

IMPORTANT INFORMATION

Prime Corner Lot Office Space - High Visibility in a Sought-After Professional District

Located on a prominent corner lot, this building offers exceptional exposure to both foot and vehicle traffic. Situated along a well-established stretch known for its concentration of medical and legal offices, the area is in high demand among professionals. With minimal vacancy and a strong reputation as a professional hub, this is an ideal location for medical, legal, or other office-based practices looking to establish or expand in a thriving business community.

992 Clifton Ave, Clifton, NJ 07013

Please do not walk the property.
An inspection of the property can be made through the Listing Agent only.



992 Clifton Ave

Clifton, NJ, 07013

CONTACT



THE **ISON** GROUP

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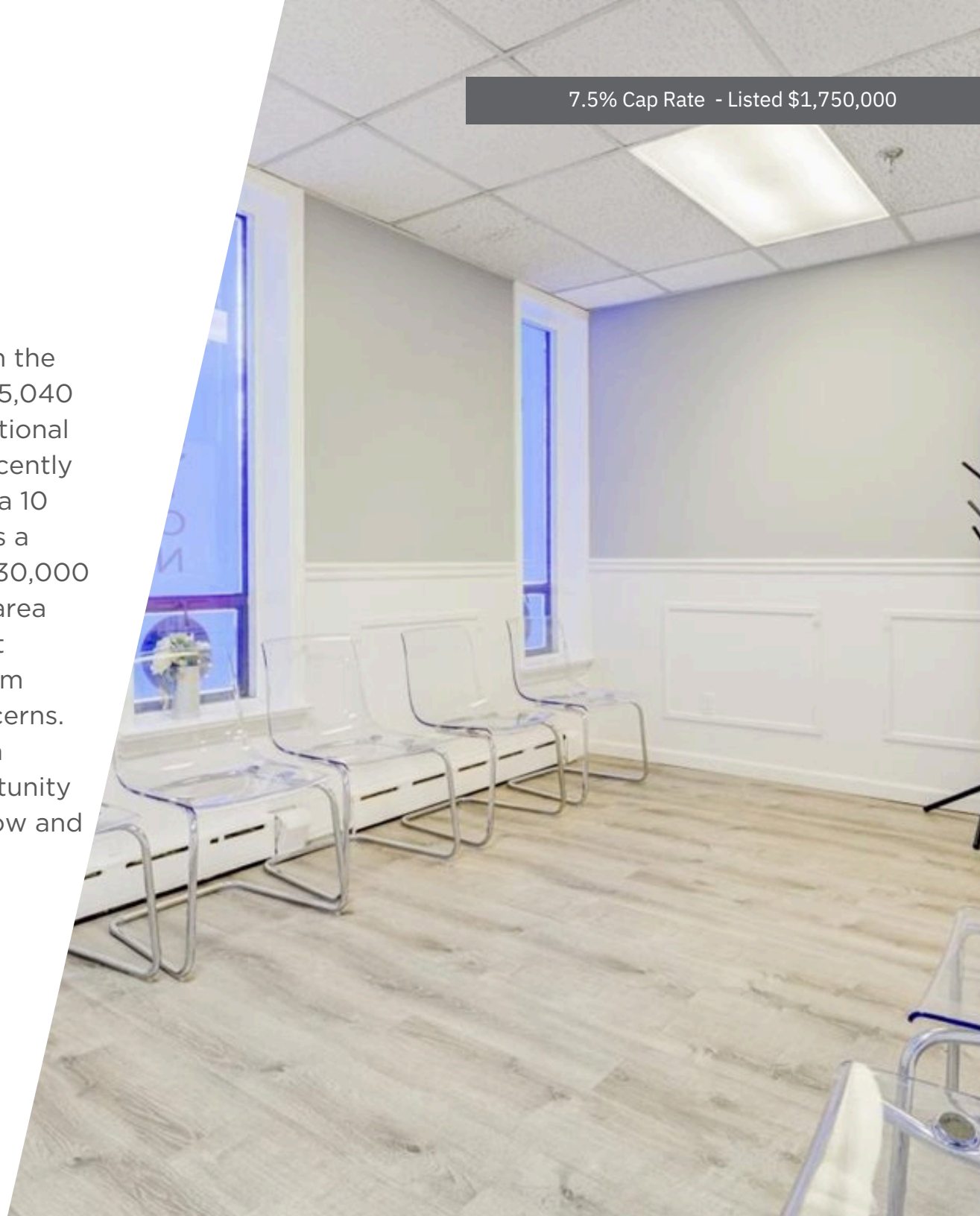
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THE OFFERING

Located on a high-visibility main road in the heart of Clifton, NJ this fully renovated 5,040 sq. ft. commercial building offers exceptional potential for professional office use. Recently leased to a stable, long-term tenant on a 10 year agreement, the property generates a solid Net Operating Income (NOI) of \$130,000 annually. Situated in a highly desirable area known for attracting recession-resistant businesses, this asset promises long-term stability and minimal management concerns. With strong market fundamentals and a strategic location, this is an ideal opportunity for investors seeking consistent cash flow and dependable tenancy.



PROPERTY HIGHLIGHTS

Prime Investment Opportunity – Fully Leased to Recession-Resistant, Class A Medical Tenants

This is a rare chance to acquire a high-performing asset in a sought-after professional corridor. The property is fully occupied by established medical tenants who have been in place since 2017—demonstrating both stability and long-term commitment. All tenants have recently renewed their leases, offering secure, predictable income from day one.

With tenants operating in the medical sector—widely regarded as recession-resistant—this property offers an exceptional investment opportunity. These Class A tenants provide strong financial security, making this a low-risk, income-generating asset in a market with historically low vacancy.

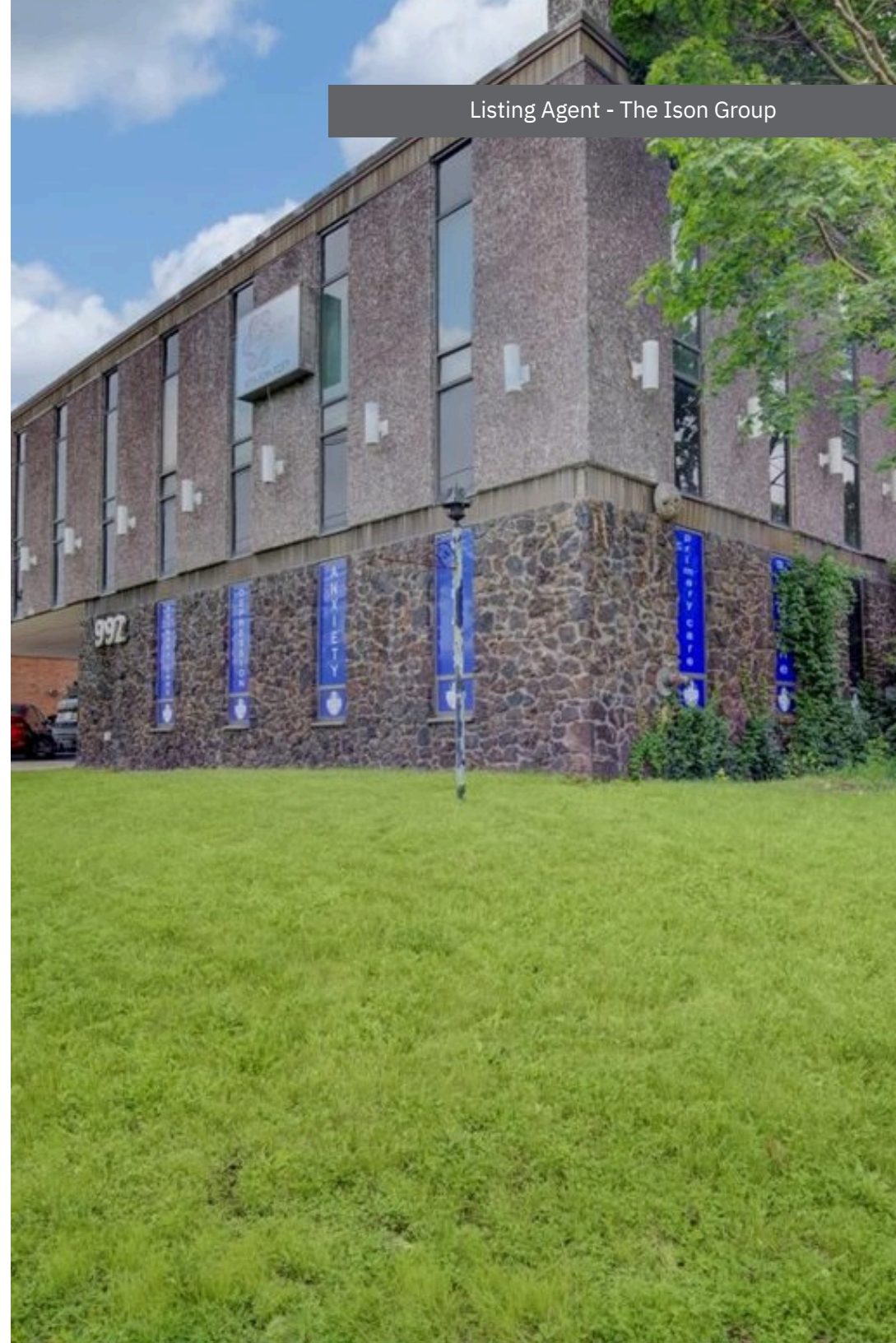
Ideal for investors seeking a turnkey property with dependable returns and minimal management concerns.

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PROPERTY **Details**

Property Address	992 Clifton Ave, New Jersey
Price	\$1,750,000
Zoning Type	Commercial
Building SqFt	5040
Current Cap Rate	7.43%
Lot Size	7,500 SqFt
Year Built	1970
Parcel Number	02-0041-13-00005
County	Passic



Tenant - Rent Roll

	Lease Start /End	SQ. FT.	Annual Rent	SF/Yr	NOTES
	08/01/25-07/31/30	1500	\$44,400.00	\$29.06	3% annual increase (1) 5 year option
	03/01/25-02/28/35	3500	\$102,000.00	\$29.14	NNN / 3% Annual Increase (1) 5 Year option

Building Expense

Annual Amount (Owner Share)

Property Insurance	\$4,194.00
Property Tax (2024)	\$7,200.00
Sewer	\$1,479.00
Estimate Misc Repair & Maintenance	\$1,500.00

Net Operating Income (NOI) of \$131,028 annually

AREA OVERVIEW

Clifton is a city in Passaic County, in the U.S. state of New Jersey. Criss-crossed by several major highways, the city is a regional commercial hub for North Jersey and is a bedroom suburb of New York City in the New York Metropolitan Area. As of the 2020 United States Census, the city retained its position as the state's 11th-most-populous municipality, just behind tenth-ranked Trenton, and well ahead of Cherry Hill in twelfth place, with a population of 90,296, reflecting an overall increase of 6,160 (+7.3%) from the 2010 census count



QUICK FACTS

Size:	11.4 sq. mi.
Population:	90,296
Rank	394
Density	8,008.50 sq mi
Elevation	131 ft
Incorporated	04/25/1917