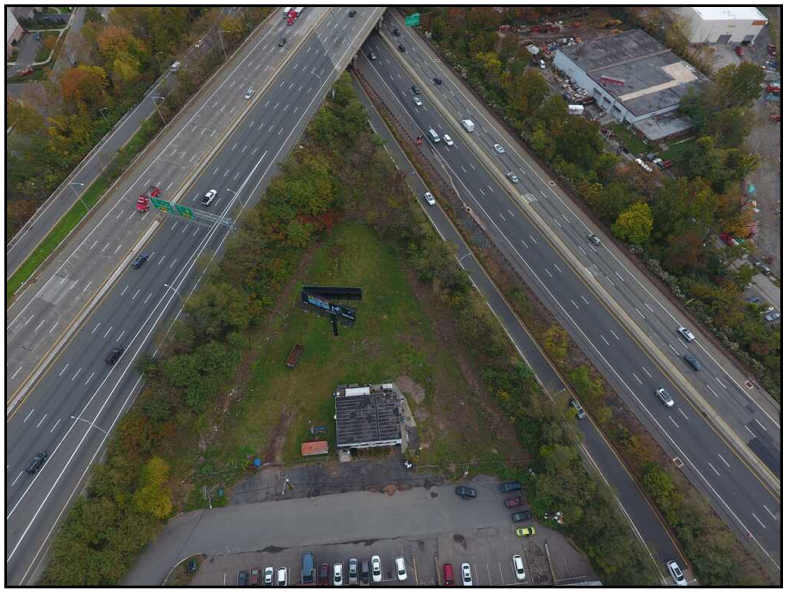


25 Wenzel Street
Elmwood Park, NJ 07407
For Sale: $1,200,000

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
Web ID: 1368406
Status: Sold
Last Update: 2/9/2022
Type: Commercial
Added: 1,854 Day(s) Ago

Property Details

Address: 25 Wenzel Street
Zip: 07407
Total Bathrooms: 0
City: Elmwood Park
County: Bergen
State: NJ
Square Footage: 37,462

Location Details

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

Broker Details

Triforce Commercial Real Estate LLC
Jason Horowitz