

FOR SALE

67 S. NEWMAN STREET

HACKENSACK, NJ

5,000 ± SQ FT. INDUSTRIAL/MANUFACTURING PROPERTY

CONTACT EXCLUSIVE BROKER

HENRY TORRES

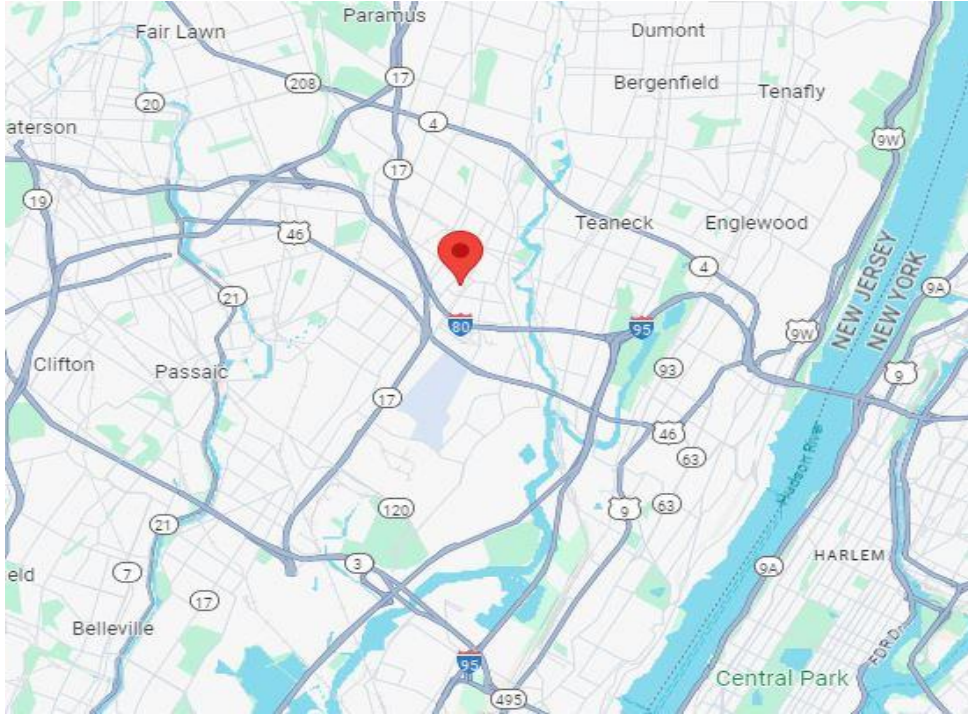
Mobile (551) 482-0622

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Team Resources, as exclusive agent, is pleased to present this 5,000 +/- sf industrial / manufacturing property with easy access to major highways.

**PROXIMITY TO KEY LOCATIONS**

NJ Turnpike 12 +/- miles

Lincoln Tunnel 12 +/- miles

G W Bridge 7.3 +/- miles

Route 80 1 +/- miles

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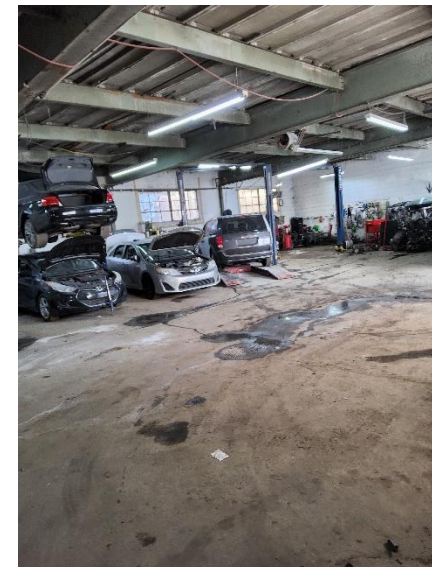
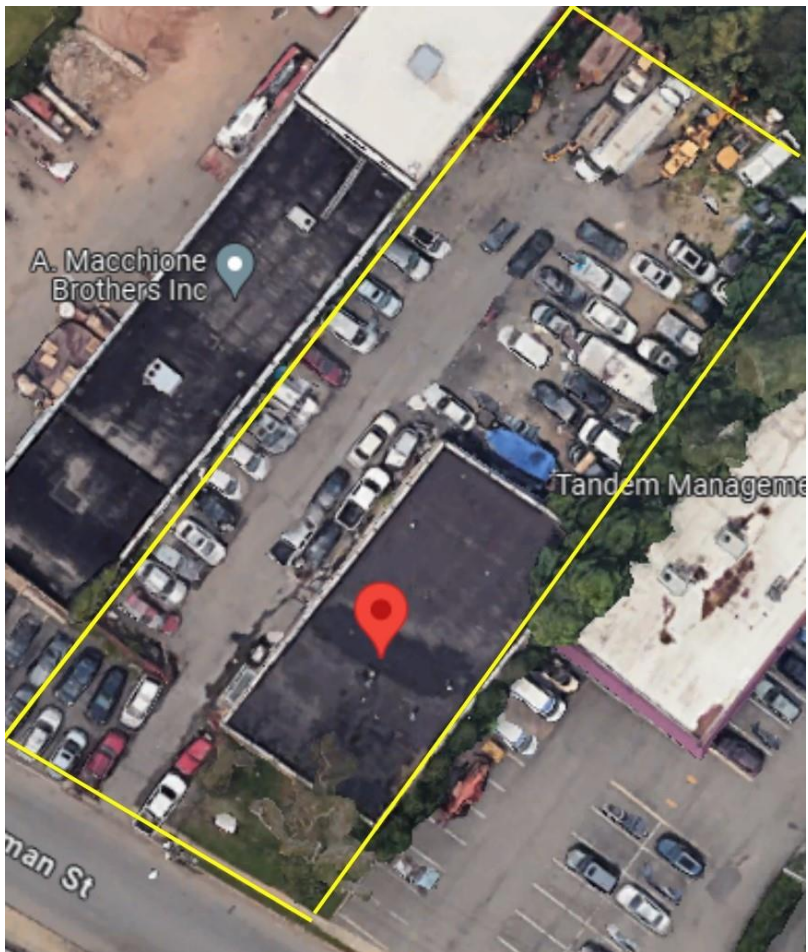
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Property Description

Available	5,000 +/- sq. ft.
Office Space:	Small office space
Ceiling Height:	13' +/- sq. ft.
Loading:	1 Drive-In
Power:	400 amps
Parking:	30 cars
Sale Price:	\$1,650,000
Taxes:	Approx. \$43,000/year

Hurry! Here's your amazing opportunity to own a 5k sq. ft. building on a 100x266 sq. ft. lot with some office space in the heart of Bergen County, NJ! It offers 1 Drive-in Door, approximately 13' ceilings, large private parking lot, with 400 amps power. Located in the Health Care Services (HCS) overlay zone in Hackensack and just a few blocks away from Hackensack Medical Center. Additionally, this site formerly had approvals to build a 5 story Medical building, but approvals had expired. The building is currently being used as a mechanics shop & used car lot by a Tenant. Building is being sold in "AS-IS" condition, reflected in the asking price of \$1,650,000.





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