

OFFICE FOR SALE & LEASE

8,546 SF ON NEARLY 1 ACRE | PRIME WALDWICK COMMERCIAL CORNER ON WYCKOFF AVE



24 Wyckoff Ave, Waldwick, NJ 07463



VIDEO

PROPERTY DESCRIPTION

Introducing an excellent investment opportunity at 24 Wyckoff Ave in Waldwick, NJ. This impressive 8,546 SF office building features 11 units and offers a strong, stable environment for professional or medical tenants. Originally built in 1975 and renovated in 2016, the property is zoned C1 and strategically positioned in a highly desirable Northern New Jersey market. This asset provides secure income potential and room for continued long-term growth. It is a standout office property in a location known for strong demand and limited supply. Perfect addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- Built in 1975; Renovated in 2016
- Zoned C-1

OFFERING SUMMARY

Sale Price:	\$1,699,000
Lease Rate:	Rent Varies + \$3 SF/yr CAM
Number of Units:	11
Available SF:	1,400 SF
Lot Size:	38,359 SF
Building Size:	8,546 SF
NOI:	\$129,333.55
Cap Rate:	7.61%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	1,096	4,549
Total Population	957	3,078	13,392
Average HH Income	\$183,836	\$215,800	\$219,063

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UNIT BREAKDOWN (FLOOR PLANS BELOW)

Unit 1: Professional space for basic office usage (231 SF) - \$30psf = \$6,930 year or \$577.50 month

Unit 2: Medical Office (793 SF) - \$30/psf = \$23,790/year or \$1,982.50/month

Unit 3: Medical Office (1,393 SF) - \$20/psf = \$27,860 year or \$2,322 month

Unit 4 and Unit 10: Professional space for basic office usage (490 SF Total) - \$30/psf = \$14,700/year or \$1,225/month

Unit 5: Medical Office (503 SF) - \$30/psf = \$15,090/year or \$1,257.50/month

Unit 6: Medical Office (849 SF) - \$30/psf = \$25,470/year or \$2,122.50/month

Unit 7: OCCUPIED (428 SF)

Unit 8 Ground Floor: OCCUPIED (1,753) SF)

Unit 9: Professional space for basic office usage (239 SF) - \$30/psf = \$7,170/year or \$597.50/month

Unit 11: OCCUPIED (185 SF)

Unit 12: Medical Office (657 SF) - \$30/psf = \$19,710/year or \$1,642.50

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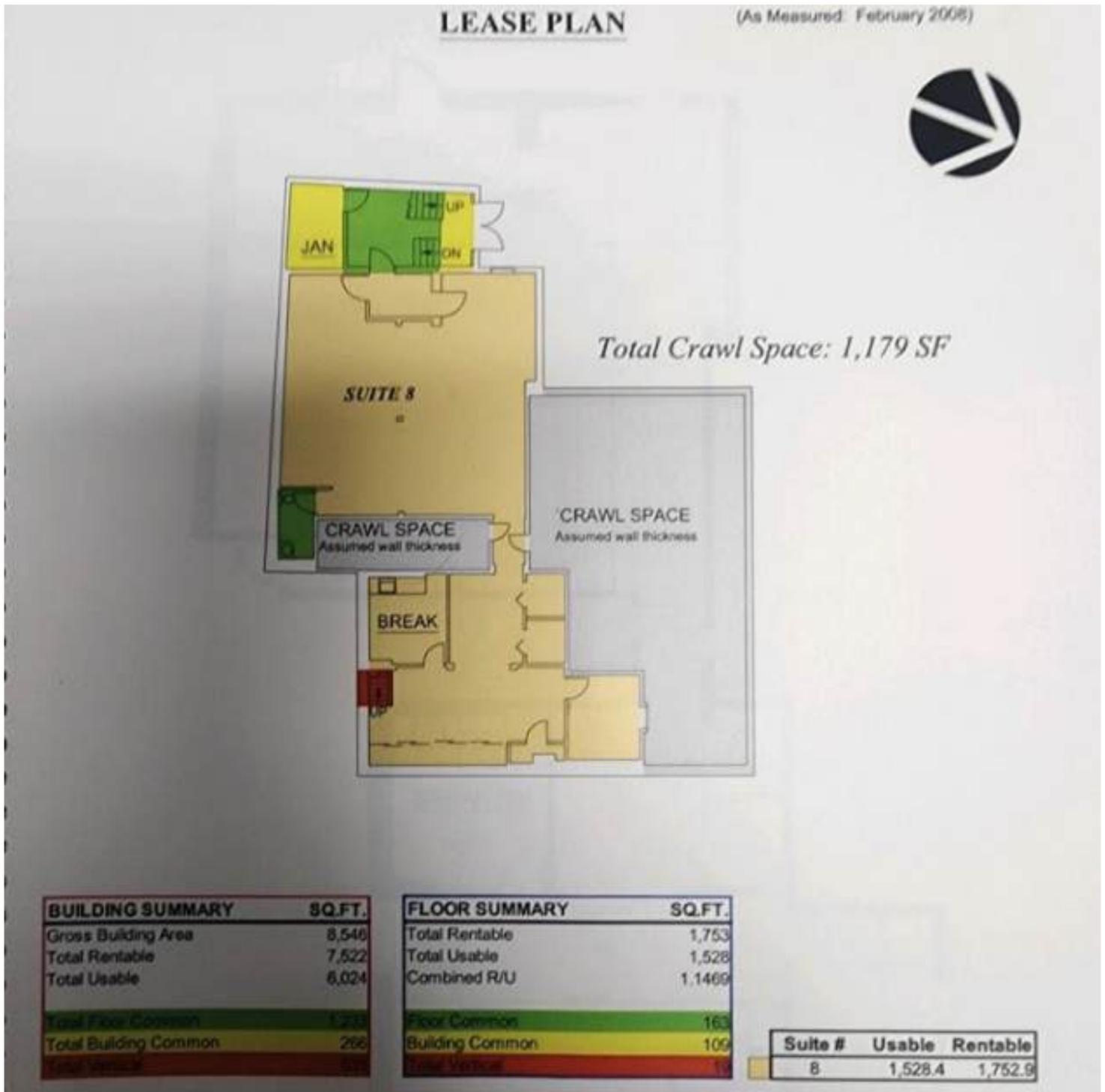
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Ground Floor



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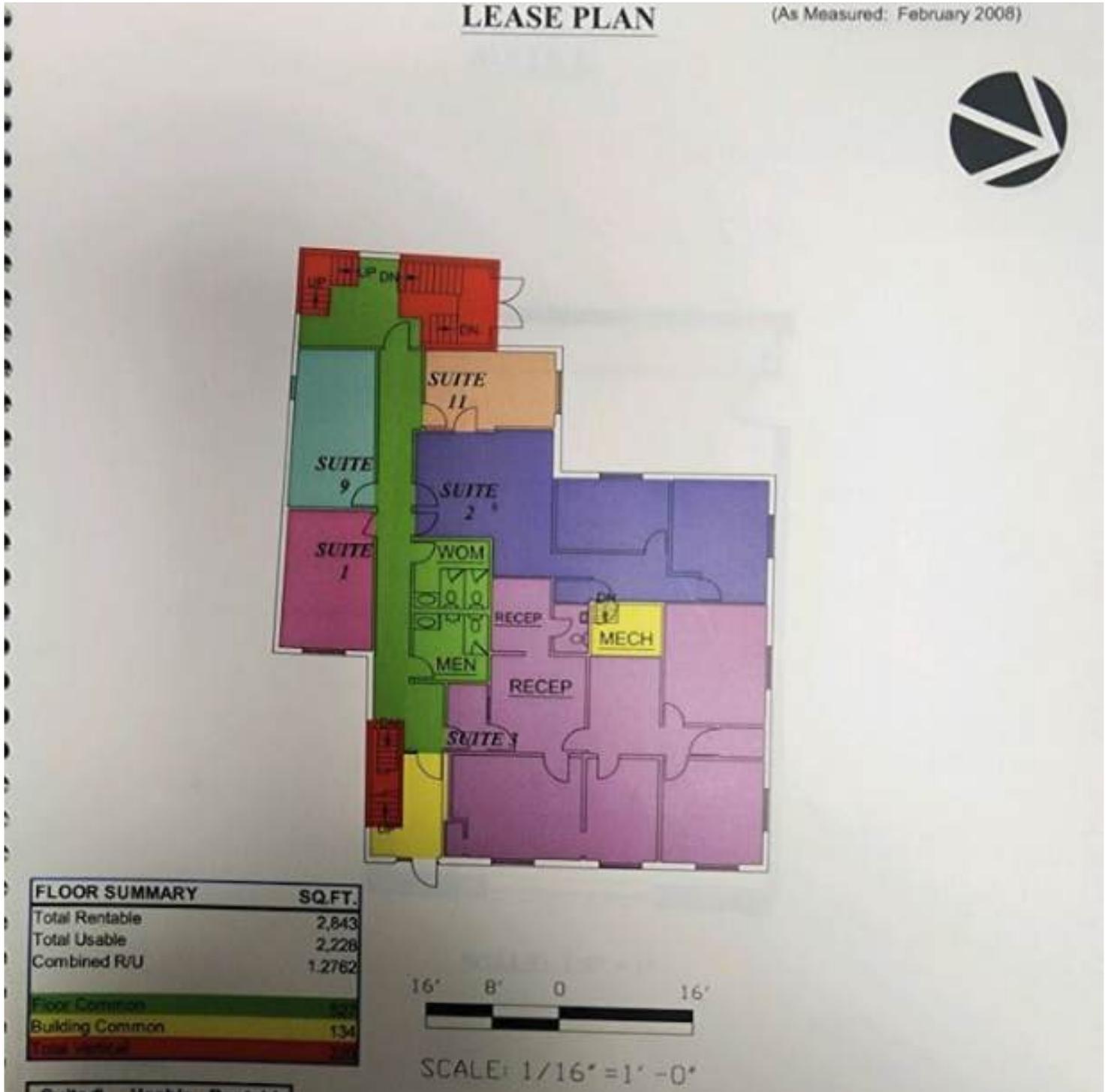
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FIRST FLOOR



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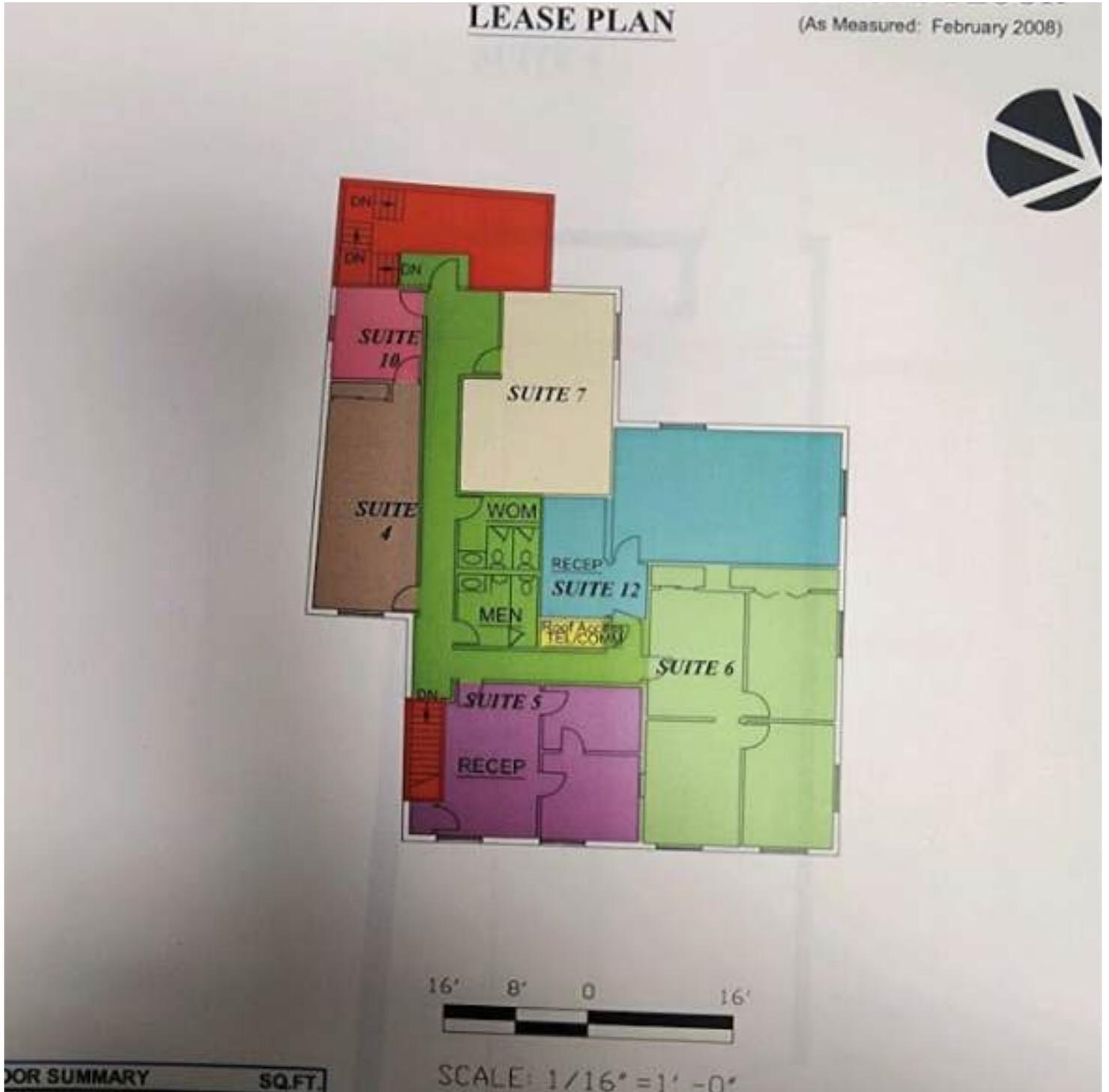
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SECOND FLOOR



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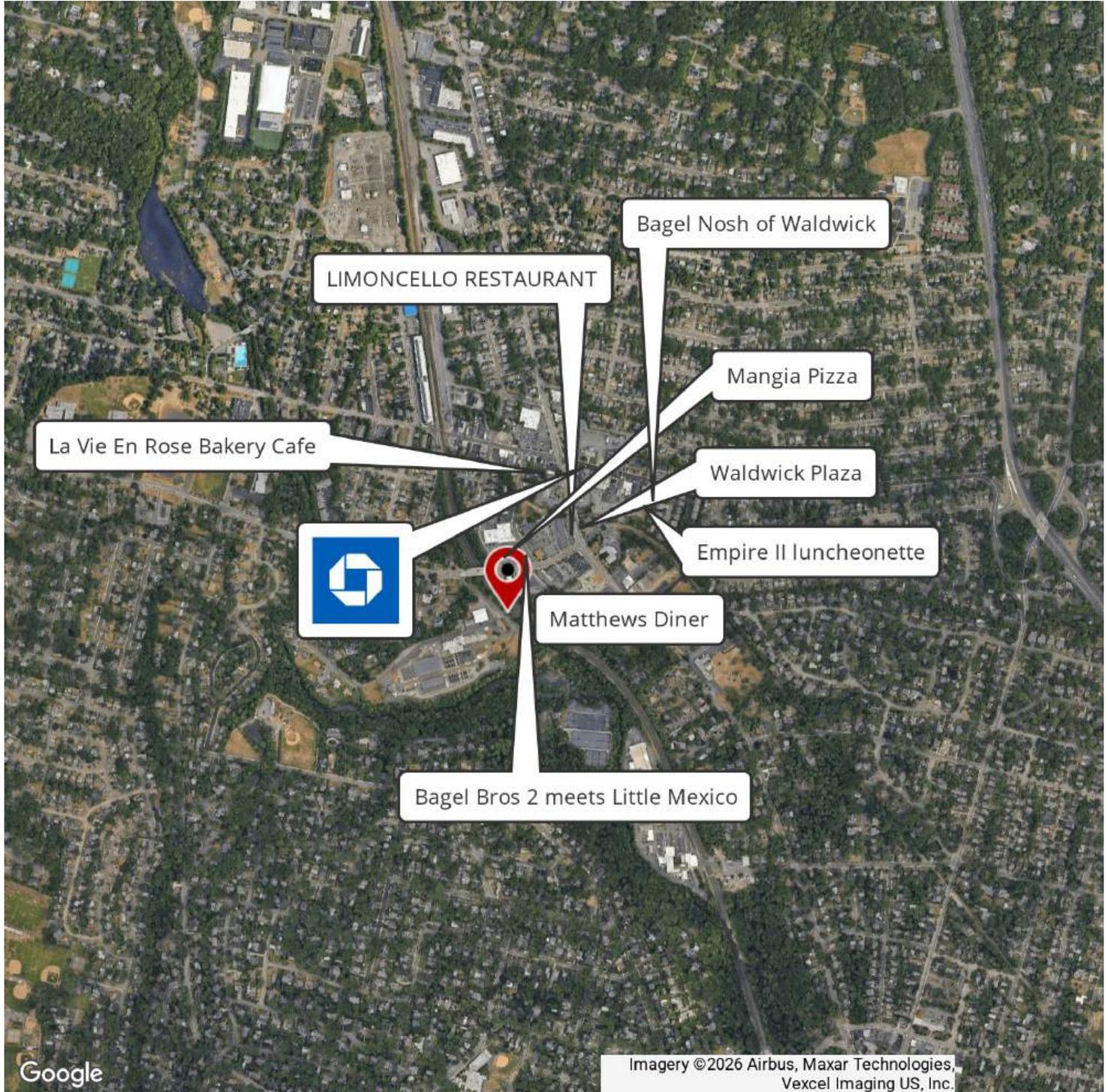
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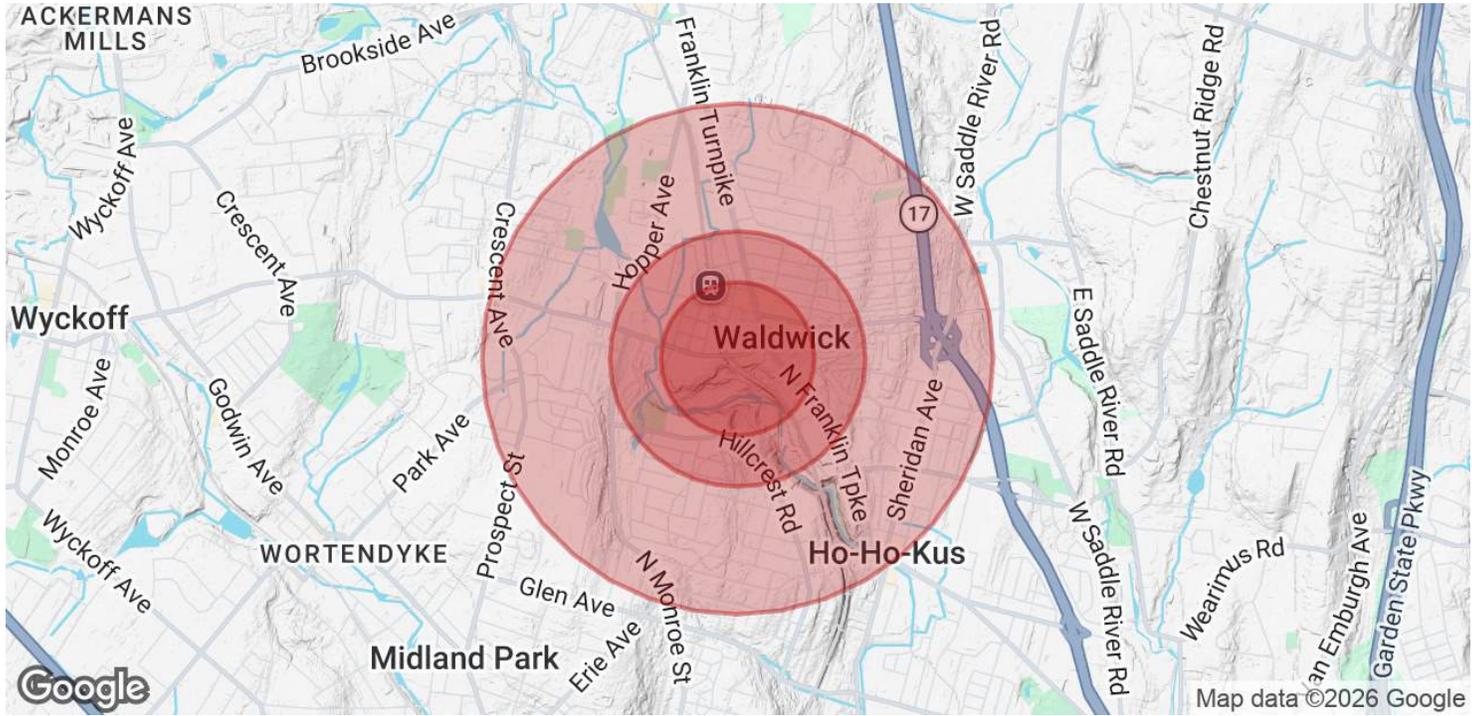
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	957	3,078	13,392
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	1,096	4,549
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$183,836	\$215,800	\$219,063
Average House Value	\$747,362	\$826,638	\$847,924

Demographics data derived from AlphaMap

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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

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