



McBRIDE
CORPORATE REAL ESTATE

Available for Sale
169 Ramapo Valley Road
Oakland, NJ



Property:

Tax Parcel Number: Block 2401, Lot 6
Latitude & Longitude: 41.016064, -74.254185
Census Tract: 391
Property Owner: 169 Ramapo Valley Road LLC

Site:

Zoning: Local Business (B2)
FEMA Flood Map No. 34003C0044G
Flood Zone: AE
Land Area: 2.890 Acres

Existing Improvements:

Property Use: Office
Investment Class: B
Occupancy Type: Local tenant
Gross Building Area: (GBA): 48,000 SF
Net Rentable Area (NRA): 44,331 SF
Number of Buildings: 1
Number of Stories: 2 Plus Lower Level
Year Built: 1984
Condition: Good
Construction Class: B - Fire Resistant, Reinforced Concrete Frame
Construction Quality: Good
Surface Parking: 180 Spaces

Valuation Opinions:

Highest & Best Use - As Vacant: Office
Highest & Best Use - As Improved: As existing, Office

For additional information Please Contact Exclusive Broker

McBRIDE CORPORATE REAL ESTATE

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Note: This information is subject to errors, change of price, rental conditions, withdrawals, without notice, and to any special listing condition of our principals.