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PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR SALE

LAND

THE BARBOUR ESTATE - 855-887 BROADWAY

PATERSON, NJ 07514



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

855-887 Broadway in Paterson is a 5.15-acre parcel that offers developers the scale, access, and visibility they are searching for, especially with how seldom opportunities of this magnitude come along in Northern New Jersey. With direct access to Route 20 and quick connections to the Garden State Parkway, Route 80, and Route 46, this site sits at the nexus of regional commerce and transportation. The existing structure, the Barbour Estate, is on the national historical registry, and could become a high-value redevelopment, whether your vision is for an institutional user, educational campus, or other large-scale project positioned to benefit from strong demographic demand and excellent connectivity.

PROPERTY HIGHLIGHTS

- -Located on Broadway and close to RT 20, I-80, RT-46 and Garden State Pkwy
- -One in a lifetime opportunity to redevelop this unique parcel
- -Historic East Hill Section of Paterson

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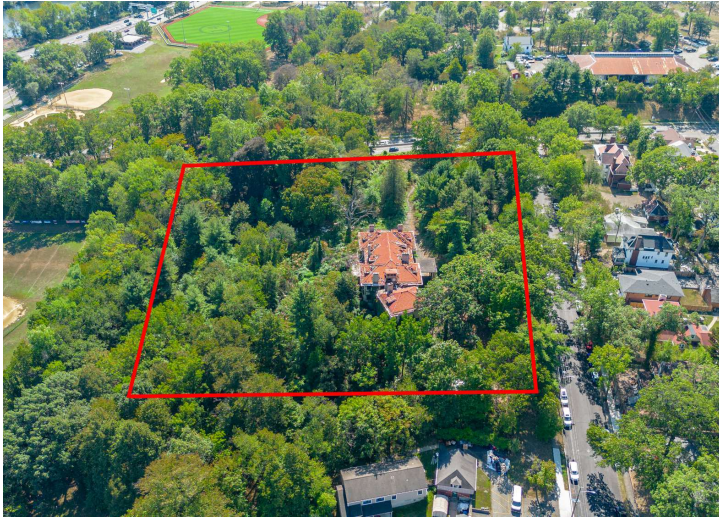
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OFFERING SUMMARY

Sale Price:	\$8,900,000
Lot Size:	5.15 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	787	2,592	13,854
Total Population	1,959	7,546	42,705
Average HH Income	\$63,303	\$87,476	\$97,791

PROPERTY DESCRIPTION

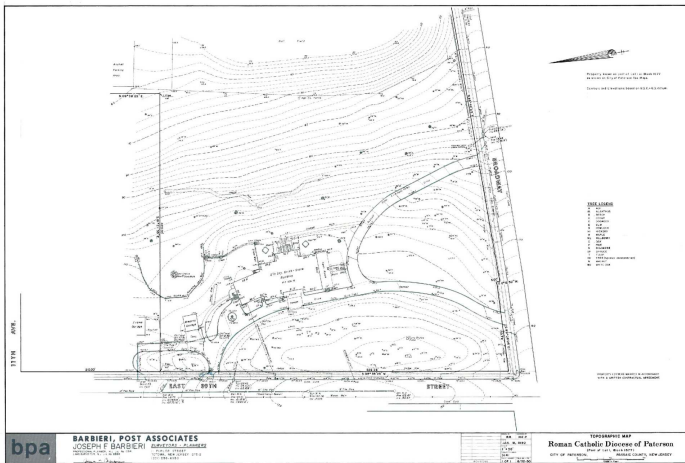


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LOCATION DESCRIPTION

Corner location in Eastside Park Historic District on Broadway (RT4) and E 39th St. Near RT 20 junction and across the street from Eastside Park. 10K AADT on Broadway. Only .1 Mile Paterson STEAM School and close to I-80, RT 46 and Garden State Pkwy.



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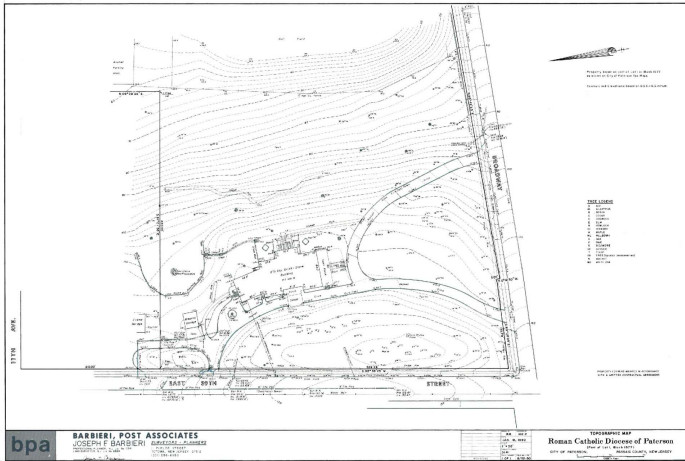
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

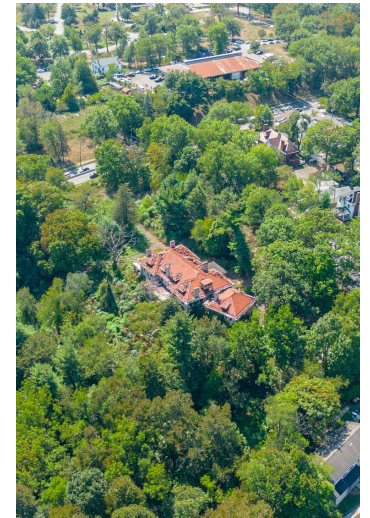
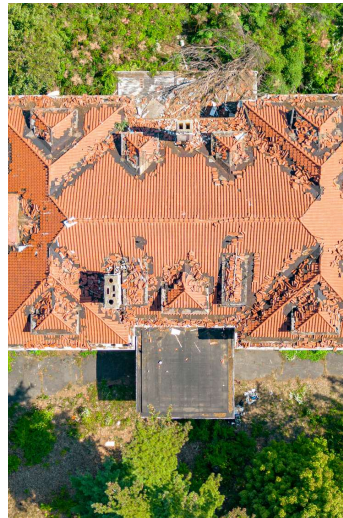
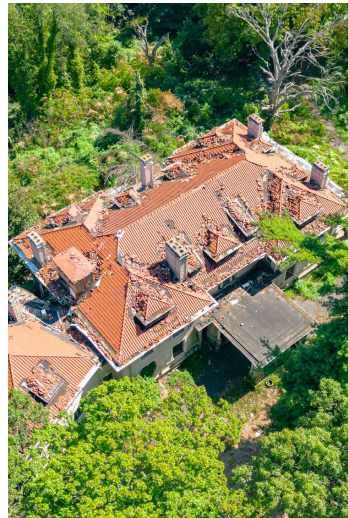
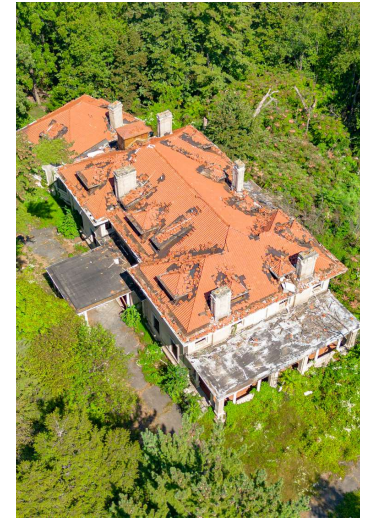
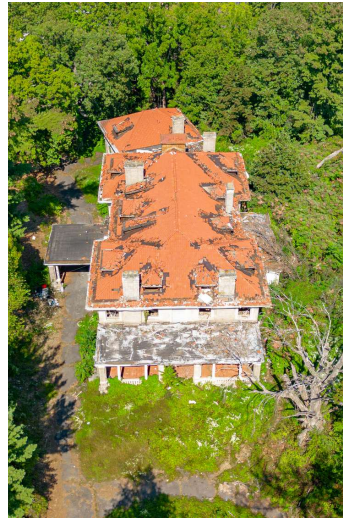
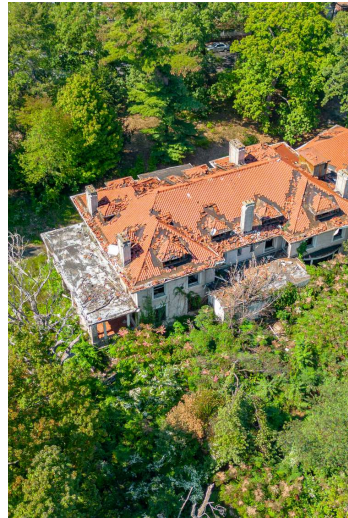
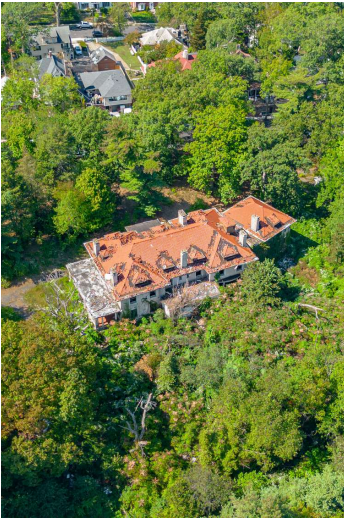
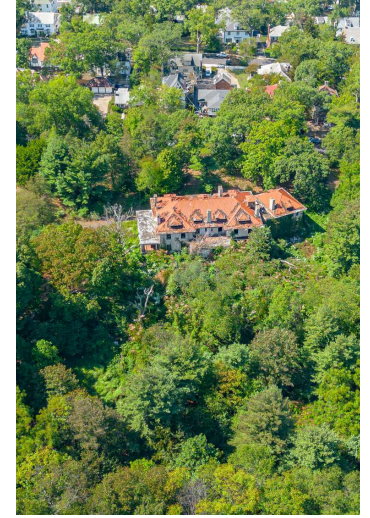
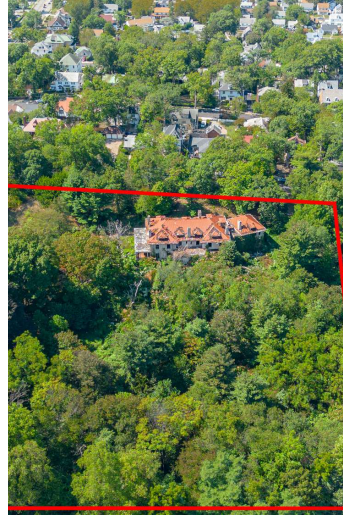
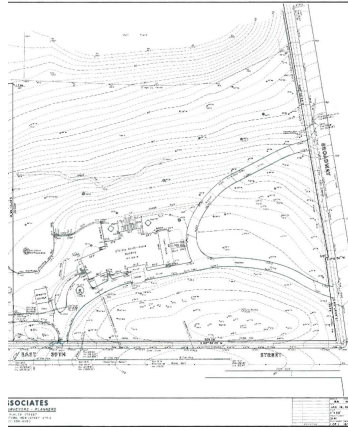
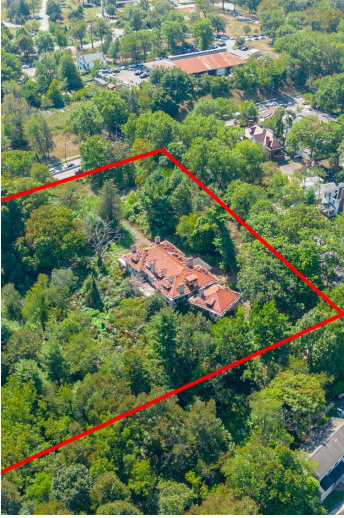
- -Located on Broadway and close to RT 20, I-80, RT-46 and Garden State Pkwy
- -One in a lifetime opportunity to redevelop this unique parcel
- -Historic East Hill Section of Paterson
- -Mansion approx 15,000sqft
- -First time offered in many years



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ADDITIONAL PHOTOS



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LOCATION INFORMATION

IN THIS SECTION

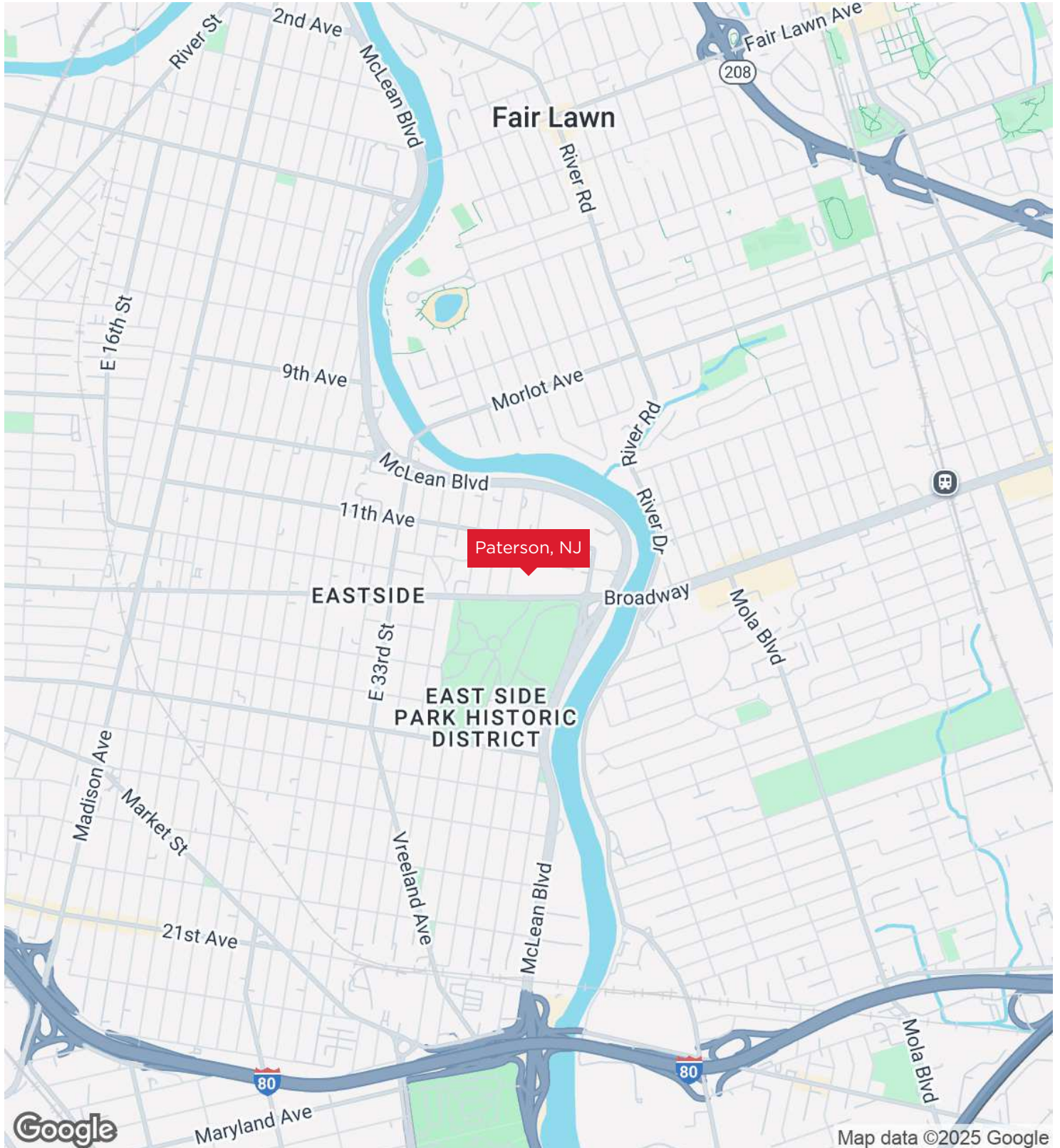
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

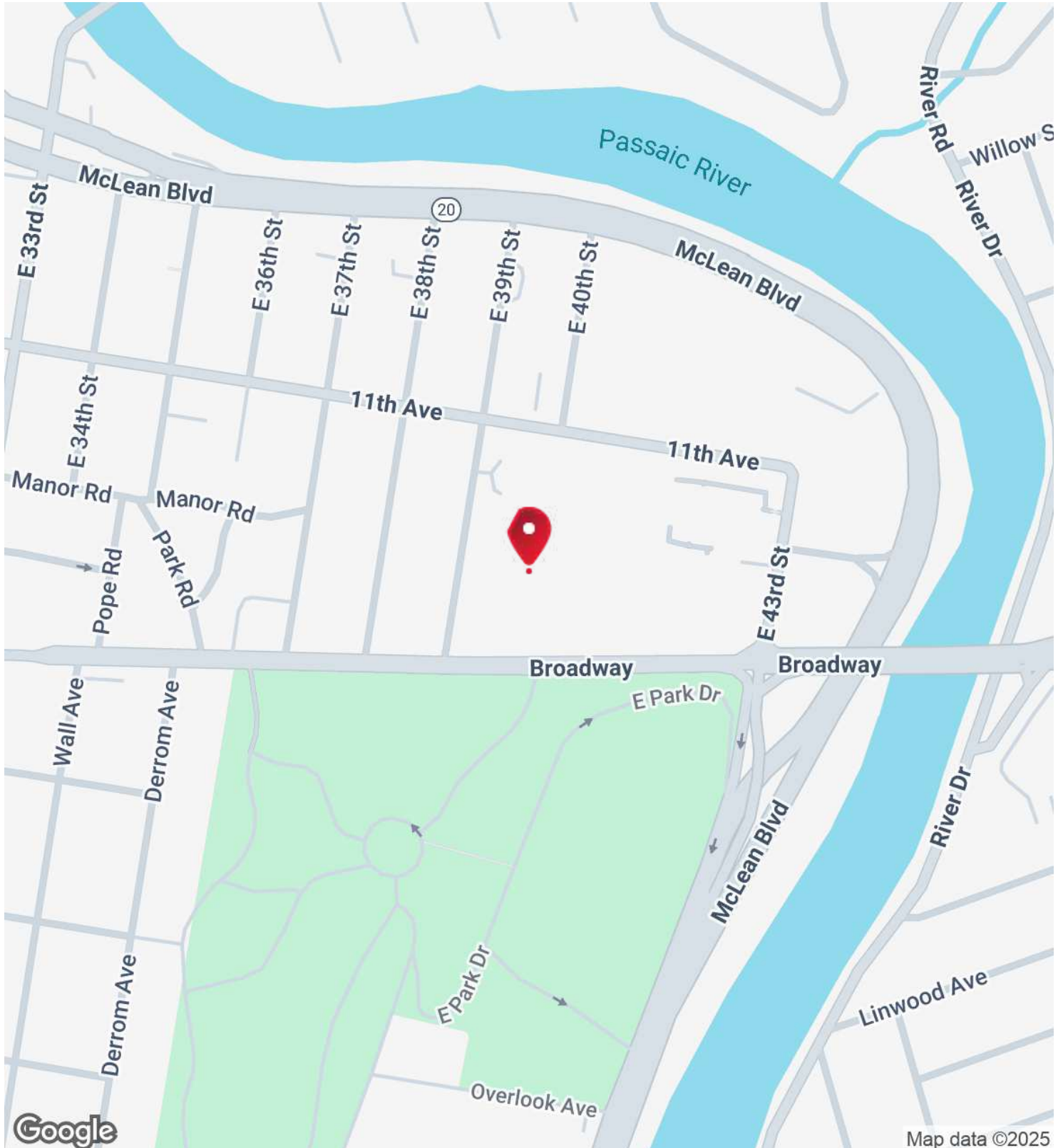
REGIONAL MAP



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LOCATION MAP



Map data ©2025

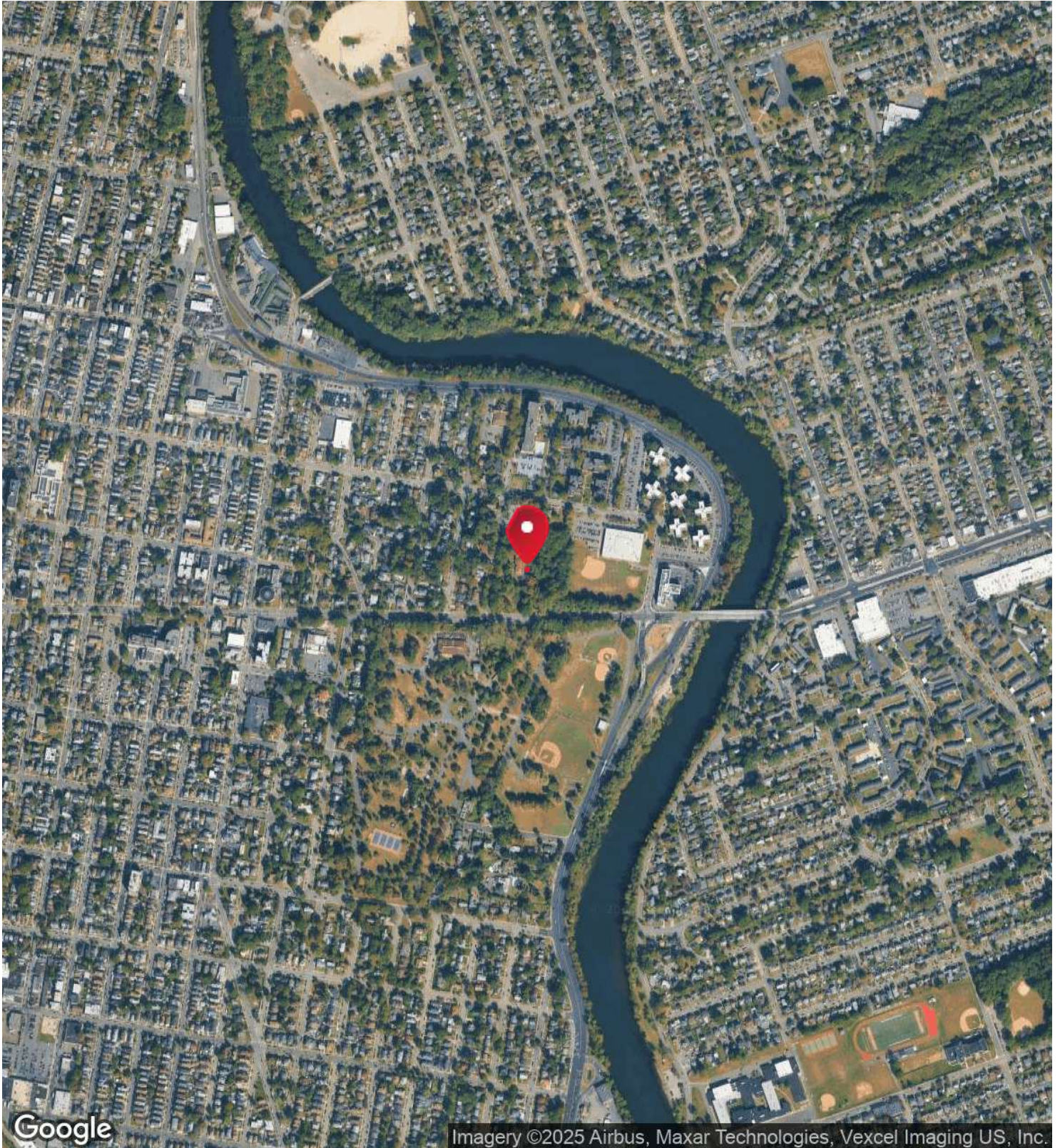
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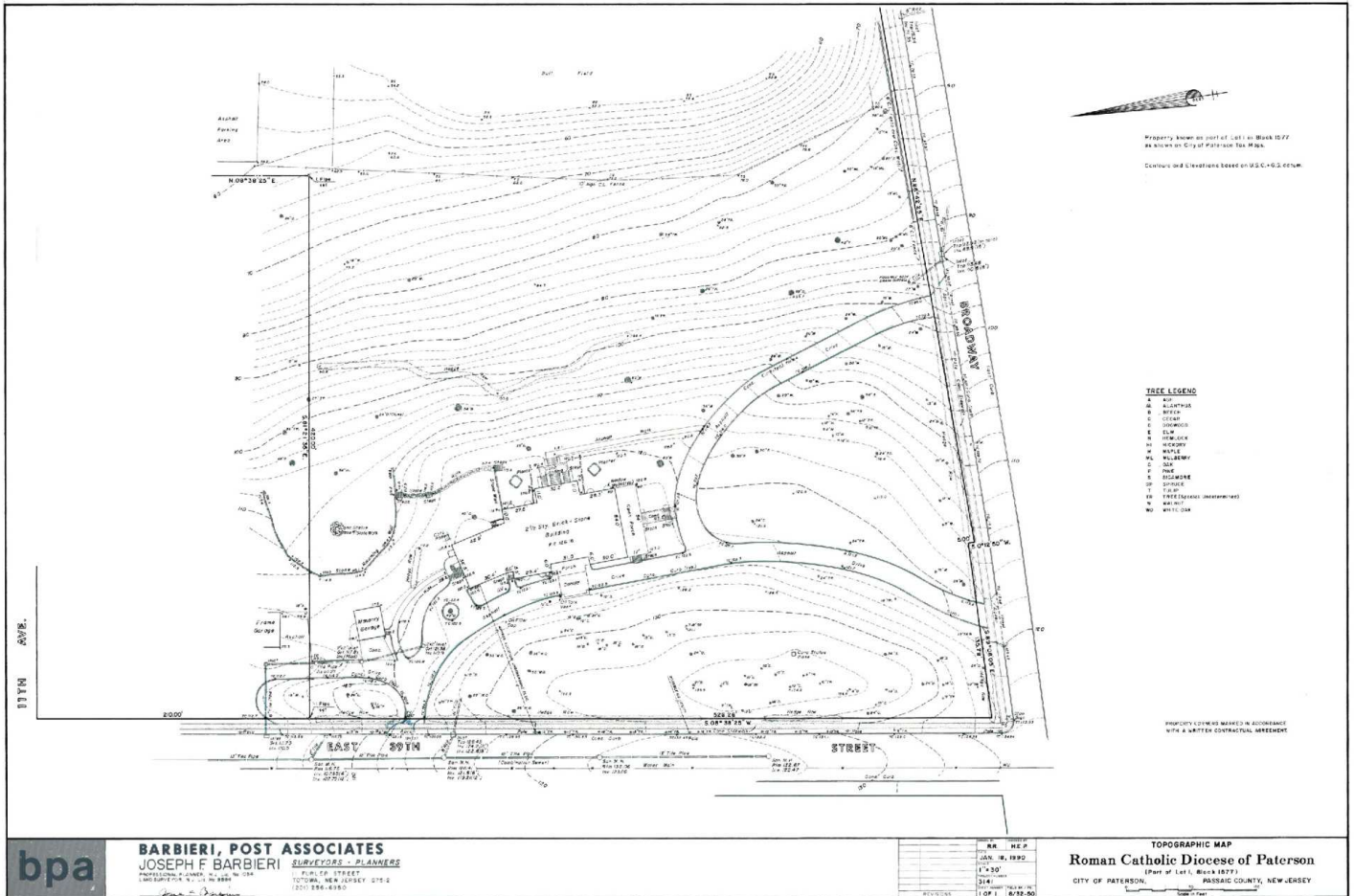
//AERIAL MAP



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SITE PLANS



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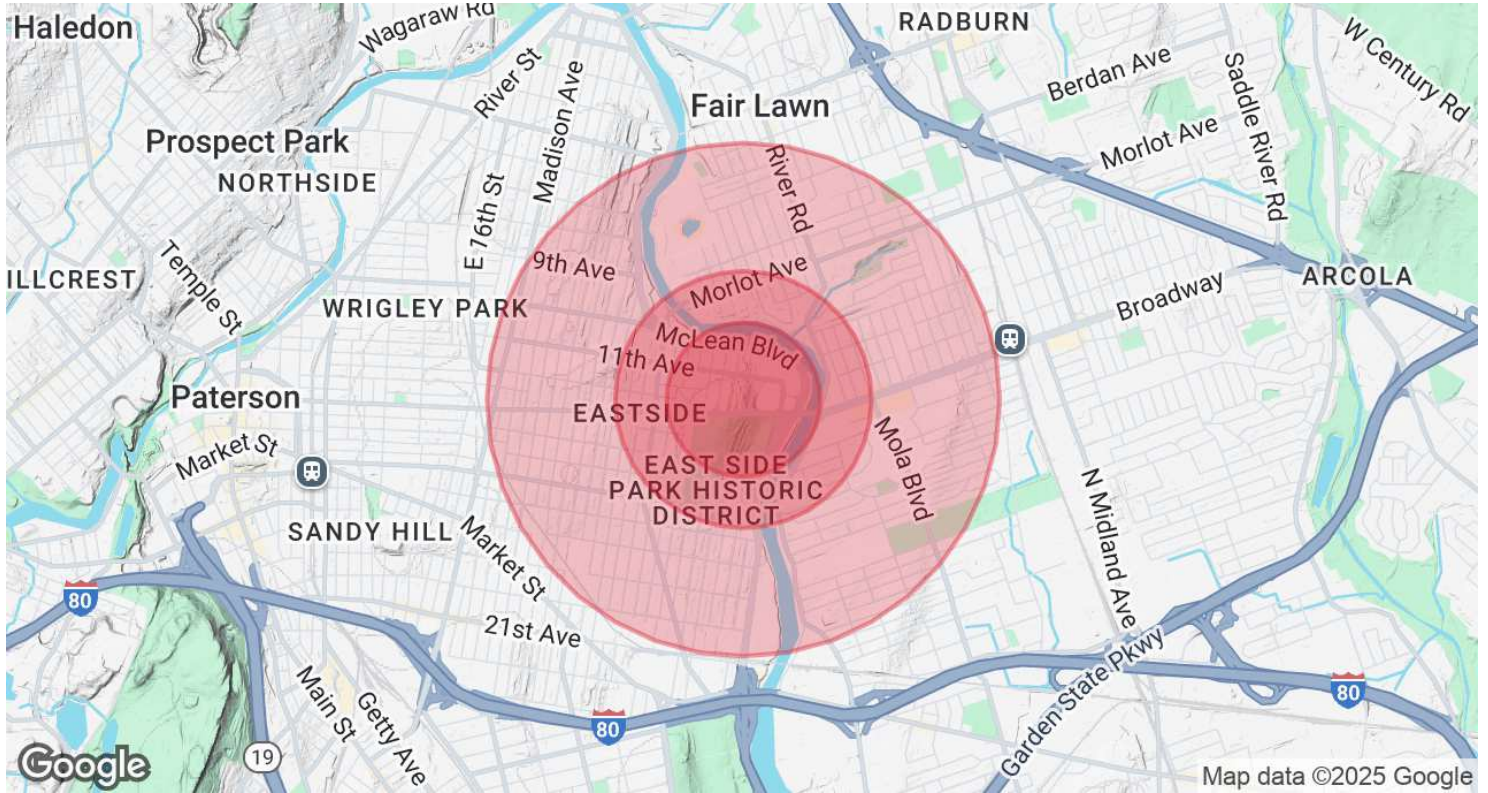
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,959	7,546	42,705
Average Age	47	42	40
Average Age (Male)	45	41	38
Average Age (Female)	49	44	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	787	2,592	13,854
# of Persons per HH	2.5	2.9	3.1
Average HH Income	\$63,303	\$87,476	\$97,791
Average House Value	\$244,116	\$375,220	\$437,309

Demographics data derived from AlphaMap

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