

Asking Price
\$875,000



1012 McBride Ave

Woodland Park, NJ

3,200 SF Retail Building



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1012 McBride Ave is a 3,200 SF Retail building with 41 feet of frontage located directly across from a 5 acre retail shopping center. The adjacent shopping center is occupied by an assortment of tenants that includes Dunkin Donuts, Chase Bank and many other retailers. The building includes a garage workshop, updated HVAC system throughout and newer roofing. The property is conveniently located within close proximity to Route 46 & Route 80. Great retail opportunity for many expanding businesses.

Property Highlights

3200 SF Retail Building

800 SF Basement

41' of Frontage Along
McBride Ave

New Roof

Attached Garage

New HVAC System

Electrical : 200 Amps

Located Along Retail
Corridor Across
from Shopping Center

Property Stats

Taxes: \$11,915

Lot: 4.01 Block: 121

Lot Size : 50 x 100

Zoning: CBD

Year Built: 1950

Main Entry



← CLICK HERE

Video Walk Through





Main Entry



← CLICK HERE

Video Walk Through





RAGE RC
SUPER BOMB
SPITFIRE

HOBIBICO
C-47 SKYTRAIN
freedom takes wing

hobbyzone
Duet RTF

HORIZON
E-14 TOMCAT TWIN 40mm EDF



Elite
Elite

hobbyzone
AEROSCOUT S2.1m

E-flite
TURBO THUNDER EVOLUTION

Elite
J-4 CORSAIR 1.2m

hobbyzone
Bf 109

2 CARBOE

APPROPRIATELY FUN TOY
PO BOX 367 HOLLISTER CA 95023
818-948-0416



Rear Building



← CLICK HERE

Video Walk Through






Rear Building

 [← CLICK HERE](#)

Video Walk Through

GARAGE

 [← CLICK HERE](#)

Video Walk Through





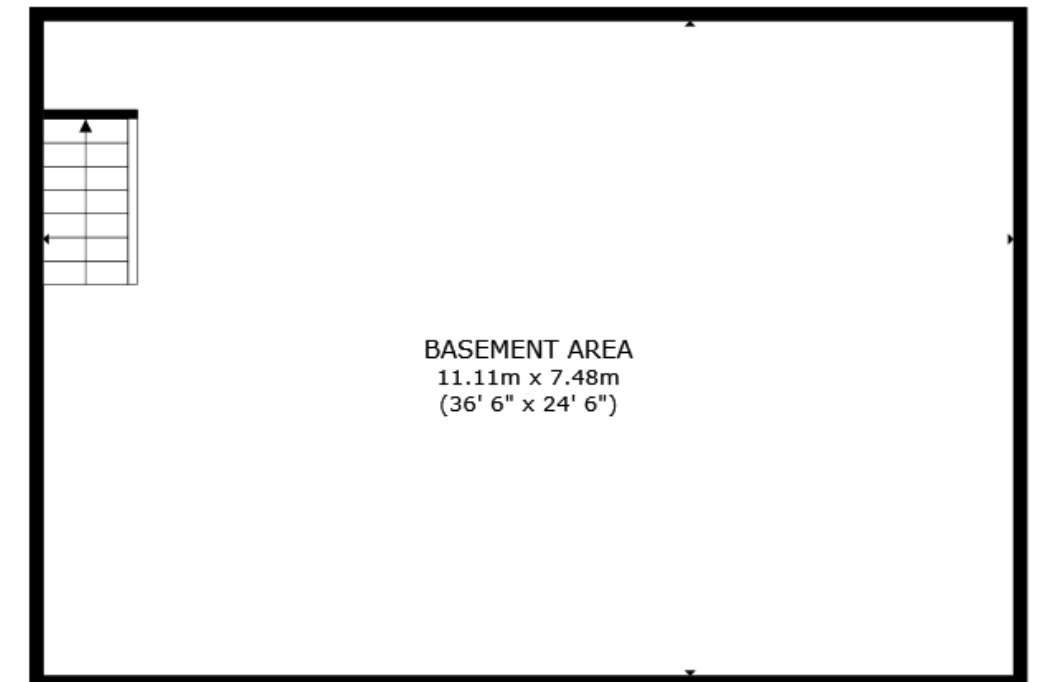
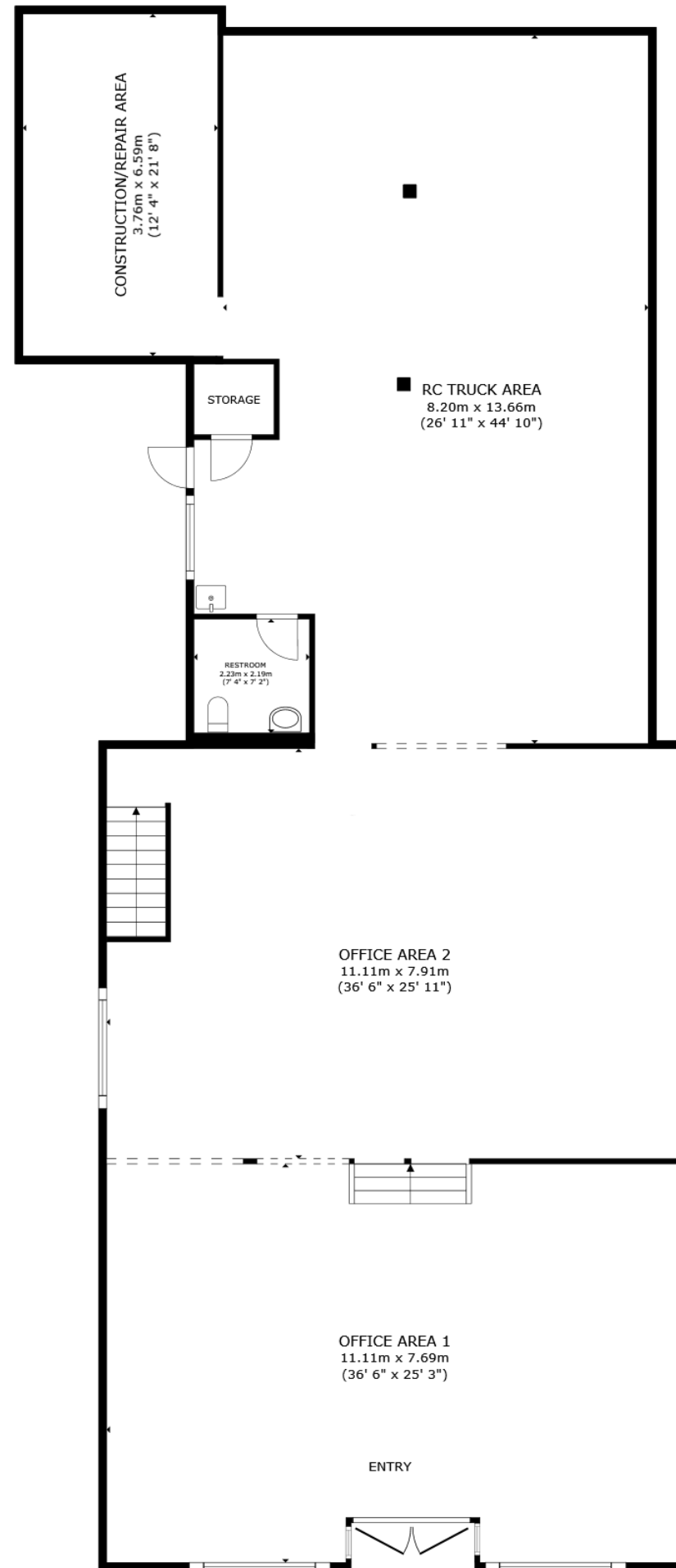
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Video Walk Through

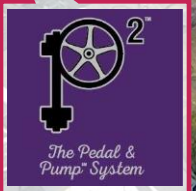
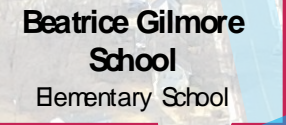
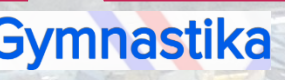




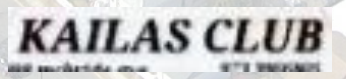
Floor Plan



LOCATION



McBride Ave



LOCATION



CHASE

Park West
Bakery & Deli

Bengal Spice
FINE INDIAN CUISINE
MEDI CENTER PHARMACY

Divi La PIZZA
trevi fine jewelry
DUNKIN' DONUTS

Capital One

EVOLUTION
RESTAURANTS & BARS

W

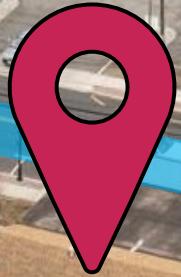
chili's

ShopRite

BETTER ON A BAGEL

AcmePlastics.com
Est. 1943
Distributor of Plastic Sheet, Rod and Tubing

UNITED STATES POSTAL SERVICE
Kessler
REHABILITATION CENTER
salon **Amici**



McBride Ave

Sunlight Spa

The Pedal & Pump System

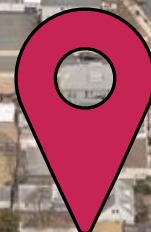
KW
COMMERCIAL

LOCATION



Passaic River

McBride Ave



Demographics

POPULATION

2025

1- MILE

12,148

3- MILES

181,151

5- MILES

480,314

3- MILE RADIUS DEMOGRAPHICS



181,151

POPULATION

HOUSEHOLDS

1- MILES

4,932

3- MILES

63,884

5- MILES

171,386



63,884

TOTAL HOUSEHOLDS

INCOME

Average HH

1- MILES

\$ 60,792

3- MILES

\$53,471

5- MILES

\$ 59,716



\$ 53,471

AVERAGE HOUSEHOLD INCOME



Zoning

CBD Zone



Legend

- Municipal Boundary
- Parcels
- Zone Districts**
- Residence "A" (R-A)
- Residence "B" (R-B)
- Residence "C" (R-C)
- Residence "D" (R-D)
- Residence "E" (R-E)
- Residence "F" (R-F)
- Residence "G" (R-G)
- Residence "H" (R-H)
- Senior Citizen Residential (SCR)
- Mixed-Use Development (MXD)
- Affordable Housing (R-M) Zone
- Affordable Housing Overlay (R-O)
- Neighborhood Commercial (NC)
- Central Business (CBD)
- Regional Commercial (RGC)
- Mid-Rise Office (MO)
- High-Rise Office (HO)
- Open Space and Recreation (OSR)
- Industrial Adaptive Reuse (AIR)

CBD - Central Business District

Purpose of the District

The purpose for the regulations is to establish a cohesive Central Business District with a coordinated and aesthetically attractive composition of building facades. The objective is for the major thoroughfares, particularly McBride Avenue, to maintain their regional service status, but also become a destination spot for the region through improved conditions and establishment of an "image" identifying the district. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design.

Principal Uses

1. Art galleries and studios
2. Art galleries and studios
3. Workshops for craftsmen with a retail component only
4. Banks (no drive-throughs)
5. Business, professional, and medical offices
6. Financial institutions
7. Multifamily residential above the first story of any structure in which the first floor is devoted to retail and/or service commercial use
8. Retail and service commercial uses, including spas, gyms, dry cleaners, tailors, retail florists, ice cream shops, coffee shops, educational uses, and drugstores
9. Recreational uses (karate, dance studio, etc.)
10. Movie theaters, concert halls and exhibition galleries, and other similar entertainment uses (requiring a license by the Borough)
11. Package liquor stores
12. Indoor farmers' market
13. Hotels
14. Sit-down or fast-casual restaurants (eating and drinking establishments)
15. Municipal buildings
16. Parks and playgrounds



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Exclusively
Marketed By:



Jason Trembicki
917.526.2982
Jtrembicki@kwcommercial.com
301 Route 17, Suite 204
Rutherford, NJ 07070



Dan Mesrobian
973.255.8714
Danieltipcommercial@gmail.com