

Commercial Client Full Report



MLS#: 4051228

Status: Active

ZIP: 07928-2411*

RZIP: 07928

Block: 56*

Lot: 16*

Suite #: 0

Bldg #: 9

#Units: 3

#Apts: 3

TFB:

#1Br:

#3Br: 1

YB/Desc/Ren: 1910 / Approximate / Mixed Use , Office/Apartments , Restaurant

Type:

Section:

ZN: B-2

BSqFt: 10252

ASqF: 10252

OSqFt: 1207

Acres: 0.17*

LtSz: 83X91*

CLR:

ZnCpl:

GSMLS.com: Yes

THB:

#2Br: 2

#4Br:

LP: \$3,250,000 / PSqFt:\$317.00

OLP: \$3,250,000

SP:

SpSqf: \$0.00

FSOL: S

LD: 09/08/2026

FSD:

UCD:

CD:

ADM: 1

DOM: 1

OCD:

SDA:

Directions: Corner of Main Street and N Passaic Ave

Remarks: An exceptional investment opportunity is in the heart of the very desirable downtown Chatham. This versatile, impeccably maintained, mixed-use property combines an established commercial tenancy with residential income. It is just steps from the Midtown Direct service, shops, restaurants, and everyday conveniences. The property offers an attractive opportunity for investors or owner-users. The historic building features architectural details, abundant natural light, and upgraded electrical and HVAC systems. A private driveway provides convenient delivery access to the retail spaces, while ample municipal parking enhances accessibility. The first floor includes five retail spaces, each extending front to back with direct driveway access. Each unit has a restroom, outdoor seating, and private basement storage. Long-term, established commercial tenants provide a strong existing income stream. The second floor features a large office suite with three rooms plus private and public restrooms and three residential apartments. The renovated seven-room, two-bath apartment offers hardwood floors, soaring ceilings, an open-concept living area, and a second bedroom/office. Two additional apartments offer sun-filled living spaces and two bedrooms. All residential units feature in-unit laundry. A rare opportunity to own a well-maintained, income-producing asset in one of Chatham's most desirable downtown locations.

GENERAL INFORMATION						
ATPrk: #Lav: 9	Amps: MaxHt: 9	Bay: 0 #OH Doors:	Ceil: 10 #Strs: 2	Column: TPrk:	#Docks: 0 Volts:	Fir Load: 0
Bsmt: Yes/Full, Unfinished, Walkout				Locat: Business District		
Const: Brick/Block				Loading:		
DocSav: Income & Expenses, Leases				LtDes: Corner		
Equip: Restrooms - Private, Restrooms - Public				Parking: 1 Car Width, Blacktop		
Exter: Brick/Block, Composition Siding				Roof: Flat		
Floor: Laminate, Wood				Salinc: Building Only		
Dep Status:						
Prior Use:						
Permitted Use:						

UTILITIES	
Heat: 4+Units	Sewer: Public Sewer
Cool: 4+Units	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service:	

FINANCIAL INFORMATION / TAX INFORMATION				
Taxes: \$33,795 / 2025	TaxRt: 1.701 / 2026	BldAsmt: \$1,563,800	LndAsmt: \$423,000	TotAsmt: \$1,986,800
GOI: \$	TOE: \$	NOI:	UtilPay:	MFE:
CapRt:	CAM:	FarmAsm:	OTP: Fee Simple	Easement: Unknown /
Explncl:				

LEASE INFORMATION			
LndLrd Wrk:	Free Rent:	LseTyp:	Avail:
LseTrm:		T/L Com:	
Pre Rent Req:			
Leselnc:			
Tenant Pays:			
Owner Pays:			