

CURRENT HOTEL-DEVELOPMENT SITE FOR SALE OR LEASE

425 ROUTE 17 RAMSEY, NJ



**.93 ACRES
AVAILABLE**



101,121 VPD ROUTE 17

SOUTHBOUND
NORTHBOUND



CO-LISTED WITH
Marcus & Millichap
CAFIERO TEAM

CATALYST
REAL ESTATE PARTNERS

**FOR MORE
INFORMATION**

WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | [732.333.8571](tel:732.333.8571) | info@catalystrenj.com

**REDEVELOPMENT SITE
FOR SALE OR LEASE**

425 ROUTE 17
RAMSEY, NJ

SITE INFORMATION



PARCEL SIZE .93 AC

ZONING B-3

BLOCK/LOT 5101/12

LEASING CONTACT CATALYST

SALE CONTACT MARCUS & MILLICHAP

YEAR BUILT 1965

BUILDINGS ON LOT 2 Buildings

PARKING 22 Spaces

TRAFFIC COUNT 101,121 RT. 17



	1 MILE	3 MILE	5 MILE
POPULATION	8,606	58,570	187,613
AVG. HOUSEHOLD INCOME	\$272,851	\$248,821	\$224,026
HOUSEHOLDS	3,028	21,592	63,668
DAYTIME POPULATION	10,112	57,559	156,497
NUMBER OF EMPLOYEES	7,708	40,755	102,492
AVERAGE HOUSEHOLD SIZE	2.8	2.7	2.9

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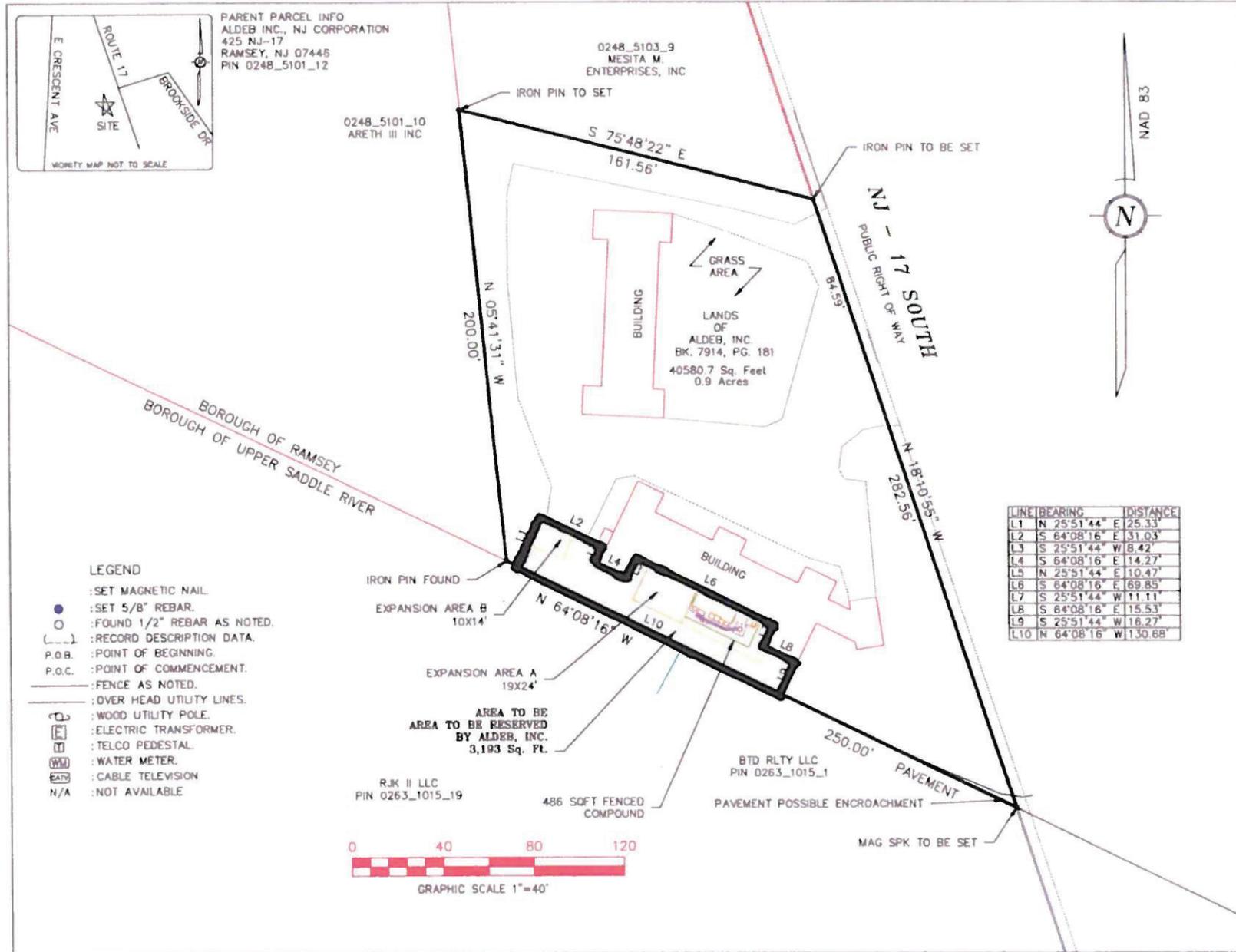
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REDEVELOPMENT SITE FOR SALE OR LEASE

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SITE PLAN



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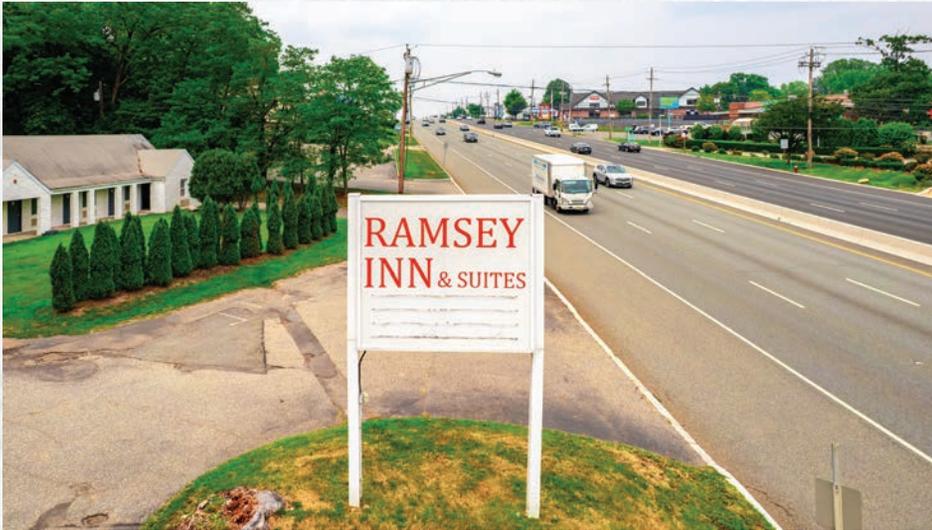
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SITE OVERVIEW



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TENANT(S)

- Unique Opportunity To Purchase Just Under 1 Acre (0.932) of Land on Route 17 in Ramsey, Bergen County, New Jersey
- Numerous Nearby National Retailers Showing Strong Consumer Demand in the Immediate Area



PRICE

\$2,750,000



BUILDING

- B-3 Highway Commercial District Zoning
- Permitted Uses with This Designation Include Offices, Research Laboratories, Motor Vehicle Rental, Hotels, Motels and some Industrial and Manufacturing Uses



PRICE PER SF

\$67.77



LOCATION/ MARKET

- Ramsey, NJ offers a high-income, commuter-driven suburban retail market, ideally suited for daily-needs retailers, boutique shops, dining establishments, and personal services
- Average Daily Traffic Count of 104,000+
- 3-Mile Population of 58,646 with an Average Household Income of \$188,383



LOT SIZE

0.93 AC/40,581 SF

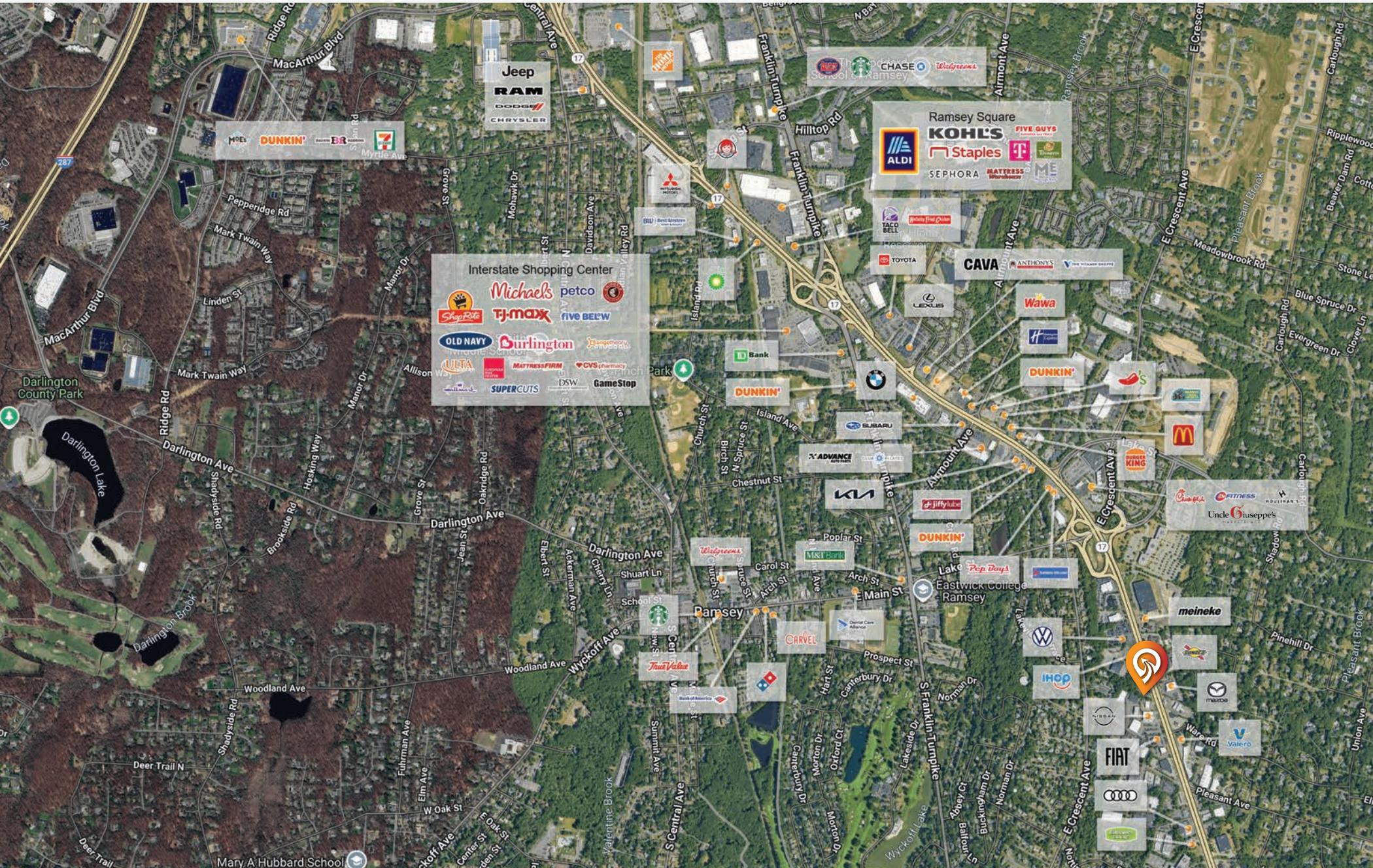
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MARKET AERIAL



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