



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: 1,397 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
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### Broker Details

Triforce Commercial Real Estate LLC	Jason Horowitz
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