

351 Lexington Ave.
Clifton, NJ 07011

\$1,500,000.00

ASKING

\$1 MM

ANNUAL INCOME

PROPERTY DETAILS

3,194 SF Square Footage	0.203 ACERS Land Area	1930 Year Built	\$34,963.04 Property Taxes <small>annually</small>
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DEVELOPMENT POTENTIAL

- Approved for: 15 residential units	- Parking: 17 parking spaces
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BUSINESS, PROPERTY, AND DEVELOPMENT

This unique offering includes not only the property and established diner/restaurant business at 351 Lexington Ave, Clifton, NJ but also an approved development project. Situated on a 0.203-acre lot in a prime location within Passaic County, this 3,194 SF building has been a cornerstone of the community since 1930. The property is approved for the development of 15 residential units, with 17 parking spaces, providing significant upside for developers. This approval adds tremendous value, offering a dual opportunity to either continue operating the existing business or redevelop the site for residential use. With an annual property tax of \$17,481.51, this sale represents an exceptional investment opportunity for developers or investors looking to leverage the property's existing income and its development potential. The combination of a well-established business, prime real estate, and approved development plans makes this an unparalleled offering in the Clifton market. For more information or to schedule a viewing, please contact us directly.



PROMINENT
PROPERTIES
COMMERCIAL

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