

Garfield | New Jersey

33 Passaic Street

**Prime Downtown Corner Parcel For Sale!**



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

PRICE: **\$579,000**

# Property Facts

Asking Price: \$579,000

Lot Size: \$0.11 Acres (75' x 110')

Zoning: Commercial

Use: Retail, Auto, or Redevelopment



## **Exposure**

**Passaic St & Cambridge Ave - 8,420  
vehicles/daily**

**Passaic St & Bogart Ave - 8,154  
vehicles/day**

**Passaic St & Spenecer Pl - 8,665  
vehicles/day**

**River Dr & Washington Pl - 18,975  
vehicles/day**

**Midland Ave & Bogart Ave -  
10,568/day**

**Wall St & 9th St - 13,462 vehicles/day**

**Continuous traffic from these nearby  
intersections ensures your business  
remains front and center for  
thousands of commuters daily.**



## Location Overview

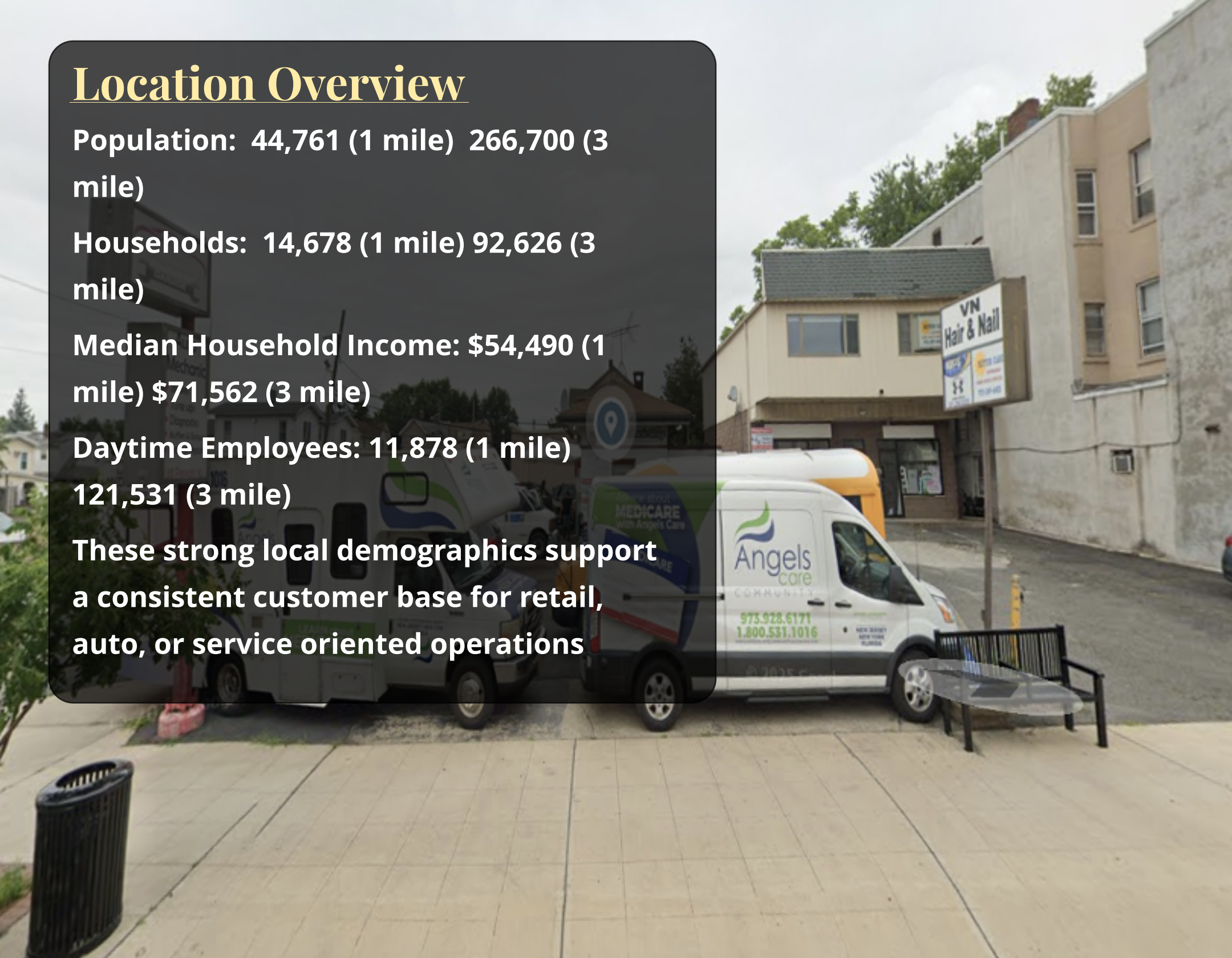
Population: 44,761 (1 mile) 266,700 (3 mile)

Households: 14,678 (1 mile) 92,626 (3 mile)

Median Household Income: \$54,490 (1 mile) \$71,562 (3 mile)

Daytime Employees: 11,878 (1 mile) 121,531 (3 mile)

These strong local demographics support a consistent customer base for retail, auto, or service oriented operations



# Property Overview

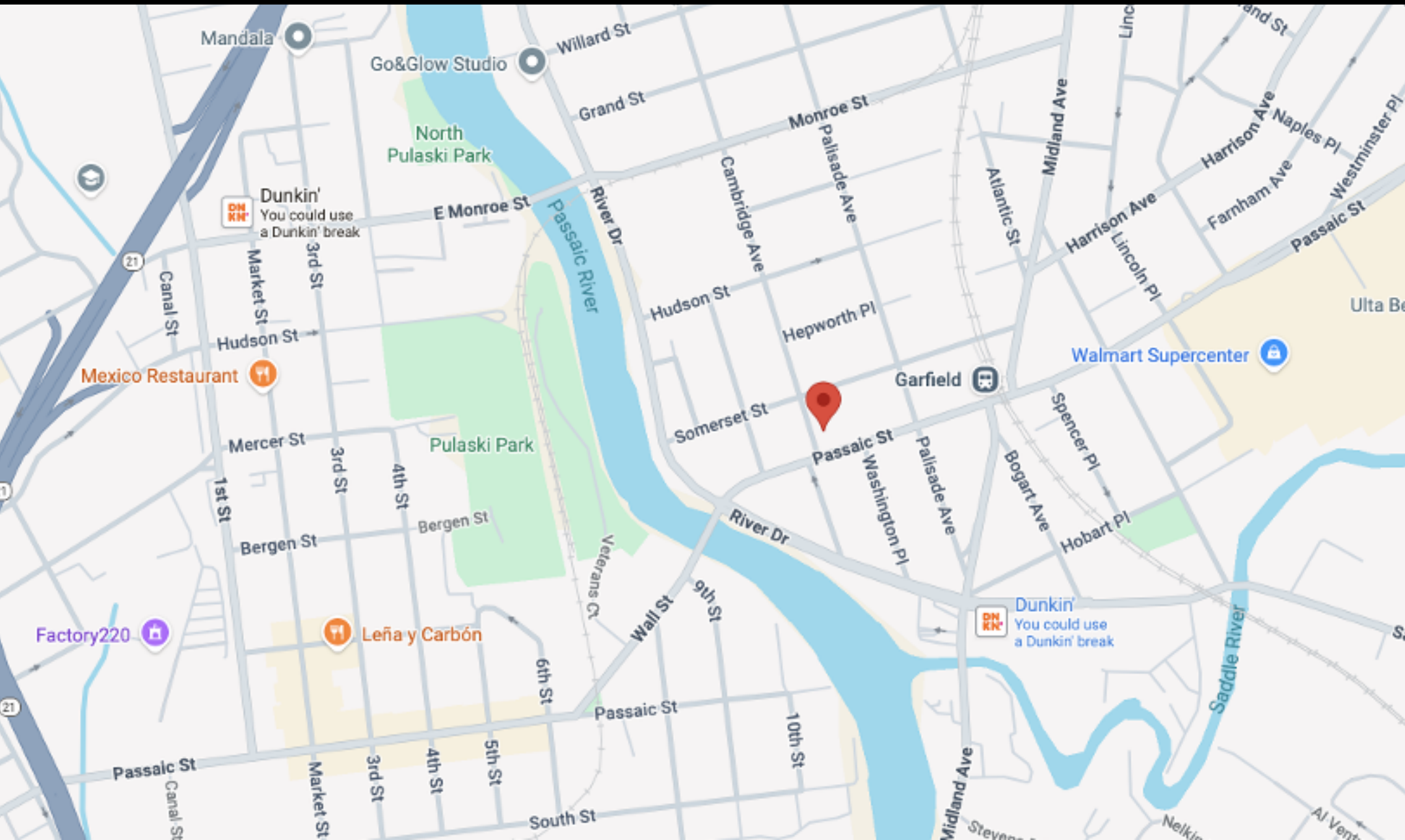
Christie's International Real Estate - Commercial Division is pleased to present 33 Passaic Street, strategically located near key commuter corridors and surrounded by a dense residential population, this compelling opportunity for owner-users and investors alike. Its commercial zoning and site flexibility make it ideal for both immediate business operations and long term appreciation.

Ownership has already taken proactive measures regarding site environment review, with related costs accounted for - providing added peace of mind to future purchases or developers.

Positioned in the heart of Garfield's vibrant downtown business district, this versatile commercial property offers exceptional visibility and a wide range of potential uses. Whether you're an investor seeking a redevelopment site or a business owner looking for a well-located facility, this property delivers unmatched accessibility, exposure, and flexibility.

# LOCATION

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COMMERCIAL





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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

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