



200 PASSAIC ST

HACKENSACK, NJ 07601



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PROPERTY INFORMATION

SECTION 1

200 PASSAIC ST
HACKENSACK, NJ 07601



PROPERTY DESCRIPTION

200 Passaic Street presents an opportunity to acquire an approximately 4,600-square-foot professional office building in Hackensack, New Jersey, ideally suited for an owner-user seeking a well-located Bergen County office or headquarters. The property features a flexible multi-office layout, allowing an owner to occupy a portion of the building while potentially generating supplemental income from additional office suites. Additional features include on-site parking, accessible restroom facilities, a backup generator, French drain system, and unfinished basement space for storage. Conveniently located near major roadways, public transportation, Downtown Hackensack, Hackensack University Medical Center, and the Bergen County government and courthouse district.

LOCATION DESCRIPTION

Located in the heart of Bergen County, Hackensack serves as the county seat and is an established center for business, healthcare, government, and commerce in Northern New Jersey. 200 Passaic Street benefits from proximity to Downtown Hackensack, Hackensack University Medical Center, and the Bergen County courthouse and government district, providing a central and well-connected location for professional and business users. The property offers convenient access to Interstate 80 and Routes 4, 17 and 46, along with NJ Transit rail and bus service connecting Hackensack to surrounding communities and the greater New York metropolitan area. With continued residential and commercial activity throughout Hackensack, particularly within its downtown core, the property offers an attractive opportunity for an owner-user seeking a long-term business location in Bergen County.

KHAMELY RODRIGUEZ

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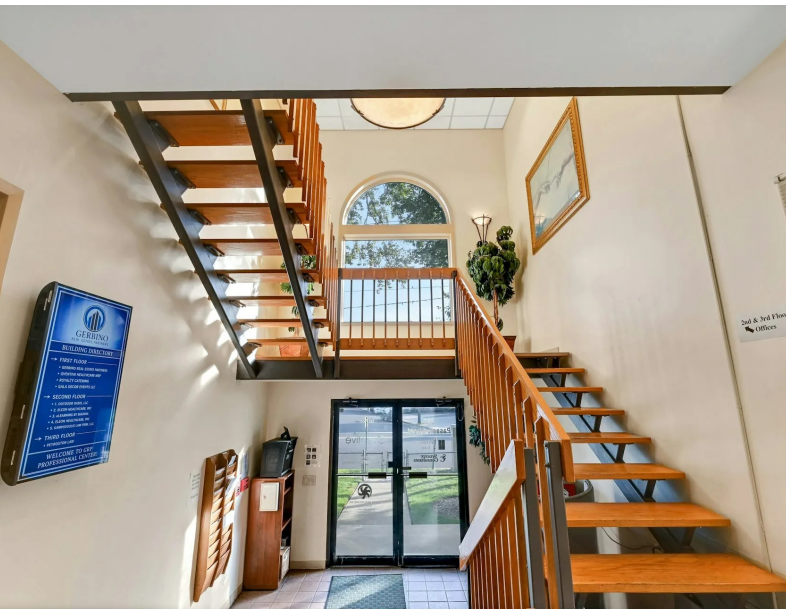
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OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	1
Lot Size:	8,356 SF
Building Size:	4,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,961	5,782	16,126
Total Population	3,900	11,930	35,548
Average HH Income	\$91,026	\$104,409	\$114,474

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PROPERTY HIGHLIGHTS

- Ideal Owner-User Opportunity
- Approximately 4,600 SF of Above-Grade Professional Office Space
- Meticulously Maintained Property
- Flexible Multi-Office Layout with two Conference Rooms – one on each floor
- Kitchenette Areas
- Five Restrooms, Including One ADA-Accessible Restroom on each floor
- On-Site Private Parking
- Backup Generator
- Additional Unfinished Basement / Storage Space
- Centrally Located in Hackensack
- Near Hackensack University Medical Center, Downtown Hackensack & Bergen County Government/Courthouse District
- Convenient Access to I-80 and Routes 4, 17 & 46

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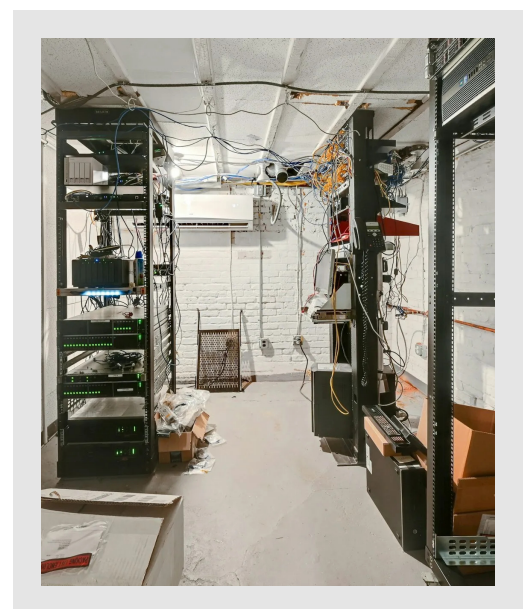
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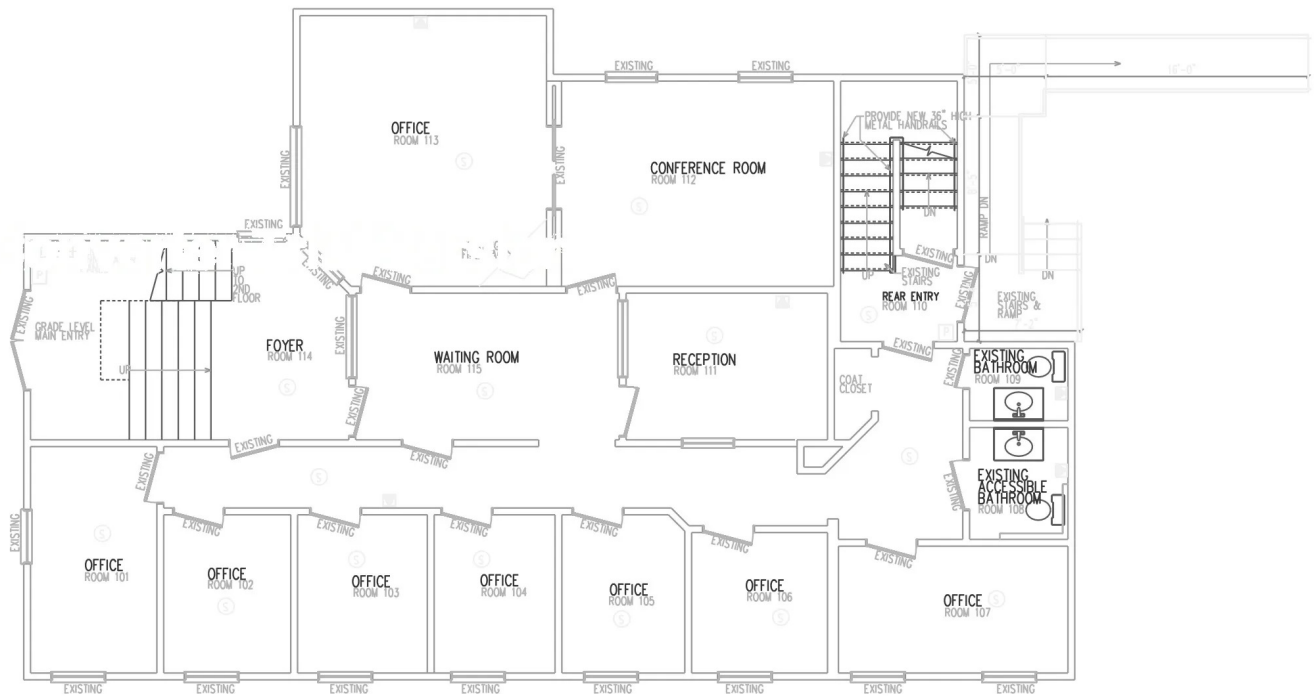
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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" EXISTING SQ. FT. 2,165.6

LEGEND

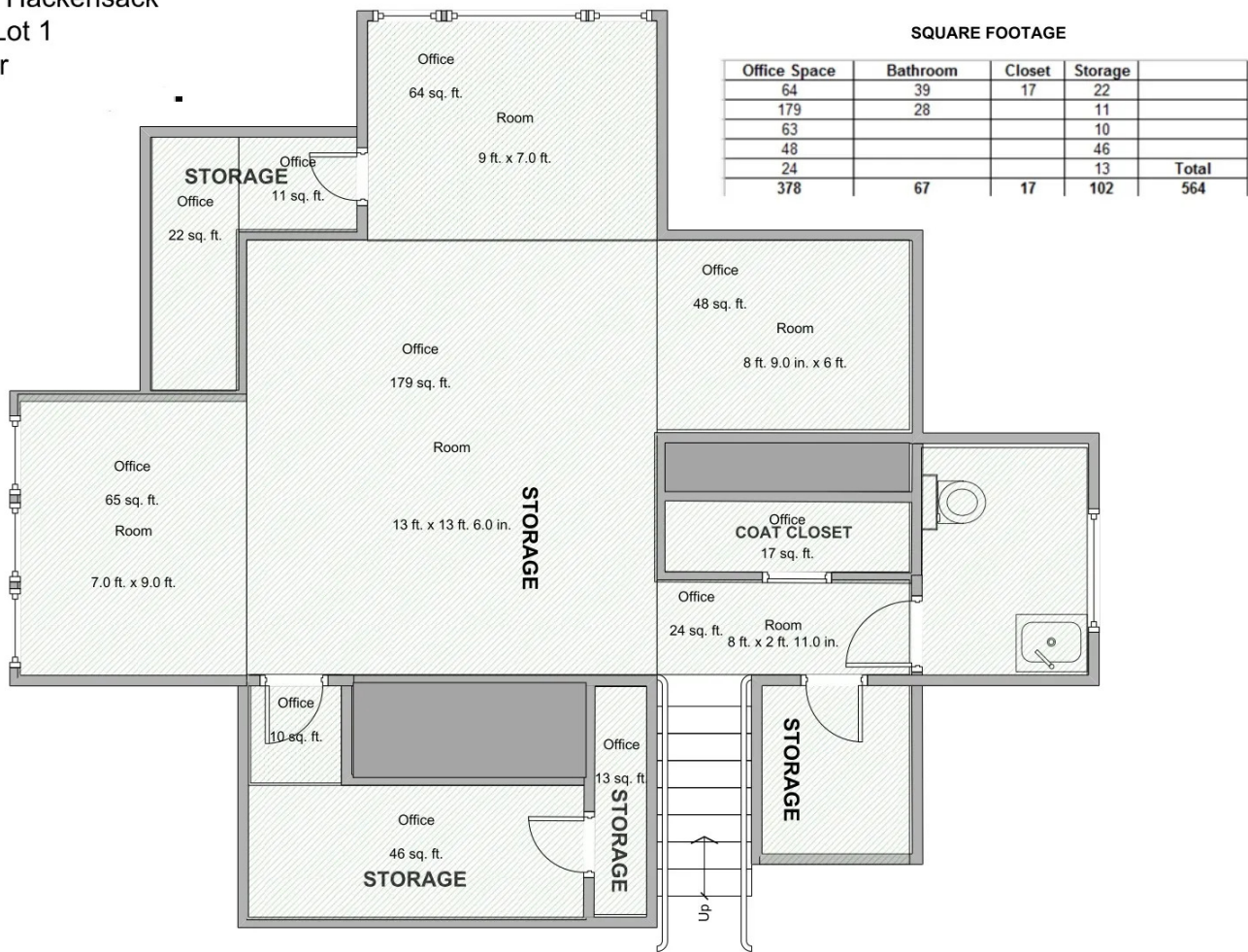
⑤ SMOKE DETECTOR

13 CO



EXISTING SQ. FT. 1,869±

200 Passaic Street, Hackensack
Block 433 Lot 1
3rd Floor



LOCATION INFORMATION

SECTION 2

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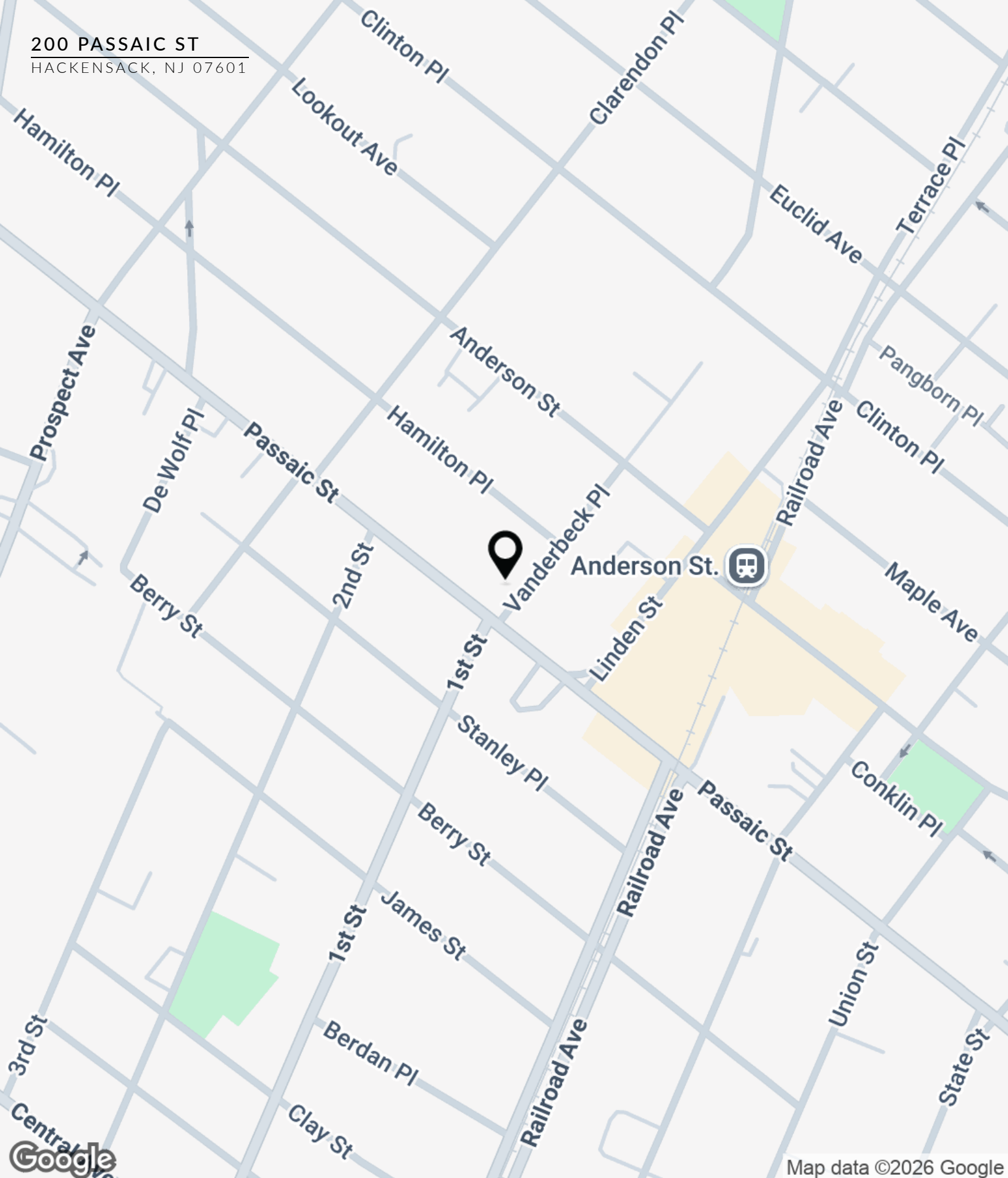
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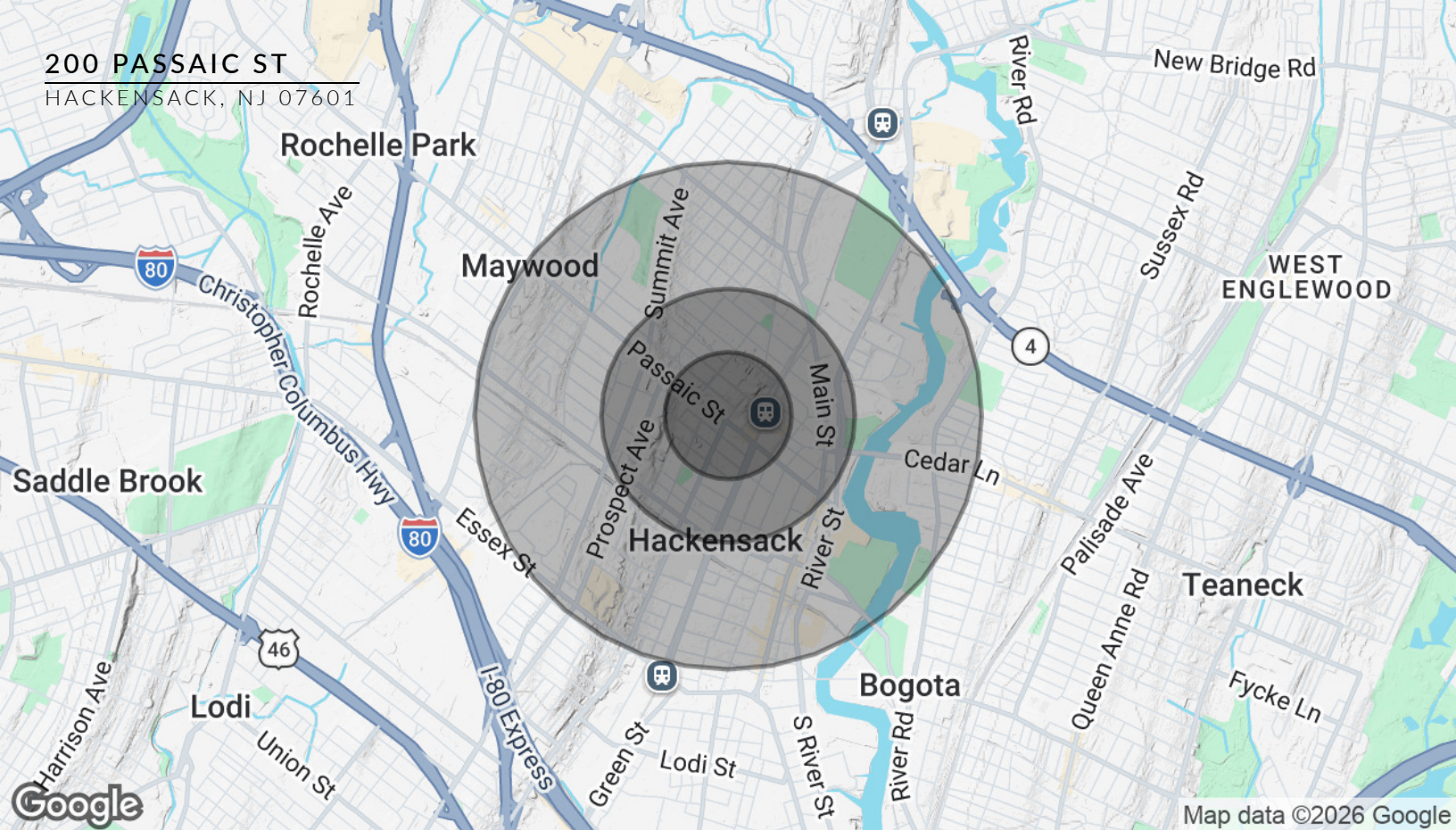
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DEMOGRAPHICS

SECTION 3

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,900	11,930	35,548
Average Age	44.8	45.8	43.2
Average Age (Male)	42.9	44.0	41.3
Average Age (Female)	45.9	46.9	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,961	5,782	16,126
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$91,026	\$104,409	\$114,474
Average House Value	\$307,577	\$328,467	\$373,542

2023 American Community Survey (ACS)

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ADVISOR BIOS

SECTION 4



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