




210 BELLEVUE AVENUE
UPPER MONTCLAIR, NJ

9,300 SF FOR SALE
Unique Opportunity




- Perfect for retailers, attorneys, accountants, and service firms
- Excellent location in the heart of Upper Montclair's Downtown Business District
- Walking distance to shopping, restaurants, and all NJ and NY public transportation
- Impeccably maintained and updated regularly
- Property can be delivered with tenant or vacant
- Owner occupied for the past 20+ years
- One of the most recognized and known buildings in Upper Montclair

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FOR MORE INFORMATION

NAI James E. Hanson
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ABOUT THE PROPERTY

This property is being offered exclusively by NAI James E. Hanson For Sale. The building is a unique opportunity and perfect for those seeking an exceptional and convenient location.

210 Bellevue Avenue is located in the area's busiest commercial district lined with mixed use commercial and professional establishments. The property is surrounded by the thriving upscale community of Upper Montclair, which is only 12 miles west of Manhattan.

Upper Montclair is conveniently accessible from US Routes 46, 3, 20, and I-80, as well as the Garden State Parkway. Additionally, it is very well connected to the rest of New Jersey and New York City thanks to its transportation infrastructure. Surrounding towns include Caldwell, Bloomfield, Clifton, Glen Ridge and others.

- Building Size:** 9,300 SF
- Heat/AC:** Baseboard/Forced air
- Parking:** Reserved and metered parking available
- Description:** Building has two and a half floors. Formerly home to Commerce Insurance, aka Sanford and Purvis. The building has been renovated over the years to include all modern systems necessary for immediate occupancy.
- Zoning:** N-C (Neighborhood Commercial) →
- Sale Price:** Upon Request

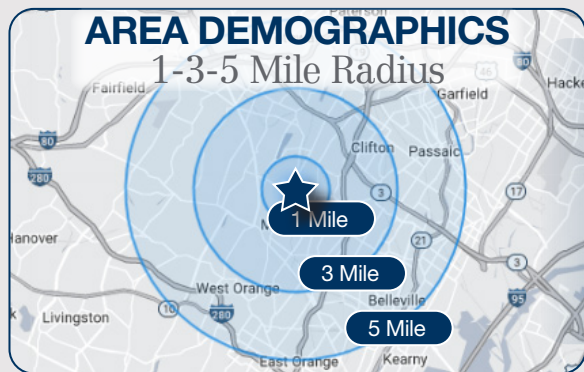


ABOUT THE TOWN

Montclair's region ranks fourth nationally in population, retail sales, and buying power. Each year more than 65,000 people visit the acclaimed Montclair Art Museum, attend the town's professional theaters and view their world-famous iris gardens. Montclair hosts numerous festivals that include First Night, African Heritage Parade, Jazz Marathon, Booktoberfest and firework

Upper Montclair/Montclair is home to Montclair State University, New Jersey's second largest and fastest growing university that underwent a major expansion program accommodating for 21,000 students. It ranked #163 in the 2024 edition of Best Colleges and National Universities.

Upper Montclair has more than 70 stores that include national retailers such as Athleta, Williams-Sonoma, Talbots, Frederick Goodman, Cold Stone Creamery, Starbucks, CVS and financial institutions including Chase Bank, PNC, Valley Bank, and Bank of America. [Click here to view all shops, restaurants, and entertainment.](#)



Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,085	58,756	195,852
Total Population	14,242	154,658	538,263
Average Household Income	\$282,175	\$185,614	\$136,132
Average Age	41	42	40

Source: Demographics data derived from AlphaMap