

84-96 MARKET ST CLIFTON, NJ 07012

FOR SALE



 Clifton CRE

COMMERCIAL REAL ESTATE LEASING

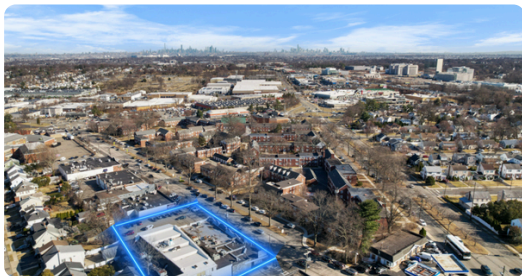
Contact Us

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www.Cliftoncre.com 



Property Summary

RBA	15,027 SF
Tenancy	6 Tenants
Clear Height	25'
Zoning	B-C
Parking	25 Spaces

Property Overview

Clifton CRE is pleased to present the sale of a retail strip center, along with the vacant former Allwood movie theatre in the heart of downtown Clifton, NJ. The property is 15,027 SF on a 0.62-acre corner lot and features twenty-five (25) on-site parking spaces, with additional street parking available.

The property is located in a strong retail submarket with excellent demographics. The retail strip is fully occupied, and the former movie theatre is vacant and demolition on the space is nearly completed

Deal Information

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Purchase Price	\$3,000,000.00
Price Per Sq Ft	\$199.64

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84-96 Market ST / Retail Space

Clifton, New Jersey

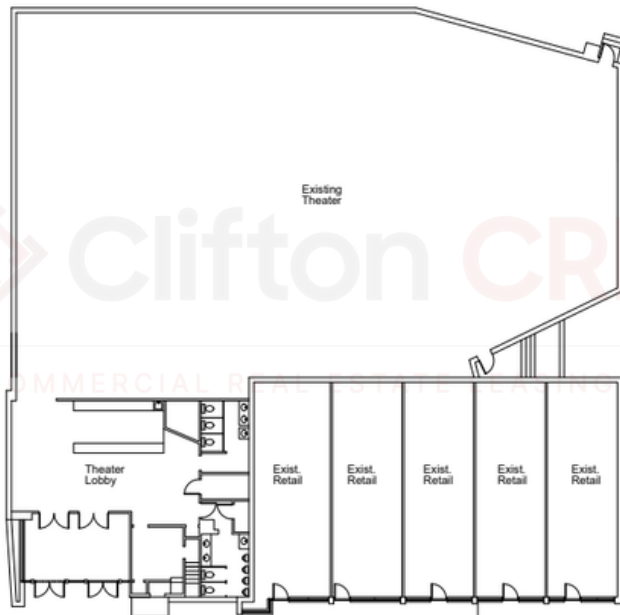
Income Summary	Total SQFT	Price PSQFT	Lease Exp	Monthly	Yearly	PROJECTED		
						Price PSQFT	Monthly	Yearly
Tenant 1	760	\$44.29	M2M	\$2,805.24	\$33,662.88	\$44.29	\$2,805.24	\$33,662.88
Tenant 2	760	\$33.59	09/30/2030	\$2,127.30	\$25,527.60	\$33.59	\$2,127.30	\$25,527.60
Tenant 3	760	\$42.12	10/31/2035	\$2,667.70	\$32,012.40	\$42.12	\$2,667.70	\$32,012.40
Tenant 4	760	\$68.09	8/31/2027	\$4,312.58	\$51,750.96	\$68.09	\$4,312.58	\$51,750.96
Tenant 5	760	\$51.91	07/31/2030	\$3,287.64	\$39,451.68	\$51.91	\$3,287.64	\$39,451.68
Tenant 6 (Vacant)	11,227	\$21.17	-	\$19,806	\$237,710.00	\$21.17	\$19,806	\$237,710.00
Total	15,027	\$27.96		\$35,006.63	\$420,081.11	\$27.96	\$35,006.63	\$420,081.11
Total Revenue	15,027	\$27.96			\$420,081.11	\$27.96	\$35,006.63	\$420,081.11
Expenses Summary					Yearly	Yearly		
Vacancy		74%			\$237,710.00	Vacancy	5%	\$21,320
Plumbing Repairs					\$260.00			\$260.00
Electrical Repairs					\$661.07			\$661.07
Exterminating Other					\$1,151.55			\$1,151.55
HVAC Repairs & Supplies					\$375.00			\$375.00
Roofing & Waterproofing					\$906.31			\$906.31
Electrical Vacant					\$5,517.00			\$5,517.00
Property Insurance					\$18,421.00			\$18,421.00
Real Property Taxes					\$63,233.71			\$63,233.71
Total					\$328,236			\$111,530.00
Net Profit					\$ 91,845			\$308,551.00

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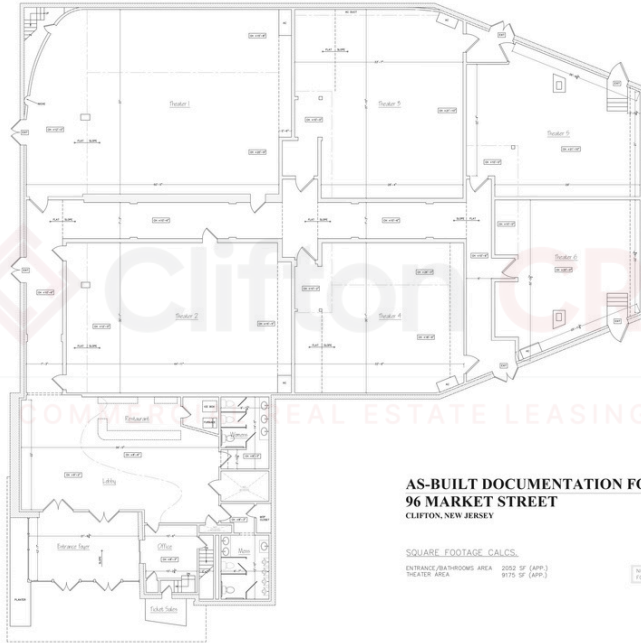


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AS-BUILT DOCUMENTATION FOR:
96 MARKET STREET
 CLIFTON, NEW JERSEY

SQUARE FOOTAGE CALCS.

ENTRANCE/BATHROOMS AREA 2092 SF (APP.)
 THEATER AREA 9175 SF (APP.)

NOT FOR CONSTRUCTION -
 FOR REFERENCE ONLY

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