

AVAILABLE FOR LEASE / SALE

1409-1415 CHESTNUT AVE, HILLSIDE NJ



ASKING \$17,100,000



Clifton CRE
COMMERCIAL REAL ESTATE LEASING

PROPERTY HIGHLIGHTS

- Ideal for Investor or Owner-User
- 3 Separate Units Offering Flexible Occupancy or Income Potential
- Ability to Occupy One Unit While Leasing the Others
- Industrial Zoning Supporting a Wide Range of Uses
- 14' Clear Ceiling Height Throughout
- Bus stop immediately in front of the property, enhancing workforce accessibility

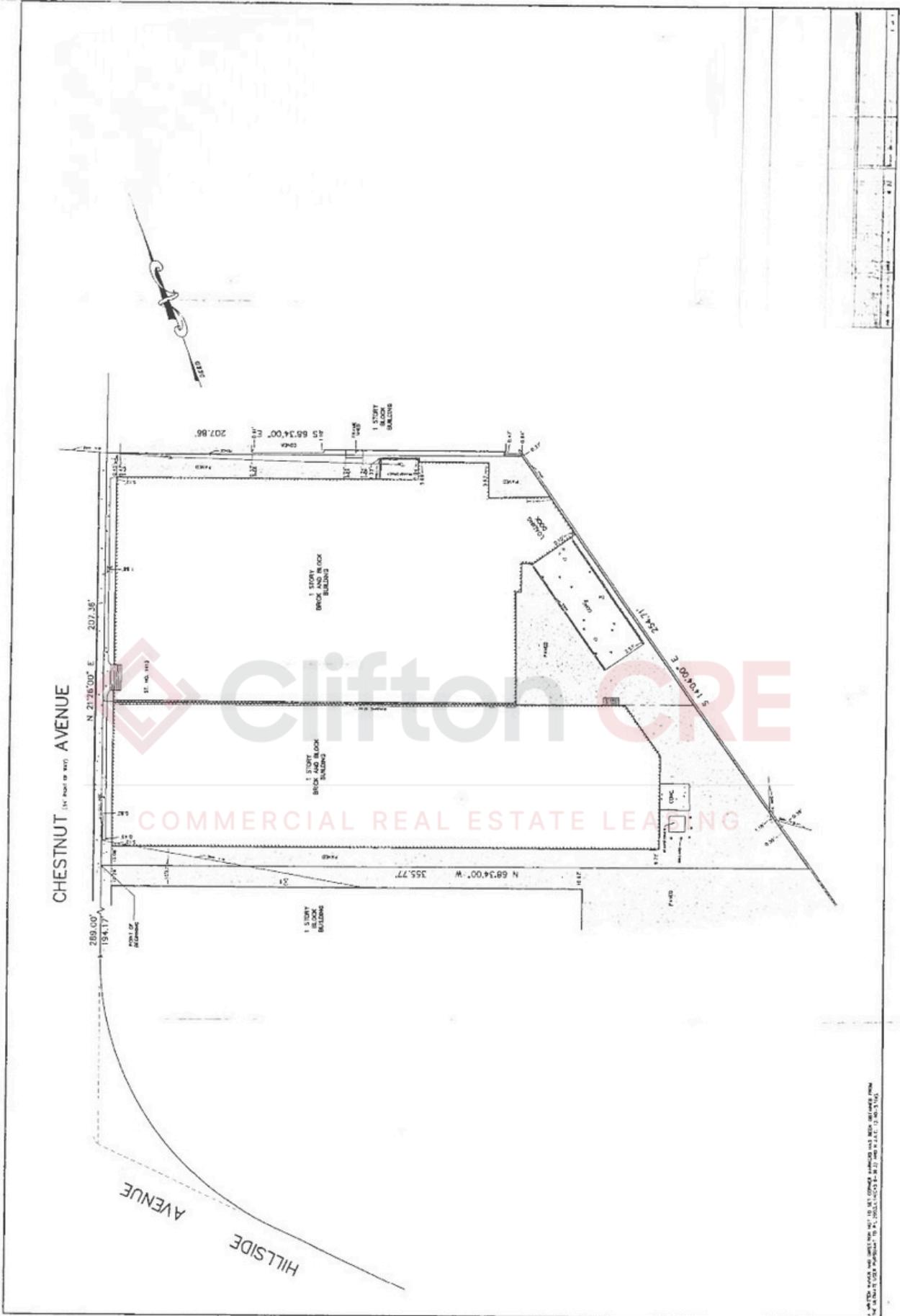
INCOME / EXPENSES

| | Amount | Per Sq Ft |
|----------------|---------------------|---------------|
| Rent Income | \$511,000.00 | \$13.5 - \$15 |
| Owner Occupied | Vacant: 46% | |
| Taxes | \$130,770.80 | \$1.97 |
| Insurance | \$67,908.00 | \$0.91 |
| NOI | \$312,321.20 | |



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SURVEY

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Hillside NJ**