

RETAIL FOR SALE

708 SF OFFICE CONDO UNIT OFFERED AT \$299,999 IN FORT LEE

2185 Lemoine Ave - Ground Floor Medical Suite For Sale 700 SF, Fort Lee, NJ 07024



VIDEO

PROPERTY DESCRIPTION

Excellent opportunity for a medical suite in a prime location. This medical suite, with great visibility and premier traffic exposure, is located in the Bridge Plaza building on Lemoine Avenue, only steps from the George Washington Bridge, with easy access to major highways, shopping, restaurants, and more. This lobby-level unit offers approximately 700 square feet and features brand-new street-front windows, three spacious rooms, a waiting area, storage, a walk-in closet, an existing kitchenette, a full bath, and one assigned parking space. Medical office co-op. Monthly maintenance of \$1,507.05 includes utilities, insurance, taxes, and parking.

PROPERTY HIGHLIGHTS

- 700 SF ground floor medical suite
- Prime Lemoine Avenue location
- Excellent visibility and daily traffic exposure

OFFERING SUMMARY

Sale Price:	\$299,999
Building Size:	700 SF
Rooms:	3
Suite Number:	1B
Bathrooms:	1
Waiting Room:	Yes
Monthly Maintenance:	\$1,507.05 includes utilities, insurance, taxes, and parking.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,131	5,342	14,698
Total Population	2,253	10,786	31,601
Average HH Income	\$122,036	\$117,719	\$140,589

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
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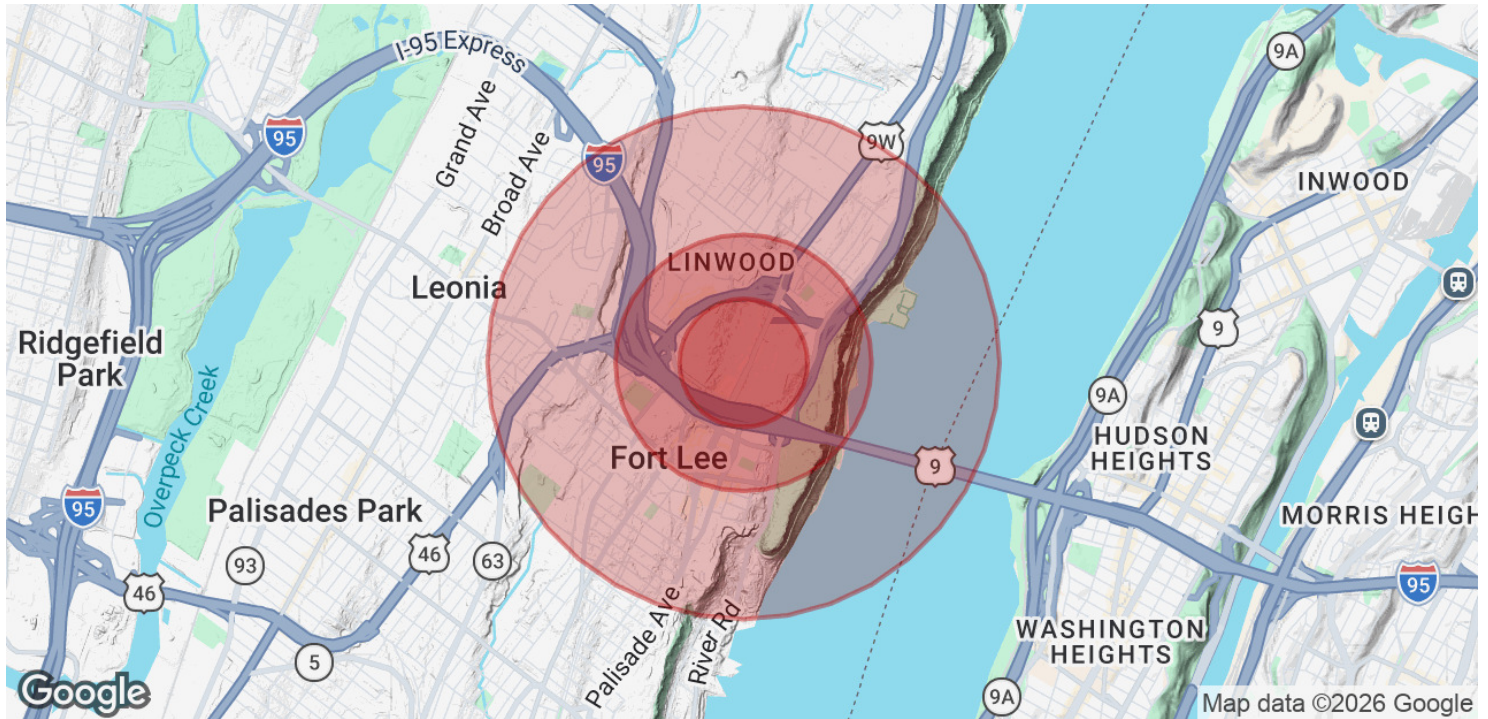
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,253	10,786	31,601
Average Age	47.1	48.3	47.9
Average Age (Male)	44.1	45.0	45.0
Average Age (Female)	47.9	50.7	50.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,131	5,342	14,698
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$122,036	\$117,719	\$140,589
Average House Value	\$329,735	\$333,358	\$471,626

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS & AFFILIATIONS

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
NJMLS, HCMLS, GSMLS
Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

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