

# INVESTMENT OPPORTUNITY

4 1/2 - 5 W. RAILROAD AVENUE  
TENAFLY, NEW JERSEY



FOR SALE

CALL FOR DETAILS

## PROPERTY HIGHLIGHTS

- 9,910 +/- SF Two-Story Mixed-Use Multi-Tenanted Building in a Prime Bergen County Location
- Situated in the Center of the Main Shopping District of Tenafly on West Railroad Avenue
- Directly across the street from NJ Transit Train Station
- Built in 1926
- ZONING B-1
- TAXES: \$35,703.73/Year

## AREA DEMOGRAPHICS

	1 Miles	2 Miles	3 Miles
Population	16,230	62,298	125,242
Avg. HH Income	\$229,014	\$175,337	\$170,339

## NEIGHBORING RETAILERS:



**ROYAL**  
PROPERTIES  
DBA RPI, INC. IN NEW JERSEY

850 Bronx River Road | Bronxville, NY 10708  
www.RoyalPropertiesInc.com

CONTACT: 914-237-3400

JEFF KINTZER – EXT. 103  
JEFF@ROYALPROPERTIESINC.COM

DAVID LANDES – EXT. 104  
DAVID@ROYALPROPERTIESINC.COM

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.