

FOR SALE

# Carlstadt Building Center

326 Hackensack Street, Carlstadt, NJ 07072



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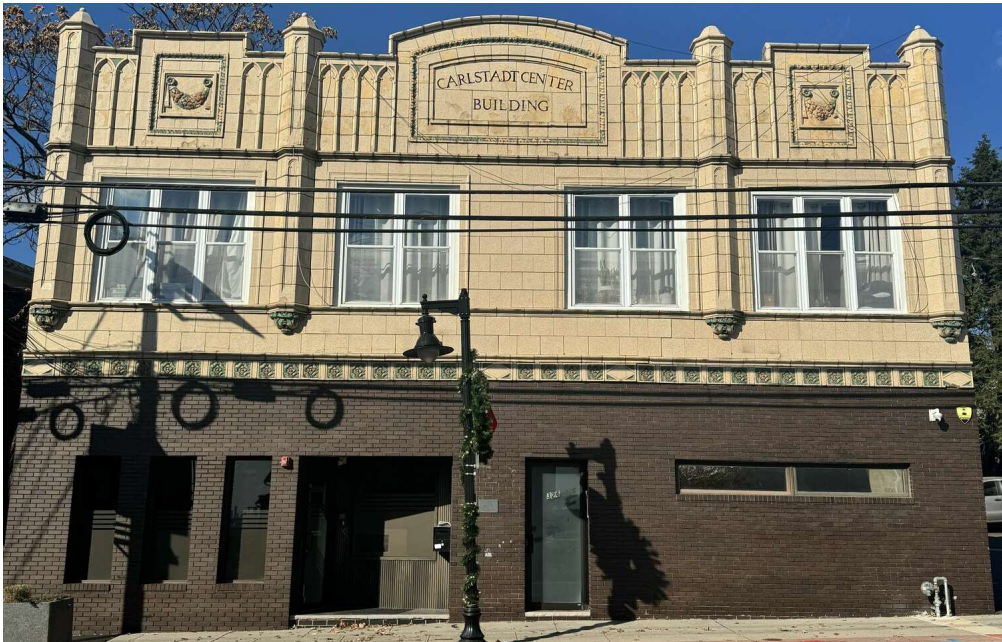
SECTION 1

# Property Information

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Building Information

Address:	326 Hackensack Ave, Carlstadt NJ 07072
Block:	74
Lot:	13
Lot Size:	9,148 SF
Building SF:	6,500 SF
Stories:	2
Residential Units:	3
Commercial Units:	1
Year Built:	1950
Zoning:	MCZ
Annual Taxes:	\$24,922

Property Description

**326 Hackensack Street Is A Commercial And Residential Mixed-Use Property Located In Carlstadt, New Jersey. The Building Consists Of Three Residential Condos And One Office Space On The First Floor. The Condos Feature A Combination Of One, 1 Bd - 1 Bath, One 2 Bd - 1 Ba, And One 2 Bd - 2 Ba.**

**The Property Is Positioned Along Hackensack Street, A Major Thoroughfare In Carlstadt, Providing Easy Access To Neighboring Towns And Major Highways, Including Route 17 And The New Jersey Turnpike.**

**The Property Includes Eight Parking Spaces And A Backyard Area. Two Entrances Can Be Found In The Front Of The Building By The Street, And An Entrance To The Condos Can Be Found On The Side Of The Building.**

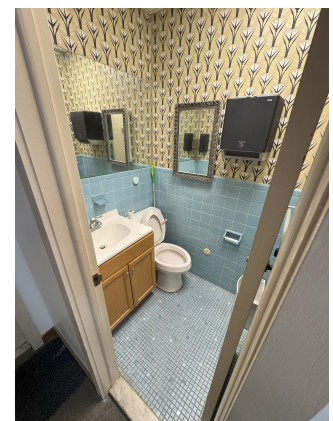


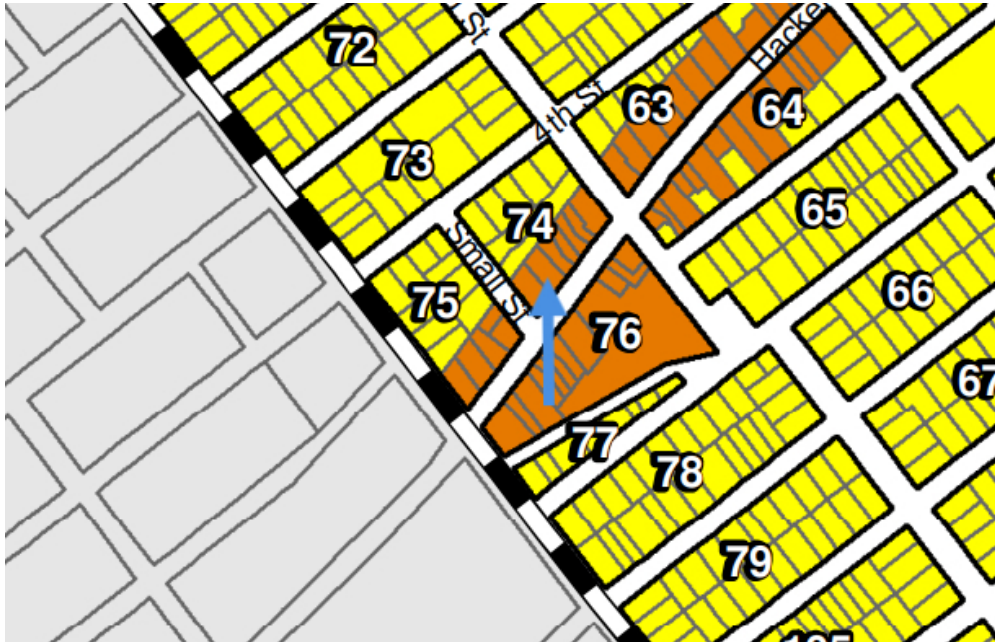












## Mixed Commercial Zone (MCZ)

### Permitted Uses:

- Commercial/Multi-Family Use. This zone shall provide for commercial uses as designated in section 21-8 as well as multi-family dwellings, not to exceed four living units.
- Residential Uses. Any use permitted in the residential zone shall be permitted in the mixed commercial zone.
- Signs. The sign and awning regulations for the commercial zone are applicable to the mixed commercial zone.

## MEADOWLANDS DISTRICT ZONES

 Environmental Conservation (EC)	 Redevelopment Area (RA)
 Light Industrial A (LIA)	 Roads, Rails, ROWs (RRR)
 Light Industrial B (LIB)	 Waterfront Recreation (WR)

## CARLSTADT ZONES

 Commercial Zone (C)	 Mixed Commercial Zone (MCZ)
 Light Industrial (LI)	 Residential Zone (RZ)









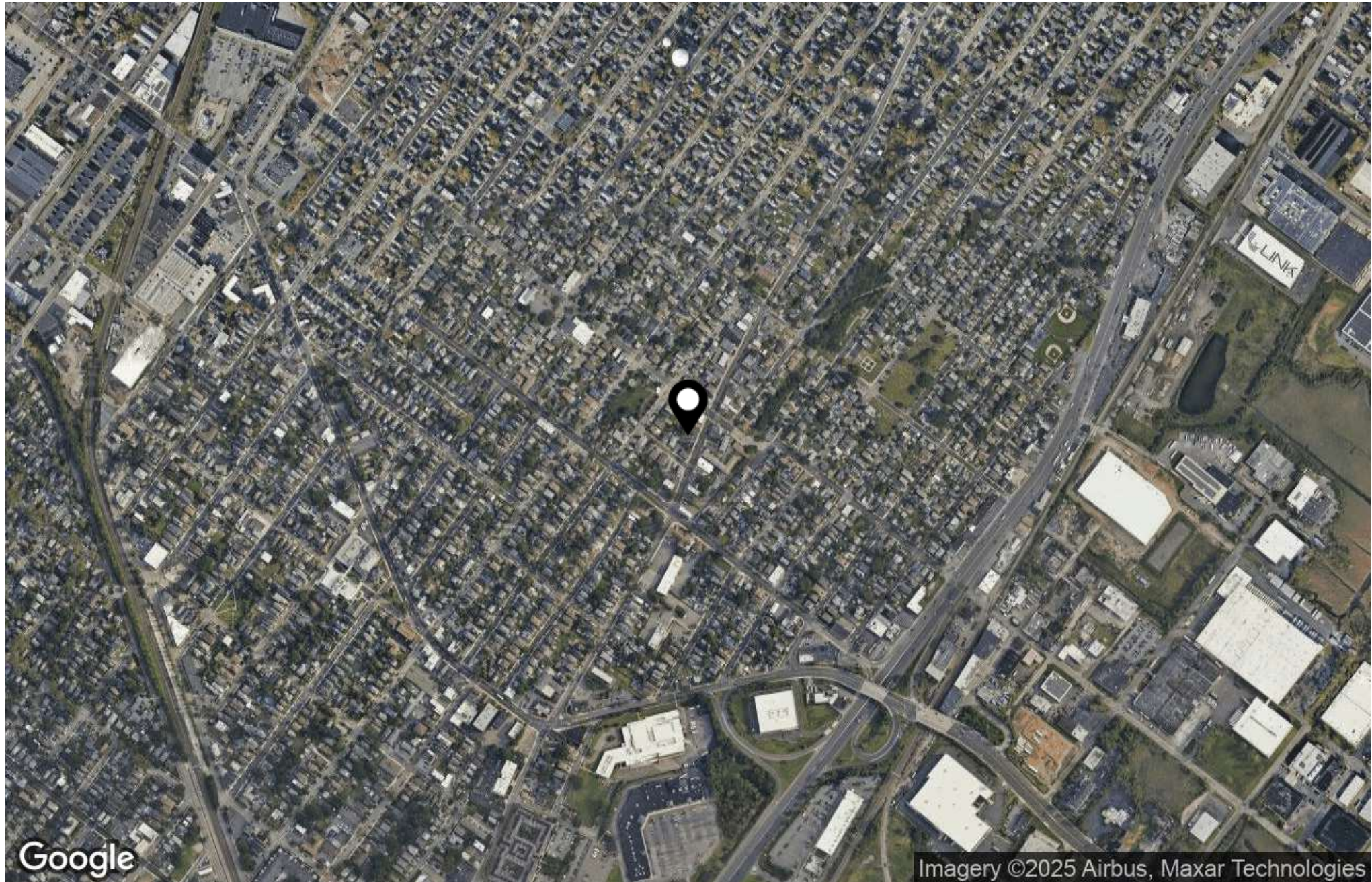
SECTION 2

# Location Information

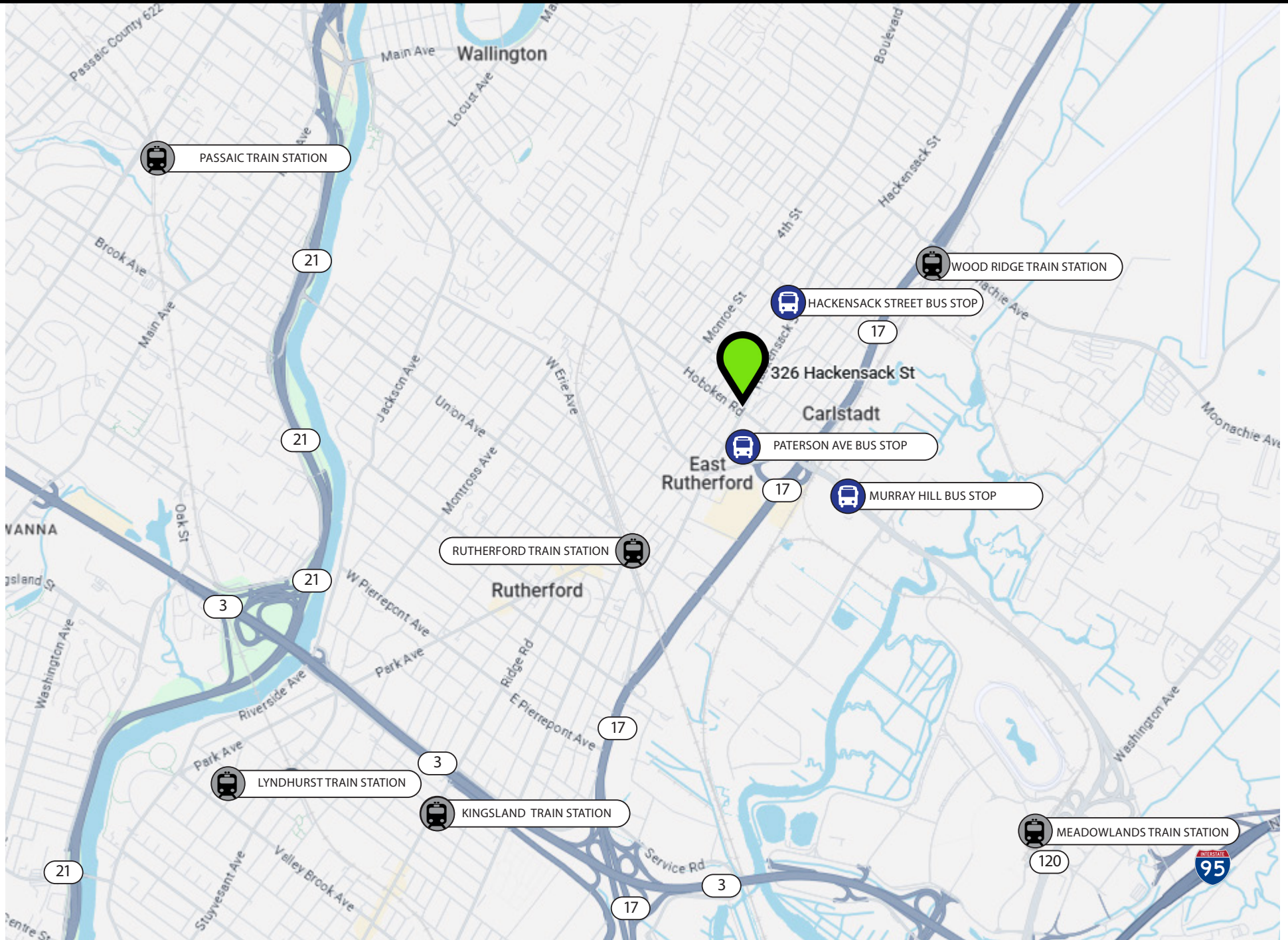
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CARLSTADT CENTER  
BUILDING

SECTION 3

# Demographics

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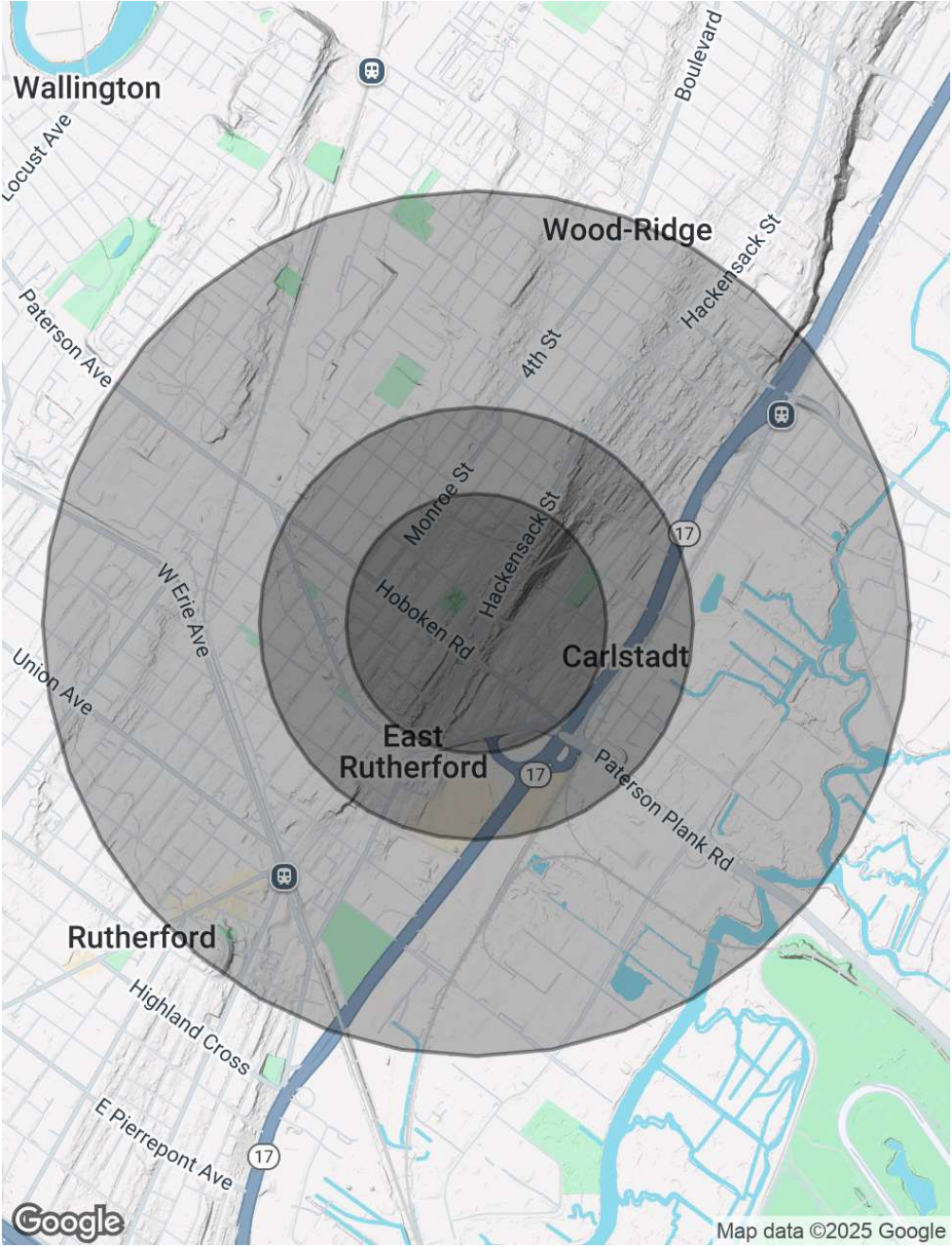
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,970	9,454	24,557
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	42	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,182	3,774	9,827
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$104,250	\$115,661	\$132,725
Average House Value	\$617,294	\$595,625	\$592,891

Demographics data derived from AlphaMap





The background image shows the Carlstadt Center Building, a two-story structure with a light-colored upper section and a dark brick lower section. The upper section features large windows and decorative elements, including a central arched sign that reads "CARLSTADT CENTER BUILDING". The lower section has a recessed entrance and a small window. A street lamp stands in front of the building, and a person is visible near the entrance. The sky is clear and blue.

SECTION 4

# Financial Summary

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Unit	Type	Approx SF	Current	Current RPSF	Pro Forma	Pro-Forma RPSF
1	1BD - 1BA	700	\$1,400	\$24.00	\$1,867	\$32.00
2	2BD - 1BA	1,003	\$2,300	\$27.52	\$2,508	\$30.00
3	2BD - 2BA	1,046	\$2,400	\$27.53	\$2,615	\$30.00
4	Office	3,000	\$1,000	\$4.00	\$4,500	\$18.00
<b>Effective Gross Income</b>		<b>Monthly</b>	<b>\$7,100</b>		<b>\$11,489</b>	
		<b>Annually</b>	<b>\$85,200</b>		<b>\$137,870</b>	

PRO FORMA INCOME STATEMENT												
			CURRENT		\$/SF	% EGI	PRO FORMA		\$/SF	% EGI		
INCOME												
Gross Income			\$	85,200	\$	13.11		\$	137,870	\$	21.21	
Vacancy and Collection 3%			\$	(2,556)	\$	(0.39)		\$	(4,136)	\$	(0.64)	
Effective Gross Income			\$	82,644	\$	12.71	100%	\$	133,734	\$	20.57	100%
EXPENSES												
Real Estate Taxes (2024)			\$	24,922	\$	3.83	30%	\$	25,669	\$	3.95	19%
Insurance			\$	5,000	\$	0.77	6%	\$	5,150	\$	0.79	4%
Heat			\$	750	\$	0.12	1%	\$	773	\$	0.12	1%
Water			\$	750	\$	0.12	1%	\$	773	\$	0.12	1%
Electric			\$	750	\$	0.12	1%	\$	773	\$	0.12	1%
Repairs & Maint			\$	-	\$	-	0%	\$	500	\$	0.08	0%
Management			\$	1,653	\$	0.25	2%	\$	1,702	\$	0.26	1%
Total			\$	33,825	\$	5.20	41%	\$	35,339	\$	5.44	26%
Net Operating Income				\$48,819		\$7.51	59%		\$98,395		\$15.14	74%





CARLSTADT CENTER  
BUILDING

SECTION 5

# Advisor Bios

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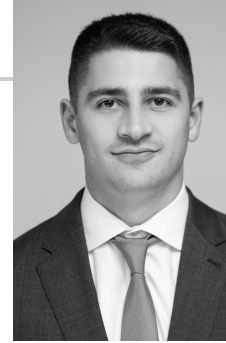


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