

David M. Simon

Commercial Sale/Lease

2/17/2022 10:53 A.M.

Full report



Last LP: \$24.00      2/8/2022-8/8/2022      ML#: 22003956  
 Addr: 456 Sylvan Ave      COM/A  
 Town: Englewood Cliffs  
 Block: 00411      Lot: 00015      Zip: 07632  
 County: BERGEN      County Locale#: 100      Area#: 0216  
 Direct: Located on the corner of Sherwood Place  
 Orig LP: \$24.00      LSP#: 1006594      LB#: 48001  
 Sold:      SSP:      SB:  
 SD:      UCD:      DOM: 9

SqFt for Lease: 1440	SqFt for Sale:	MinSF for Lease:
Build/Complex: None		For Sale/Lease: L
Style: Office	Sub Style: Profsnl	Liquor License:
Lease Amnt\$:	\$/SqFt:	Lease Type:
Office Rent:	Office SqFt:	Lease Term:
Total Size: 1440	Unit of Msur:	Tenancy Typ: Office
Land Assessment:	Coverage:	Zoned:
Bldg Assessment:	Lot Size(acres):	Expandable:
Taxes: \$0	Contiguous Land:	
Floor/Unit Desc:	Avail:	
Road Front:	Bldg Front:	Free Standing:
Restrictions:		Mortgage Info:
Easements/Assess:		Cooking: N
Year Built:	Construction:	Windows:
#Floors: 2	Floor Load:	Floor Const:
Drive-Ins:	Tailgate Docks: Lev:	Roof:
Rail Access:	Column Spacing:	Sprinklers:
#Elevators:	Elev Capacity:	Floor Drains:
#Lavatories: 1	Alarm:	Cranes: Refrig:
Ceiling Height: 9	#Parking Spaces:	Addl Parking:

Waterfront: None	Flood Plain: None
Rent Incl: Common Area, Heat, Tax	Ownership: Private
Utilities: Sep Elec, Sep Gas, Sep Heat	Heat/Cool: Gas
Possession: 0-30	

Owner Name 2:	PH:
Owner Addr2:	Bus. PH:
Location:	Prior Use:
Transportation:	Dept. of Envrmt Protect Status:
Present Tenant:	PH:

Well maintained office space with approximately 1,440 sf on the second floor of office building at a great location minutes from the GWB. Plenty of parking spaces. Landlord will provide tenant improvements

**Showing Instructions:** Call Listing Agent for Confirmed Appointment  
 Call or text David Simon for showings 201-538-7279

**Agent Remarks:** Available office spaces: 1,440 sf 2,600 sf Parking ratio 4/1,000 sf Landlord will provide tenant improvements

<b>Owner:</b> Morrissey Bruce C & Denise C Morrissey	<b>PH:</b> (201) 538-7279	<b>Exceptions:</b> No
<b>Address:</b>	<b>LB Fax:</b> (201) 568-5188	
<b>LB:</b> Prominent Properties Sotheby's International Realty-Tenafly	<b>LB#:</b> 48001	<b>PH:</b> (201) 568-5668 <b>Ext:</b>
<b>LSP:</b> David M. Simon	<b>LSP#:</b> 1006594	<b>LSP PH:</b> (201) 538-7279 <b>Fax:</b>
<b>CLSP:</b>	<b>CLSP#:</b>	<b>CLSP PH:</b>
<b>CompBA:</b> 2.5-250	<b>CompTA:</b> 2.5-250	<b>CompSub:</b>
<b>DCA:</b> No	<b>Agreement Type:</b>	<b>Comm Paid By:</b> Landlord

