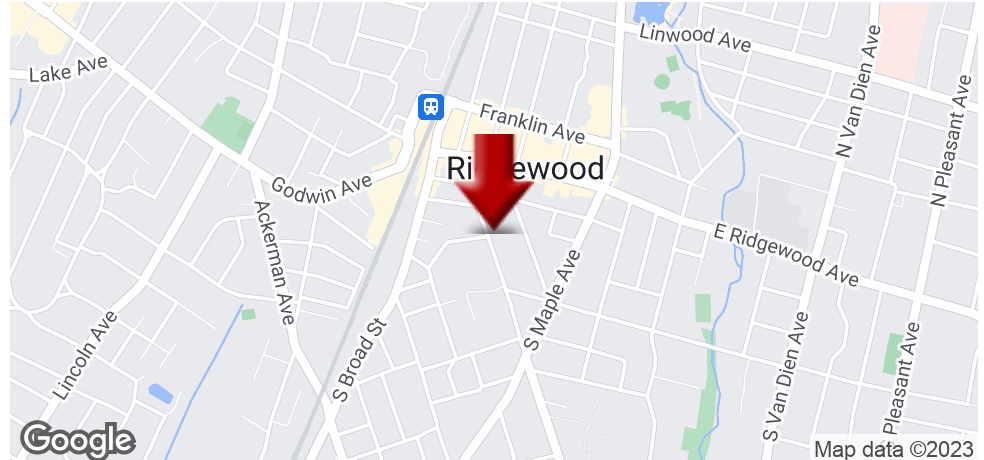


OFFICE FOR SALE



139 Prospect Street, Ridgewood, NJ 07450



OFFERING SUMMARY

SALE PRICE:	\$1,480,000
NUMBER OF UNITS:	2
CAP RATE:	5.01%
NOI:	\$74,158
LOT SIZE:	0.22 Acres
BUILDING SIZE:	3,400
RENOVATED:	2016
ZONING:	Professional Business
PRICE / SF:	\$435.29

PROPERTY OVERVIEW

Investment Opportunity for a dental, medical or other office to operate on the first floor and receive income from existing professional tenant leasing the second floor. First floor is fully and recently built out for previous orthodontist practice, plumbed and beautiful - ready for easy equipment installation. Or transition to other professional space. Flexibility to take over complete building now or in the future. Eight onsite parking spaces in rear lot plus street parking. Front and rear entrances. Lift in rear off parking lot for handicap accessibility.

PROPERTY HIGHLIGHTS

- Investment or Owner User
- Built Out Orthodontist Suite
- Onsite parking in rear
- Walk to Ridgewood downtown and train
- Recently updated - beautiful building
- Ridgewood charm with modern upgrades
- 50% leased: 2nd flr provides excellent Income
- Property Taxes: \$20,574

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



139 Prospect Street, Ridgewood, NJ 07450

Sale Price	\$1,480,000
------------	--------------------

Lease Rate	\$35.00 SF/YR
------------	----------------------

LOCATION INFORMATION

Street Address	139 Prospect Street
City, State, Zip	Ridgewood, NJ 07450
County	Bergen
Township	Ridgewood
Nearest Highway	Rt 17
Nearest Airport	Newark Int'l

BUILDING INFORMATION

Building Size	3,400 SF
NOI	\$74,158.00
Cap Rate	5.01
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,700 SF
Year Built	1920
Year Last Renovated	2016

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Professional Business
Lot Size	0.22 Acres

PARKING & TRANSPORTATION

Onsite Parking	Yes
----------------	-----

LOCATION :

IN THE HEART OF RIDGEWOOD'S PROFESSIONAL DISTRICT WITHIN WALKING DISTANCE TO TRAIN STATION AND ALL THAT RIDGEWOOD HAS TO OFFER, WITH AVAILABLE STREET PARKING IN ADDITION TO ONSITE PARKING LOT. RIDGEWOOD IS BERGEN COUNTY'S MOST DESIRABLE LITTLE CITY, WITH NJ TRANSIT PROVIDING REGULAR AND EXPRESS TRANSPORTATION TO NYC. EASY ACCESS TO RT 17, RT 4, RT 80 AND GARDEN STATE PARKWAY AND CLOSE PROXIMITY TO GEORGE WASHINGTON AND TAPPAN ZEE BRIDGES.

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



139 Prospect Street, Ridgewood, NJ 07450



KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

139 PROSPECT STREET

LOCATION INFORMATION

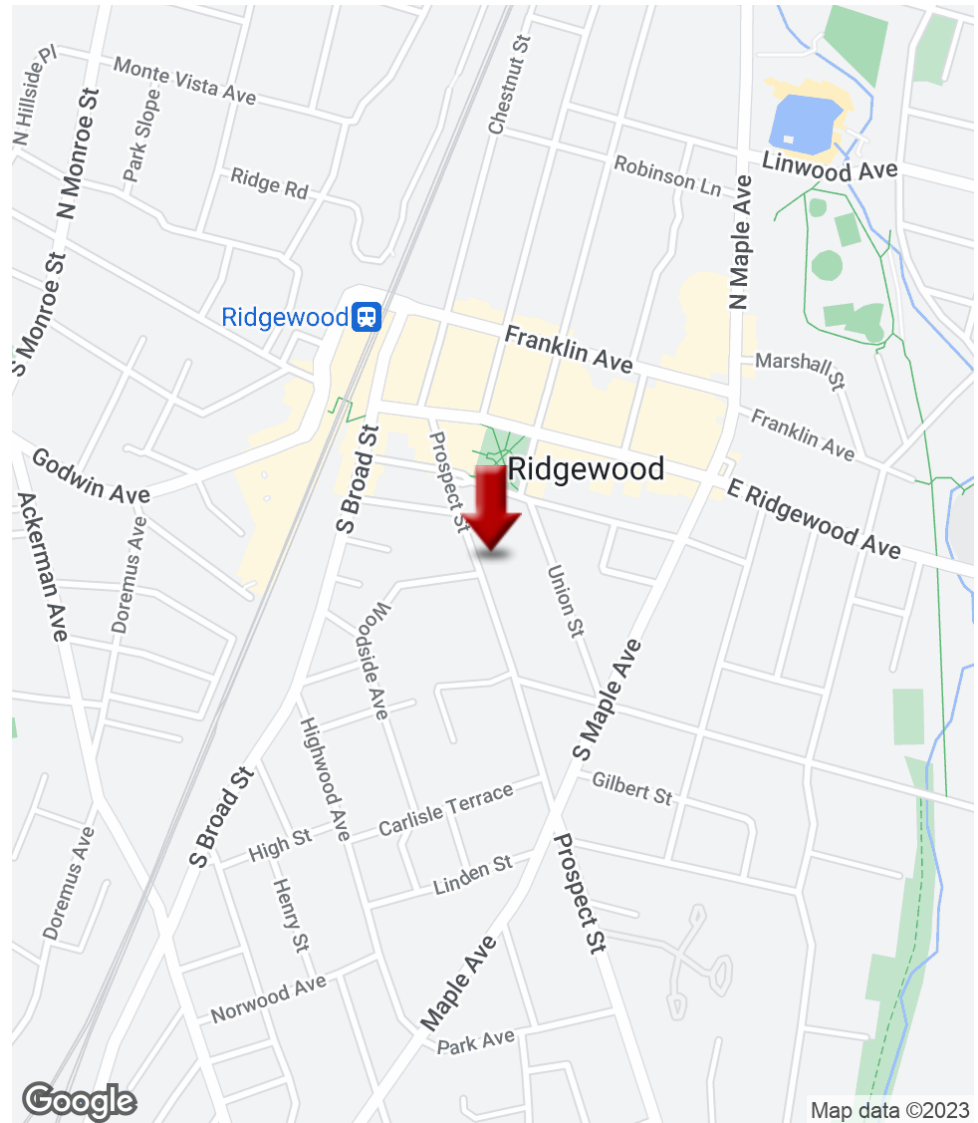
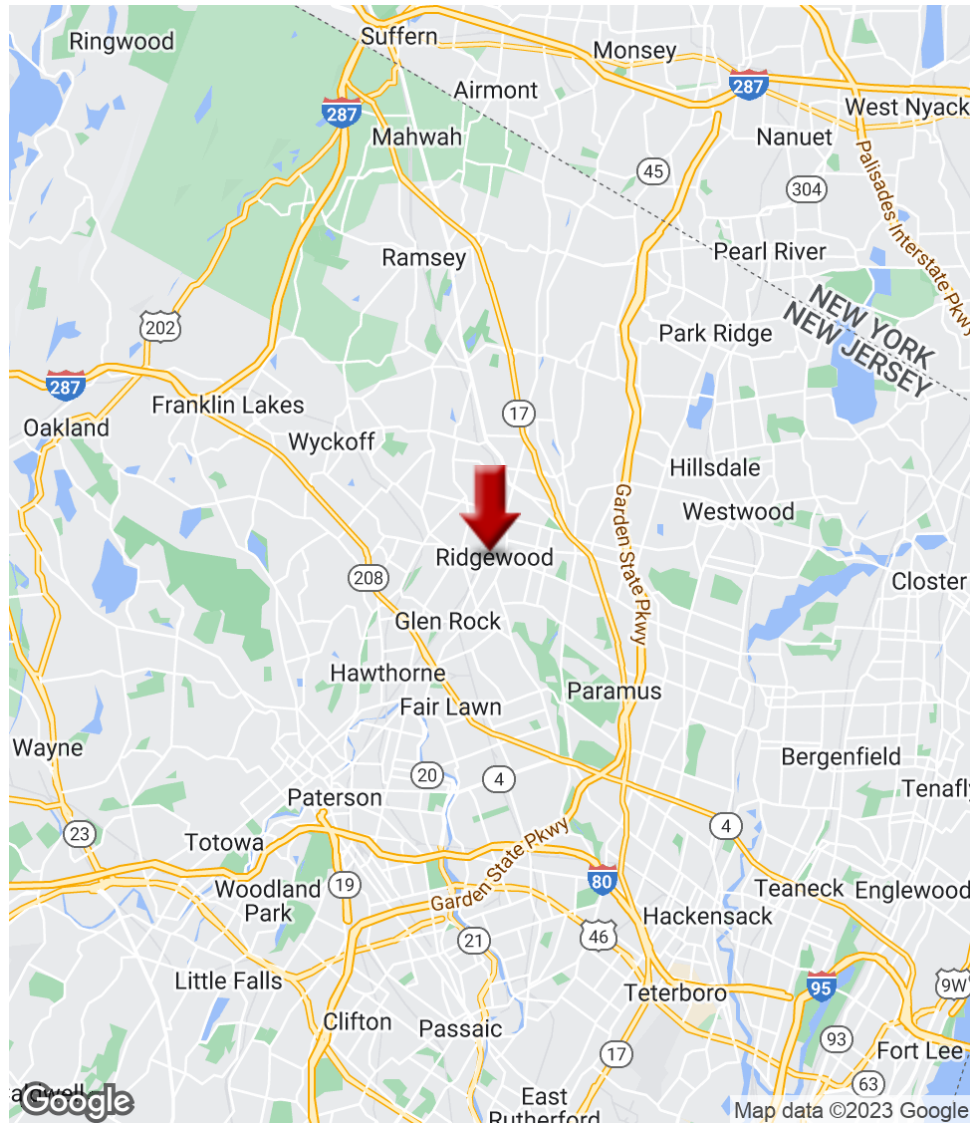
1

LOCATION MAPS

AERIAL MAP



139 Prospect Street, Ridgewood, NJ 07450



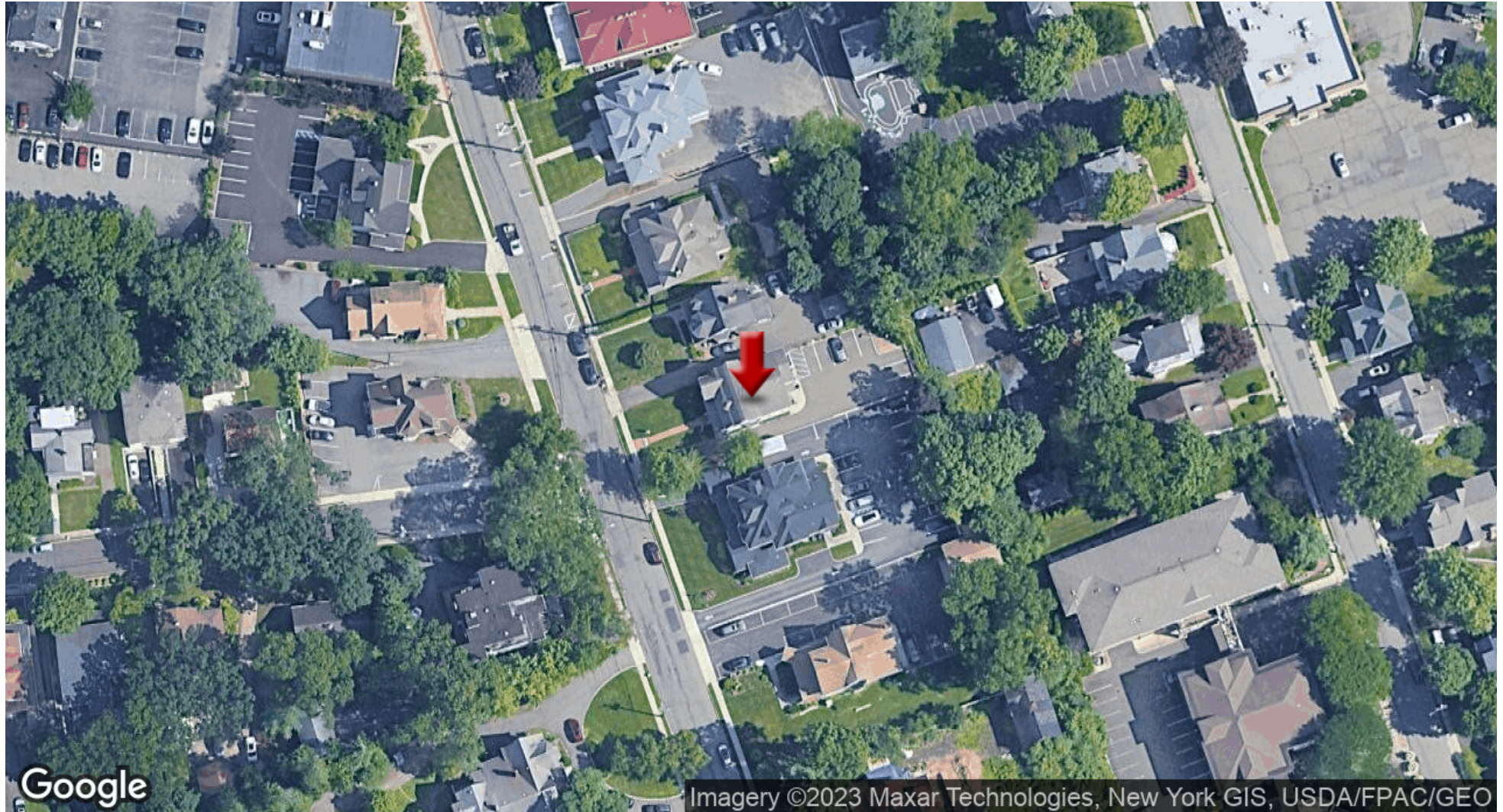
KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

OFFICE FOR SALE



139 Prospect Street, Ridgewood, NJ 07450



KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

139 PROSPECT STREET

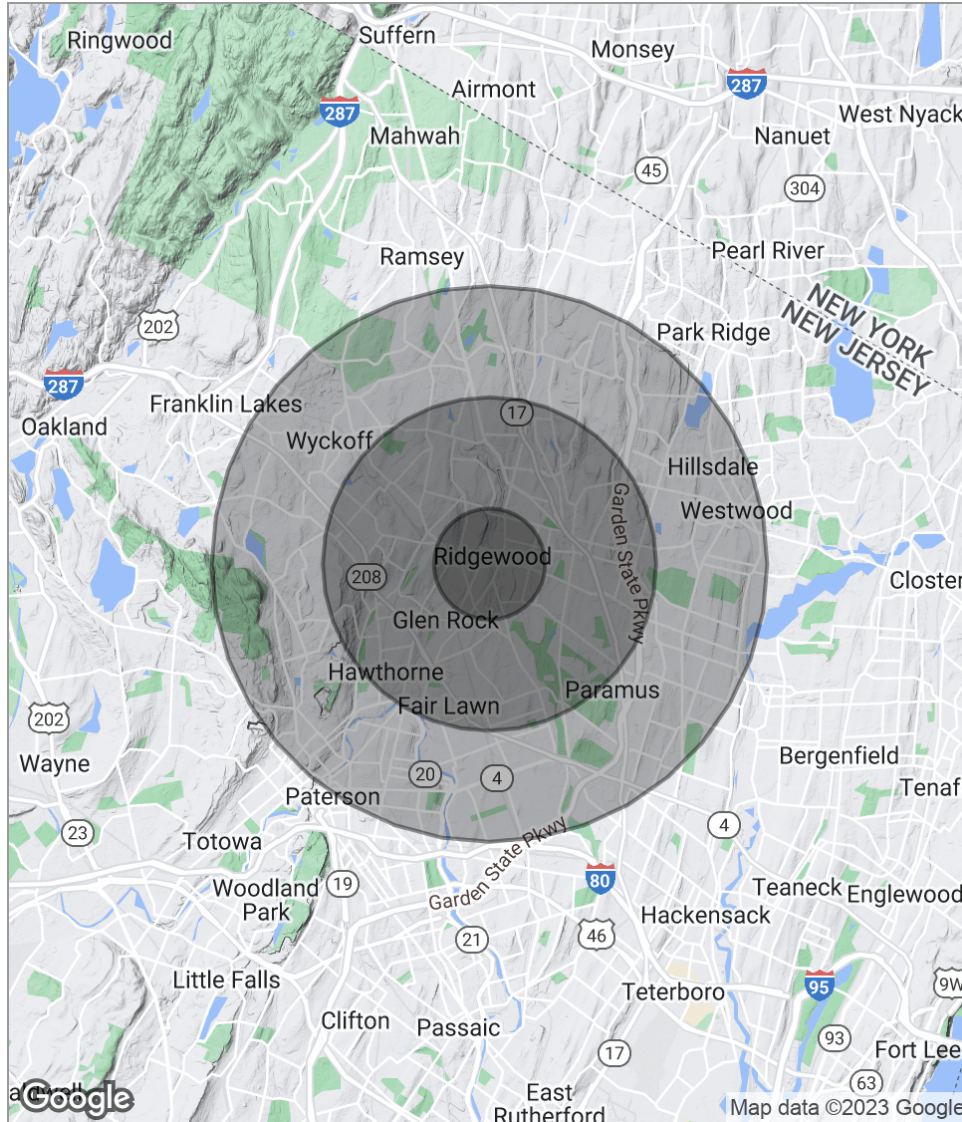
DEMOGRAPHICS

2

DEMOGRAPHICS MAP



139 Prospect Street, Ridgewood, NJ 07450



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,775	115,646	324,254
Median Age	39.8	41.7	39.8
Median Age (Male)	40.2	41.0	38.7
Median Age (Female)	39.4	42.2	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,272	40,401	109,284
# Of Persons Per HH	2.8	2.9	3.0
Average HH Income	\$174,484	\$150,458	\$120,171
Average House Value	\$727,285	\$619,947	\$568,824

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

139 PROSPECT STREET

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES



139 Prospect Street, Ridgewood, NJ 07450

INVESTMENT OVERVIEW

Price	\$1,480,000
Price per SF	\$435.29
CAP Rate	5.0%
Cash-on-Cash Return (yr 1)	7.98 %
Total Return (yr 1)	\$73,689
Debt Coverage Ratio	1.66

OPERATING DATA

Gross Scheduled Income	\$108,160
Other Income	-
Total Scheduled Income	\$108,160
Vacancy Cost	\$5,408
Gross Income	\$102,752
Operating Expenses	\$28,594
Net Operating Income	\$74,158
Pre-Tax Cash Flow	\$29,518

FINANCING DATA

Down Payment	\$370,000
Loan Amount	\$1,110,000
Debt Service	\$44,640
Debt Service Monthly	\$3,720
Principal Reduction (yr 1)	\$44,171

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE



139 Prospect Street, Ridgewood, NJ 07450

INCOME SUMMARY

2nd floor professional office space	\$48,660
1st floor proforma orthodontist space	\$59,500
Vacancy Cost	(\$5,408)

GROSS INCOME	\$102,752
---------------------	------------------

EXPENSES SUMMARY

Property Taxes	\$20,574
Property Insurance	\$4,000
Landscaping/Snow Plowing	\$1,500
Garbage Removal	\$2,220
Common Space Utilities	\$300

OPERATING EXPENSES	\$28,594
---------------------------	-----------------

NET OPERATING INCOME	\$74,158
-----------------------------	-----------------

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

139 PROSPECT STREET

ADDITIONAL 1st FLOOR PHOTOS

4

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

CONFIDENTIALITY & DISCLAIMER

OFFICE FOR SALE



139 Prospect Street, Ridgewood, NJ 07450



KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

139 Prospect Street, Ridgewood, NJ 07450



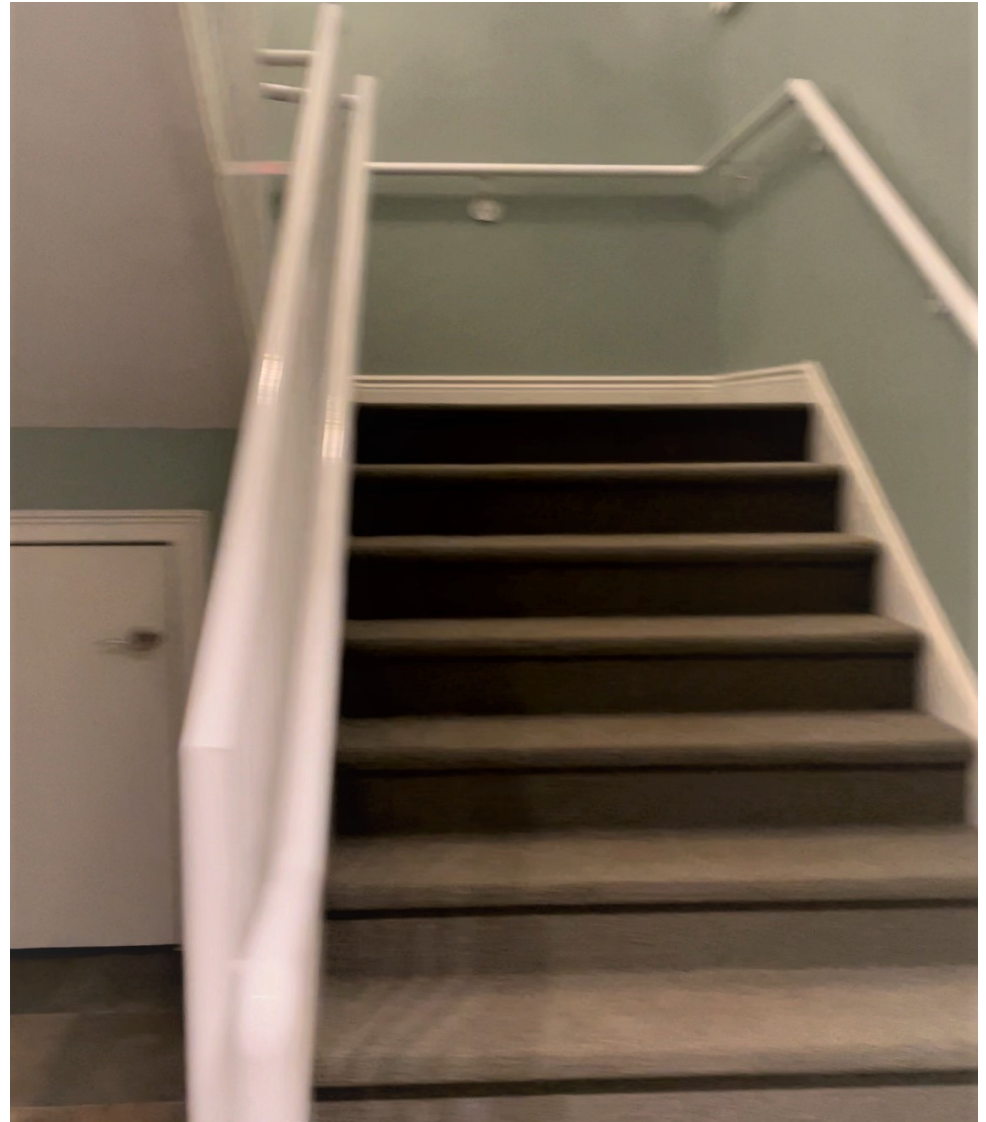
KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

139 Prospect Street, Ridgewood, NJ 07450



KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE



139 Prospect Street, Ridgewood, NJ 07450



KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
O: 201.391.2500 X522
C: 201.820.5050
ginapalumbo@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Confidentiality & Disclaimer

RIDGEWOOD, NJ

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Pascack Valley in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL

123 Tice Blvd.

Woodcliff Lake, NJ 07677

PRESENTED BY:

GINA M. PALUMBO

Managing Director, Broker-Assoc NY-NJ

O: 201.391.2500 X522

C: 201.820.5050

ginapalumbo@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.