

501-515 Lexington Ave. Clifton



Presented by
The Diamond Agency

Portfolio of 2 Properties for Sale



Price: \$1,950,500

For sale: Large commercial portfolio comprising two adjacent B-C (business-commercial) zoned properties being sold as a package. These properties have a combined lot size of over half an acre, measuring 24,420 SF (100x100 and 103x140). The building at 501 Lexington is a 2-story structure, approximately 4,000 SF. It consists of 4 studio apartments on the 2nd floor, a storefront on the 1st floor (all with separate utilities and rented on a month-to-month basis), and a 2-car garage at the rear. The property at 515 Lexington Ave is also a 2-story building, approximately 5,700 square feet in size, and will be delivered vacant. Both properties are situated on two corners, facing two streets, providing easy access. Additionally, there is a sizable parking lot that can accommodate over 50 cars. The properties are centrally located near routes 21, 3, 46, and the Garden State Parkway. Total taxes amount to \$54,097. This location is suitable for various potential uses, subject to city approval, including but not limited to restaurants, banquet halls, wedding venues, religious facilities, social event spaces, places of worship, car dealerships, car washes, fast food establishments, therapeutic massage facilities, urgent care centers, medical centers, mixed-use (residential and commercial) developments, as well as various types of schools and educational institutions."

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Portfolio Sale 2 Properties Side by Side Corner lots.

Parking lot for over 50 cars

Two lots over 24,420 SF & Approx. 10,000 GLA

Zone: Business - Commercial

Centrally located near highways 21,3,46,GSPkway .

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Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
501 Lexington Ave, Clifton, NJ	Office	4,000		



515 Lexington Ave, Clifton, NJ	Retail	5,700
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Property Photos



50+ Parking spaces



515 lexington 1

501-515 Lexington Ave. Clifton

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Property Photos



501 Lexington 2



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Location

