8133 BERGENLINE AVE, NORTH BERGEN

RETAIL SPACE FOR LEASE



LEASE HIGHLIGHTS

Property & LEASE INFORMATION

Property Address	8133 Bergenline Ave, North Bergen
Block / Lot	382/ 17
Available Sq. Ft	920 SF
Monthly Price	$4,275

PRIME LOCATION

- **Situated on the "Miracle Mile"**: Bergenline Avenue is New Jersey's longest commercial corridor, lined with over 300 retail stores, restaurants, cafes, bakeries, and markets, placing everyday conveniences and client-facing amenities right at your doorstep.
- **Multiple Bus Lines on the Block:** NJ Transit routes 127, 154, 181, and 88 stop steps from the building along Bergenline Ave
- **Prime Parkside Location:** Situated directly across from Braddock Park, offering consistent visibility and activity.

SEIZE THE OPPORTUNITY

- **Turnkey Commercial Space:** Take over a fully built-out former nail and hair salon, ready for immediate occupancy.
- **Strong Foot Traffic:** Benefit from consistent pedestrian flow driven by park-goers, local residents, and nearby neighborhood activity.

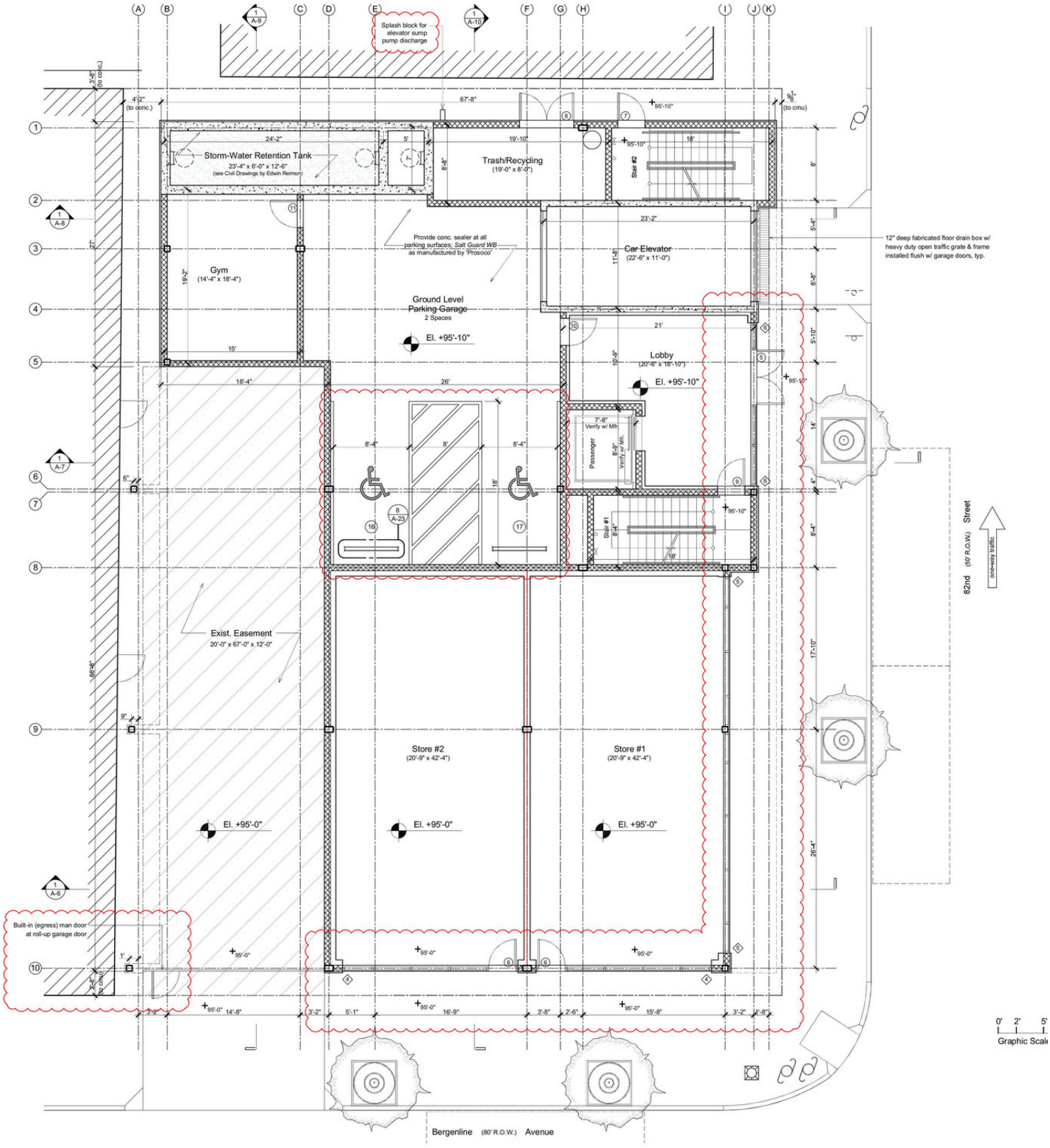


ANTHONY CURKO
Cervelli Real Estate
P: 201-446-2307
E: a.curko@realestatenj.com



CHRIS CERVELLI, CCIM
Cervelli Real Estate
P: 201-868-6300 X18
E: chris@realestatenj.com

FLOORPLAN


Splash block for elevator sump pump discharge
Storm-Water Retention Tank
23'-4" x 6'-0" x 12'-6"
(see Civil Drawings by Edwin Reimon)
Trash/Recycling
(19'-0" x 8'-0")
Stair #2
Provide conc. sealer at all parking surfaces; Salt Guard WB as manufactured by "Prosoco"
Car Elevator
(22'-6" x 11'-0")
12" deep fabricated floor drain box w/ heavy duty open traffic grate & frame installed flush w/ garage doors, typ.
Gym
(14'-4" x 18'-4")
Ground Level
Parking Garage
2 Spaces
El. +95'-10"
Lobby
(20'-6" x 18'-10")
Passenger
Stair #1
Exist. Easement
20'-0" x 67'-0" x 12'-0"
Store #2
(20'-9" x 42'-4")
Store #1
(20'-9" x 42'-4")
El. +95'-0"
Built-in (egress) man door at roll-up garage door
82nd Street
(50' R.O.W.)
one-way traffic
Bergenline (80' R.O.W.) Avenue
Graphic Scale