

FOR SALE

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40 Clifton Avenue

Lakewood, New Jersey



Commercial & Residential Real Estate
One
REAL ESTATE



Property Overview

Discover a rare opportunity in the heart of Downtown Lakewood. Positioned on the corner of Clifton Avenue and 1st Street, 40 Clifton Ave features over 12,000 sq. ft. of fully occupied retail, office, residential, and storage space across three stories plus a basement. With prime frontage on both Clifton Avenue and First Street, along with ample parking, this property offers exceptional visibility and convenience. Opportunities like this in Downtown Lakewood don't come around often—contact us today to learn more.

Space Summary



Approx 12,300 Square Feet



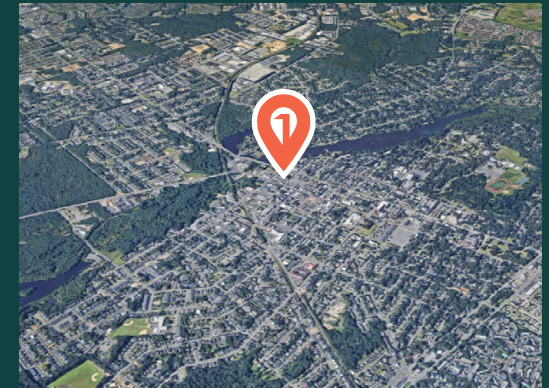
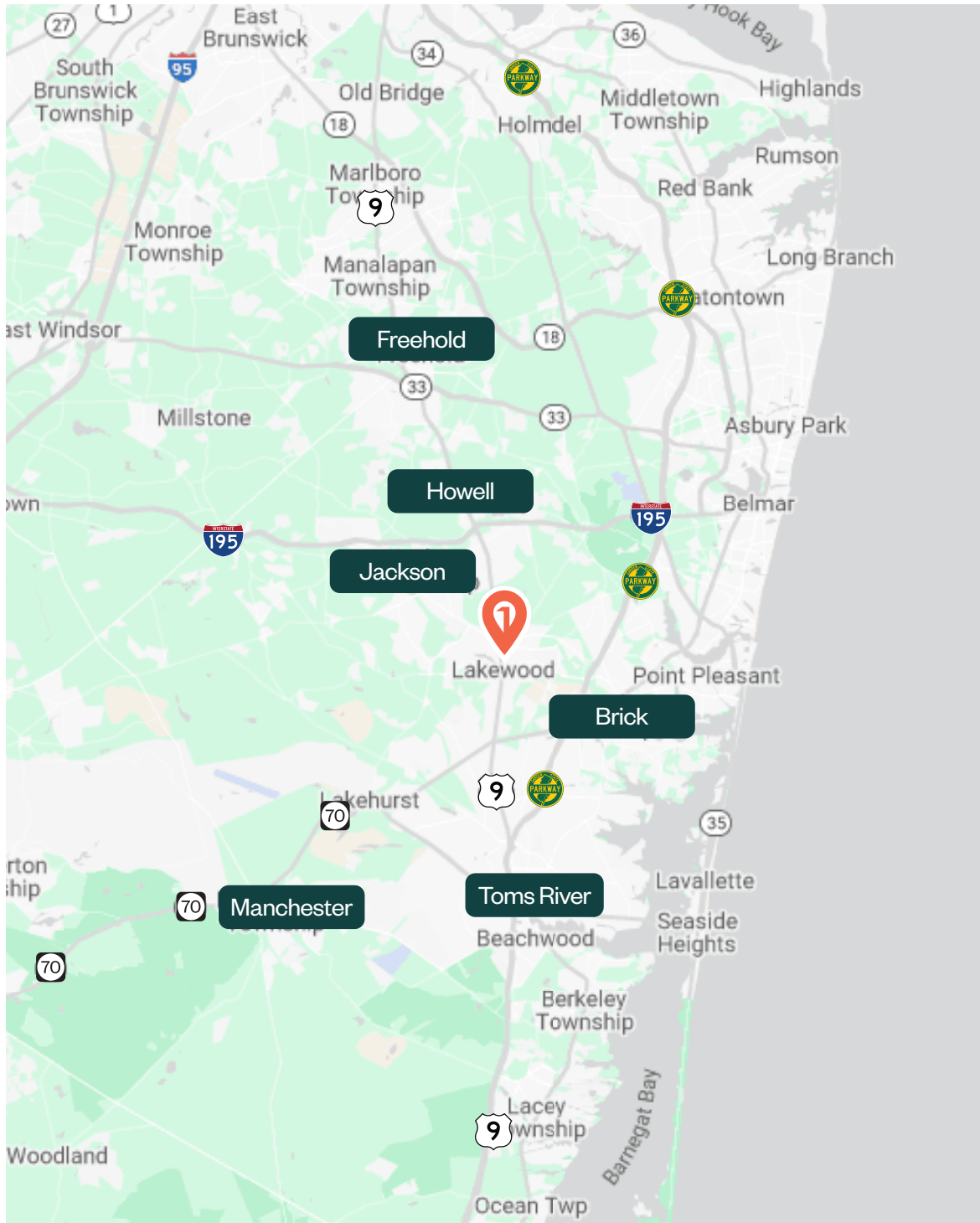
Fully Occupied Building



Retail, Office, Residential, and Storage Space



40 CLIFTON AVENUE | LAKEWOOD, NJ



14 Minutes to Toms River

10 Minutes to Jackson

9 Minutes to Brick

6 Minutes to Howell

 1 Minutes to Route 9

 8 Minutes to I-195

 8 Minute to the G.S.P.

 7 Minutes to Rt 70

 15 Minutes to Rt 37



OCCUPANCY

40 CLIFTON AVENUE | LAKEWOOD, NJ

BASEMENT

CREATIVE KIDS STORAGE • 2,742 SQ. FT.

FIRST FLOOR

SUIT SHOPPE • 930 SQ. FT.

CREATIVE KIDS • 1,812 SQ. FT.

SECOND FLOOR

SUIT SHOPPE • 1,233 SQ. FT.

OFFICES • 1,520 SQ. FT.

THIRD FLOOR

RESIDENTIAL UNIT 1 • 520 SQ. FT.

RESIDENTIAL UNIT 2 • 440 SQ. FT.

MEILEASE • 360 SQ. FT.

KAHAN • 1,180 SQ. FT.

SUIT SHOPPE STORAGE • 240 SQ. FT.

GUARANTEED RATE

GUARANTEED RATE • 1,333 SQ. FT.

TOTAL SQ FT • 12,310 SQ. FT.

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