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Andras Kazella

Commercial Sale/Lease

5/1/2024 12:18 P.M.

Customer Report



Last LP: \$10.00 **ML#:** 24012999
Addr: 1-7 Wall St **COM/A**
(Click to view Map)
Town: Passaic **Zip:** 07055
(Click to view Town Info)
County: PASSAIC **County Locale#:** **Area#:** 1607
Direct: RIVER DR TO WALL ST
Orig LP: \$10.00 **DOM:** 2

1-7 WALL ST

SqFt for Lease: 10	SqFt for Sale:	MinSF for Lease: 2931
Build/Complex: None		For Sale/Lease: L
Style: Office	Sub Style: General	Liquor License: N
Lease Amnt\$:	\$/SqFt: \$10.00	Lease Type: G
Office Rent:	Office SqFt:	Lease Term:
Comm Paid By: TENANT		Tenancy Typ:
Total Size: 2931	Unit of Msur: F	Zoned: Office
Land Assessment:	Coverage:	
Bldg Assessment:	Lot Size(acres):	Expandable: N
Taxes: \$0	Contiguous Land:	Free Standing: Y
Floor/Unit Desc:	Avail: 5/1/2024	Mortgage Info:
Road Front:	Bldg Front:	Cooking: Y
Restrictions:		Windows:
Easements/Assess:	Construction:	Floor Const:
Year Built: 1962	Floor Load:	Roof: FLAT
#Floors: 1	Tailgate Docks: 0 Lev:	Sprinklers: NO
Drive-Ins:	Column Spacing:	Floor Drains:
Rail Access:	Elev Capacity:	Cranes:
#Elevators: 0	Alarm:	Refrig:
#Lavatories: 3	#Parking Spaces: 15	
Ceiling Height: 9		

Waterfront: River Front	Flood Plain: 100 Yr, Lender May Require Ins
Rent Incl: Tax	Ownership: Private
Utilities: Sep Elec, Sep Gas, Sep Heat, Sep Water	Heat/Cool: Gas, Win/AC
Possession: 0-30	

Location:
Transportation:
Prior Use:
Comp BA: 2.5% - \$200 **Comp TA:** 0 **Comp Sub:** 0
 Compensation offered to NJMLS Broker Participant and may be different if not a Participant of NJMLS

4 SEPARATE OFFICE SPACES WITH LARGE OPEN MULTIPURPOSE ROOM WITH HIGH CEILINGS. 3 SEPARATE BATHROOMS, 1 BATH WITH SHOWER. OFF STREET FENCED IN PARKING APPROX 15 SPACES. 3+ YEAR LEASE MIN. CLOSE TO MULTIPLE HIGHWAYS AND BUS LINE.



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