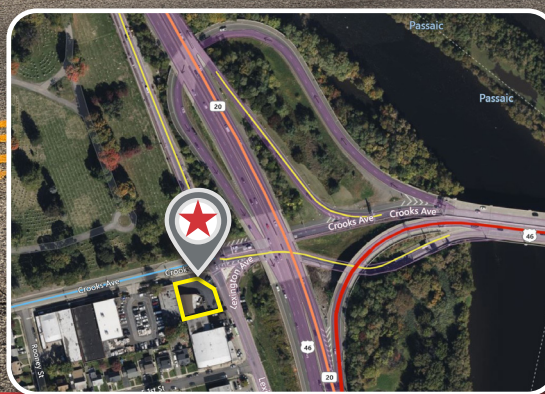
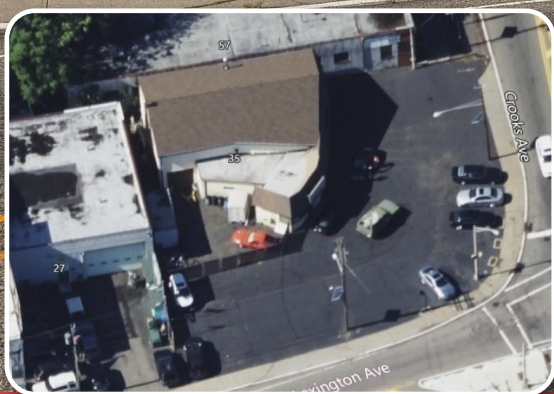




35 CROOKS AVENUE | CLIFTON, NJ 07011

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 35 Crooks Ave, Clifton, NJ 07011 (the "Property") a used car lot and shop.

The shop is set up for immediate operation, featuring three service bays and four lifts in place, along with the necessary infrastructure and clearance to accommodate two additional lifts. This allows a new operator to scale throughput without requiring a build-out. There are 75 parking spaces. Outdoor display and customer parking support the sales component, and the corner-adjacent location on Crooks Avenue offers strong visibility and quick access to Route 21, Route 46, and the Garden State Parkway, with the Passaic and Paterson trade areas minutes away.

CALL LISTING AGENT FOR MORE DETAILS.

PROPERTY SUMMARY

Address	35 Crooks Avenue
Municipality	Clifton
County	Passaic
Block / Lot	1.04 / 9
Building Size	±2,752 SF
Lot Size	±7,500 SF / 0.17 Acres
Taxes	\$22,493.43
Zoning	B-D
Parking Spaces	75
Traffic Count (VPD)	4,850 75,036 (Route 46)

Jonathan M. Kristofich | Vice President
201 488 5800 x103 | jkristofich@naihanson.com

Ayush Patel | Associate
201 488 5800 x127 | apatel@naihanson.com

Michael A. Hanson | Associate
201 488 5800 x125 | mhanson@naihanson.com

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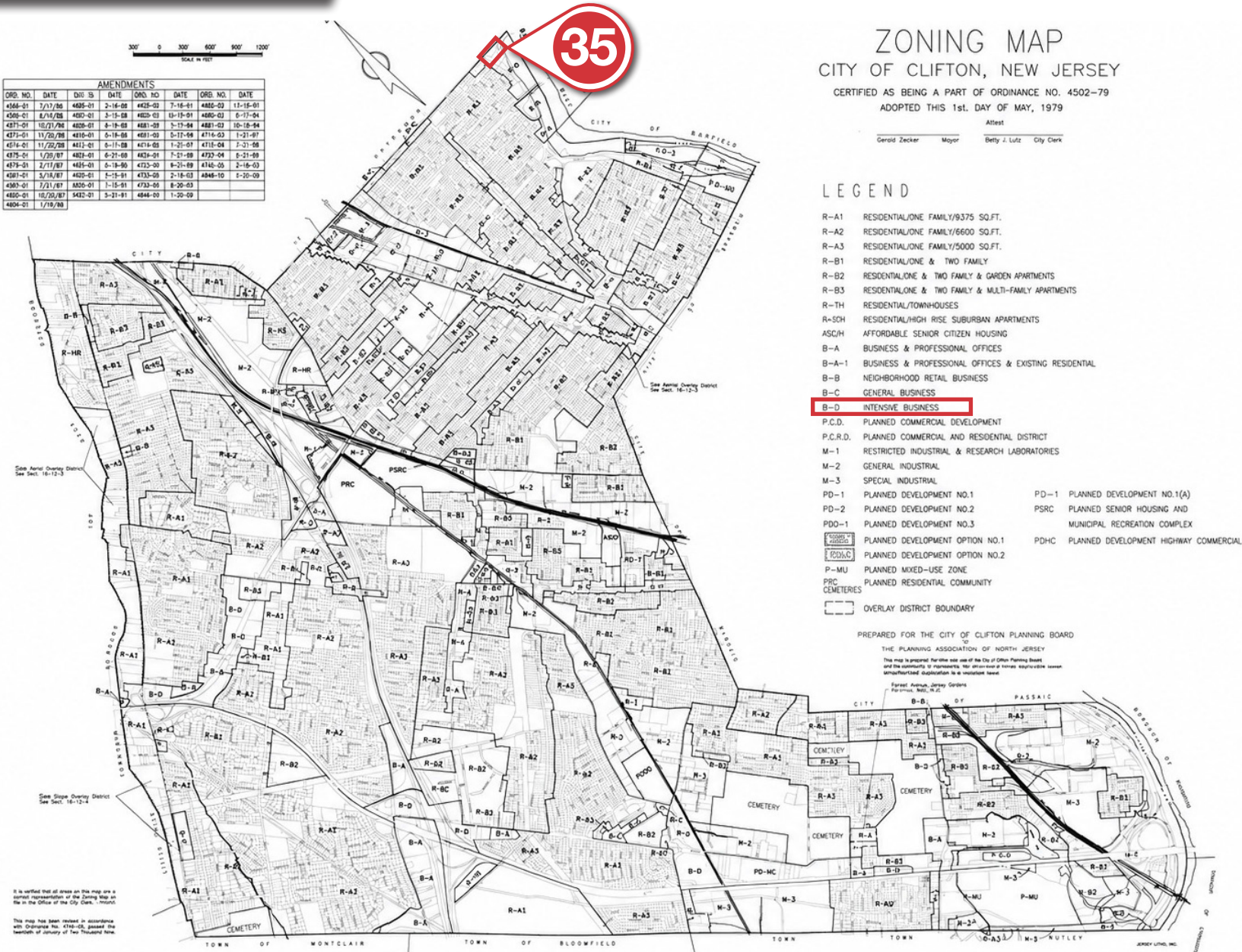
35 Crooks Avenue
CLIFTON, NJ 07011

PROPERTY
PHOTOS



TAX MAP





CLICK HERE FOR FULL
ZONING & REQUIREMENTS