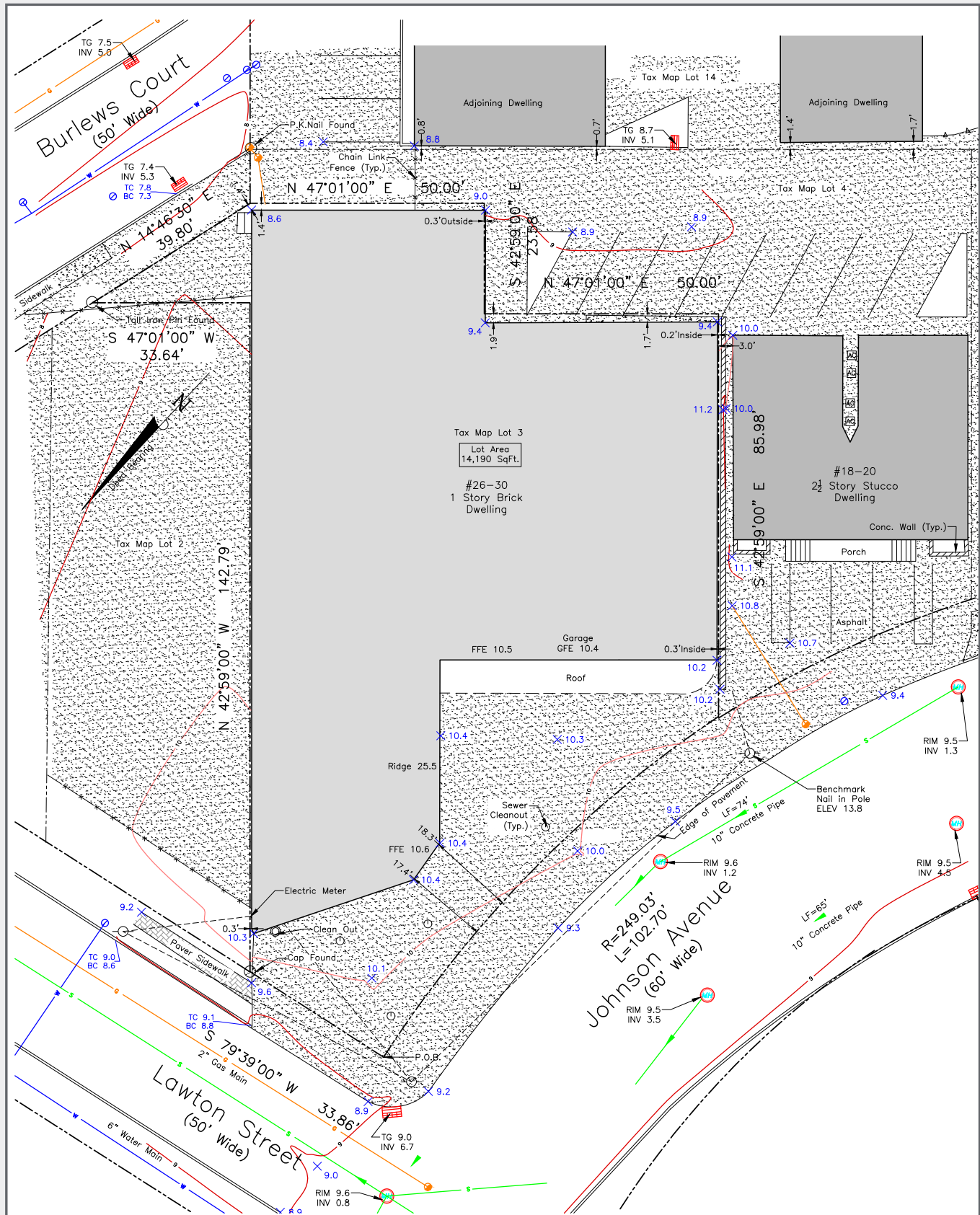


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	27,672	207,983	522,638
Median Age of Householder	41	41	41
Average Household Income	\$119,029	\$143,331	\$143,504

Johnson Ave & Burlews Ct. HACKENSACK, NJ

18-20 JOHNSON AVE SURVEY





Johnson Ave & Burlews Ct. HACKENSACK, NJ

40 BURLEWS COURT SURVEY

