



## 25 Wenzel Street Elmwood Park, NJ 07407 For Sale: \$1,200,000

Type: Commercial Web#: 1368406 Square Footage: 37,462

1,500 +/- SF building which sits upon a 0.84 acre lot in Elmwood Park, NJ. The Tenant has 4.5 years left on their lease. They are paying \$1,400 per month plus the taxes and insurance. There is a double sided billboard facing both the Garden State Parkway & Route 80. There is a 12 year lease in place with a guaranteed rent of \$15,000 annually plus 30% of the net proceeds. Total gross rent is between \$25,000-\$30,000/year. There are approvals in place for 16 containers (8 feet x 40 feet - 9'6" high - with 2-4 roll up doors per container) to line the property. The specifics are shown in the site plan. AS-IS. Phase 1 Clean. No wet lands. Possibility of Owner financing with 20% down payment. Current asking price: \$1,200,000, as-is. The property has been cleared of all trees.

## **Listing Details**

Asking Price: \$1,200,000 Status: Sold Type: Commercial

Web ID: 1368406 Last Update: 2/9/2022 Added: 1,483 Day(s) Ago

**Property Details** 

Address: 25 Wenzel Street City: Elmwood Park State: NJ

Zip: 07407 County: Bergen Square Footage: 37,462

Total Bathrooms: 0

Location Details

Lot Size: 0.86 Acres Water Front: No Water Access: No

**Broker Details** 

Triforce Commercial Real Estate LLC Jason Horowitz