

500 Clifton Ave is strategically located along a high-traffic commercial corridor in Clifton, NJ, surrounded by dense residential neighborhoods and strong retail activity.

The property benefits from excellent visibility and direct access to Routes 3, 21, and 46, supporting consistent tenant demand and long-term investment stability.

The asset offers a compelling opportunity for stable cash flow, future lease-up potential, or value-add repositioning within a supply-constrained Northern New Jersey market.



***High-traffic retail corridor
with dense surrounding population***

Key Investment Highlights

- Prime visibility along a major Clifton commercial corridor
- Strong surrounding population density and consumer traffic
- Excellent access to Routes 3, 21, and 46
- Stable income and long-term value-add potential
- Strong regional retail and commuter demographics
- Flexible repositioning or adaptive reuse opportunity

GLA	2,784 SF
Year Built	2007
Class	B
Land Acres	0.45 AC
Land SF	19,663 SF
Bldg FAR	0.14
Zoning	B-C
Parking	12 (Drive Thru)
Tenant	Citizen's Bank
Cap Rate	5.50%

NNN **\$30.80/sf**

NOI **\$85,747.20**

Asking Price \$1,559,040