

NJMLS, INC COPYRIGHT 2024 4/23/2024 10:54:47 AM INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Andras Kazella

Commercial Sale/Lease

4/23/2024 10:54 A.M.

Customer Report



Last LP: \$12.00 ML#: 23035549
 Addr: 211-221 3rd St COM/A
 (Click to view Map)
 Town: Passaic Zip: 07055
 (Click to view Town Info)
 County: PASSAIC County Locale#: Area#: 1607
 Direct: Monroe to 3rd st
 Orig LP: \$12.00 DOM: 155

class is in session

SqFt for Lease: 21403	SqFt for Sale: 0	MinSF for Lease: 21403
Build/Complex: None		For Sale/Lease: L
Style: Office	Sub Style: Other	Liquor License: N
Lease Amnt\$: \$12.00	\$/SqFt: \$12.00	Lease Type: N
Office Rent: \$12.00	Office SqFt: 21403	Lease Term: 3+
Comm Paid By: landlord		
Total Size: 22403	Unit of Msur:	Tenancy Typ:
Land Assessment:	Coverage:	Zoned: Res/Com
Bldg Assessment:	Lot Size(acres):	Expandable:
Taxes: \$0	Contiguous Land:	
Floor/Unit Desc: 3	Avail: 11/20/2023	Free Standing:
Road Front:	Bldg Front:	Mortgage Info:
Restrictions:		Cooking: Y
Easements/Assess:		Windows:
Year Built:	Construction:	Floor Const:
#Floors:	Floor Load:	Roof:
Drive-Ins:	Tailgate Docks: Lev:	Sprinklers:
Rail Access:	Column Spacing:	Floor Drains:
#Elevators:	Elev Capacity:	Cranes: Refrig: Y
#Lavatories:	Alarm:	
Ceiling Height: 9	#Parking Spaces:	

Waterfront: None	Flood Plain: None
Rent Incl: None	Ownership: Private
Utilities: Other See Remarks	Heat/Cool: Baseboard, Central Air, Gas, Hot Air, Oil, Other Fuel Source/See Remarks, Multi-Zone

Possession: 0-30

Location:
 Transportation: Dept. of Envrmnt Protect Status:
 Prior Use:
 Comp BA: 2.5 - 300 Comp TA: 0 Comp Sub: 0
 Compensation offered to NJMLS Broker Participant and may be different if not a Participant of NJMLS

CLASS C BUILDING WITH 3 FLOORS TOTAL OF 21,403 sq/ft. PERFECT FOR EDUCATIONAL INSTITUTION, PUBLIC OR PRIVATE. FORMALLY PASSAIC BOE K-12 PUBLIC SCHOOL. 10 CLASSROOMS WITH SMART BOARDS, DESKS AND CHAIRS READY TO GO. LARGE OPEN SPACE AS USE AS A GYM/AUDITORIUM. FULL CAFETERIA WITH FULLY FUNCTIONAL COMMERCIAL KITCHEN. 4 SINGLE RESTROOMS, 3 BOYS & 3 GIRLS RESTROOMS (10 TOTAL). ATTACHED BLACKTOP FOR MULTIPURPOSE USE. TAXES TO BE DETERMINED DEPENDING ON USE. NON-PROFIT PAYS 0 TAXES. ADDITIONAL 20+ SPOTS FOR STAFF PARKING IN ADJACENT LOT. LL MAY DIVIDE SPACE. CURRENTLY ZONED FOR SCHOOL WITH ZONING CHANGE OTHER POTENTIAL USES AVAILABLE. CURRENTLY NO ELEVATOR BUT POTENTIAL TO BE ADDED. ADJACENT TO rt 21 ON/OFF RAMPS.



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