

Owner-User Investment Opportunity

For Sale
3,200 SF
Medical Office

For Lease
580 SF
Medical Suite

8305 Bergenline Ave North Bergen, NJ

Property Features

- Total Space Available For Sale: 3,200 SF
- Available For Lease: 580 SF Unit, Ground Floor
- Parking: 4 spaces

Medical office for sale or 580 SF ground floor unit for lease. Easy access to the Lincoln Tunnel/NYC. Close proximity to routes 95 and 1-9. Great street visibility & frontage!

SALE PRICE: \$950,000

LEASE RATE: \$28 PSF

Gross + TE

Demographics

1
Mile

3
Miles

5
Miles

Population



75,246

650,705

1,991,465

Median Age of Householder



37

40

38

Average HHI



97,279

149,375

143,956

NAI James E. Hanson

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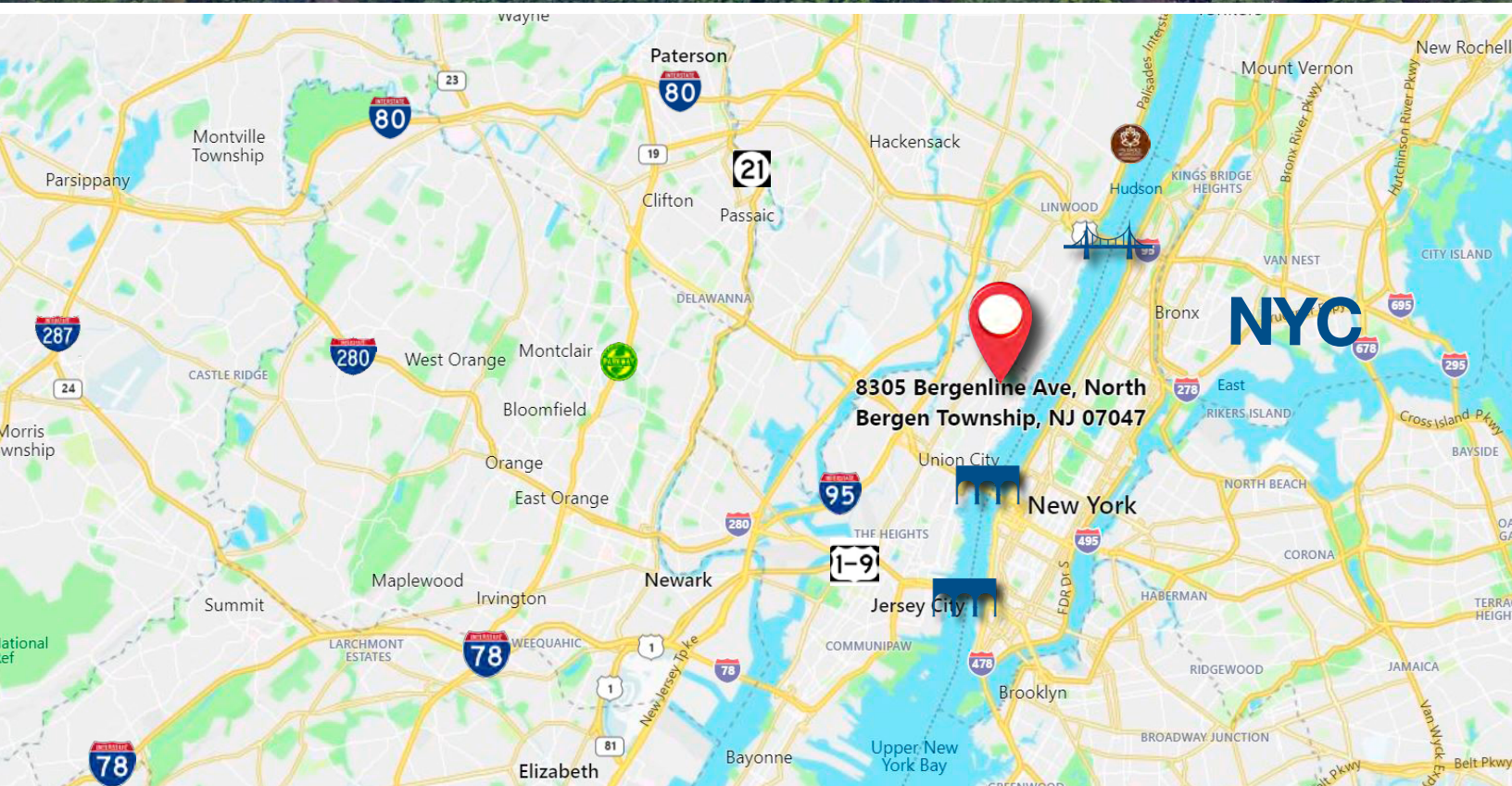
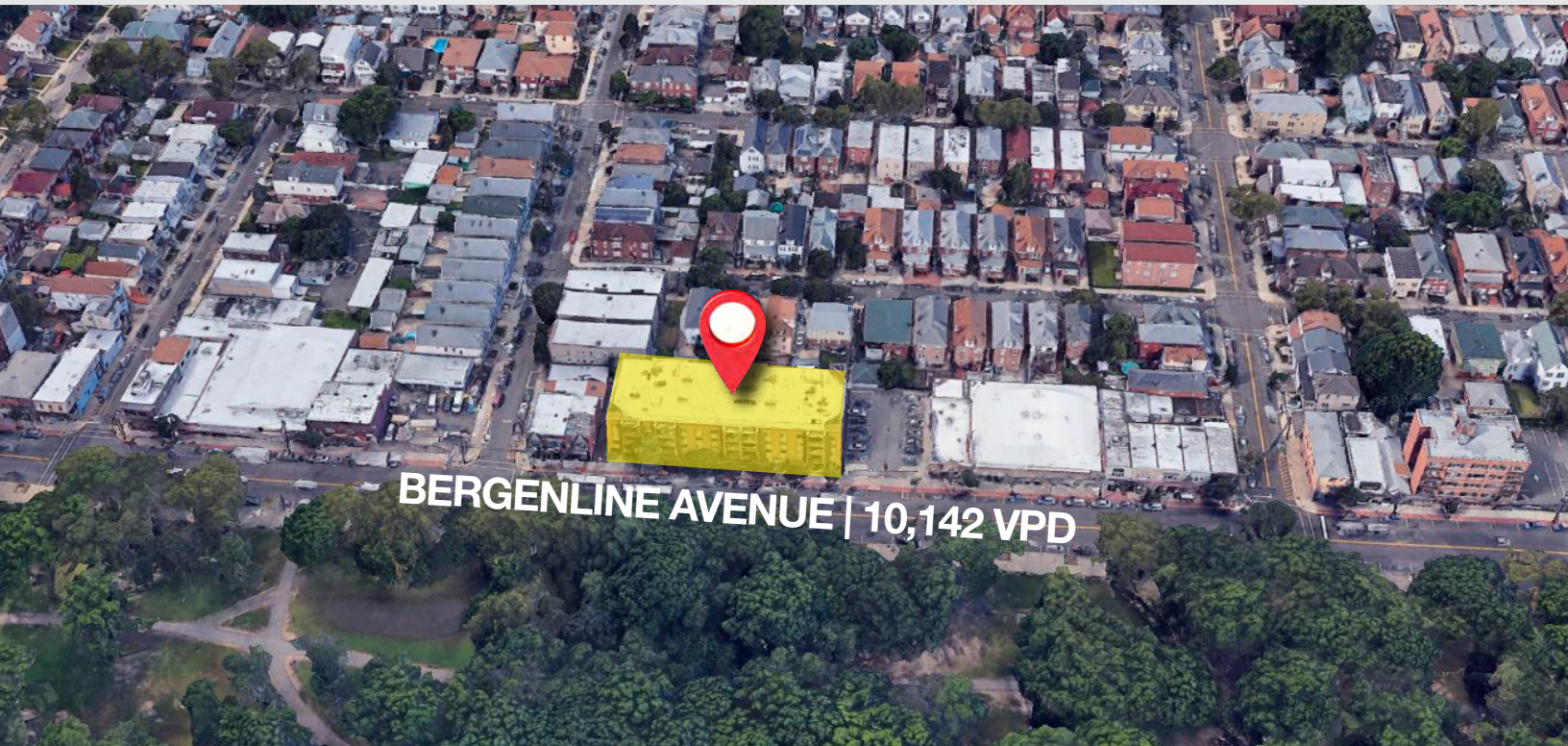
SERVICES OFFERED

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

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Aerial View & Highway Map

8305 Bergenline Ave
North Bergen, NJ



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