



418 BELMONT AVENUE

Haledon, NJ, 07508 | **Passaic County**

**FREESTANDING FORMER BANK BRANCH WITH
TWO DRIVE-THRU LANES (ONE IS AN ATM)**

**AVAILABLE FOR SALE
ASKING PRICE \$700,000**

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **418 Belmont Avenue** — Haledon, NJ (the 'Property').

This soon-to-be vacant former bank branch has two drive-thru lanes, one being an ATM. Access consists of one right-in/right-out along Belmont Avenue and full access along Kossuth Street.

With 146' of frontage on Belmont Avenue and 150' along Kossuth Street, the property has excellent visibility.

A sale will include a 5 -year banking/financial use restriction.

ZONING INFORMATION

NC - Neighborhood Business Zone

Permitted Uses

- Retail store
- Personal service establishment
- Restaurant
- Retail bakery
- Professional and business offices
- Licensed cannabis suppliers

PROPERTY SUMMARY

THE OFFERING

Property Address	418 Belmont Ave
Neighborhood	Haledon
County	Passaic
Block / Lot	88 / 13
Property Size	0.2356 Acres
Real Estate Taxes 2024	\$40,075.20
Access/Curb Cut:	1 right-in/out along Belmont Avenue Full access along Kossuth Street

BUILDING INFORMATION

Number of Buildings	1
Building Sq. Ft.	Main Level 1,721 SF Lower Level (below grade) 1,697 SF
Drive-thru Lanes	2
Parking Spaces	12
Current Use	Bank Branch
Closing	January 2026

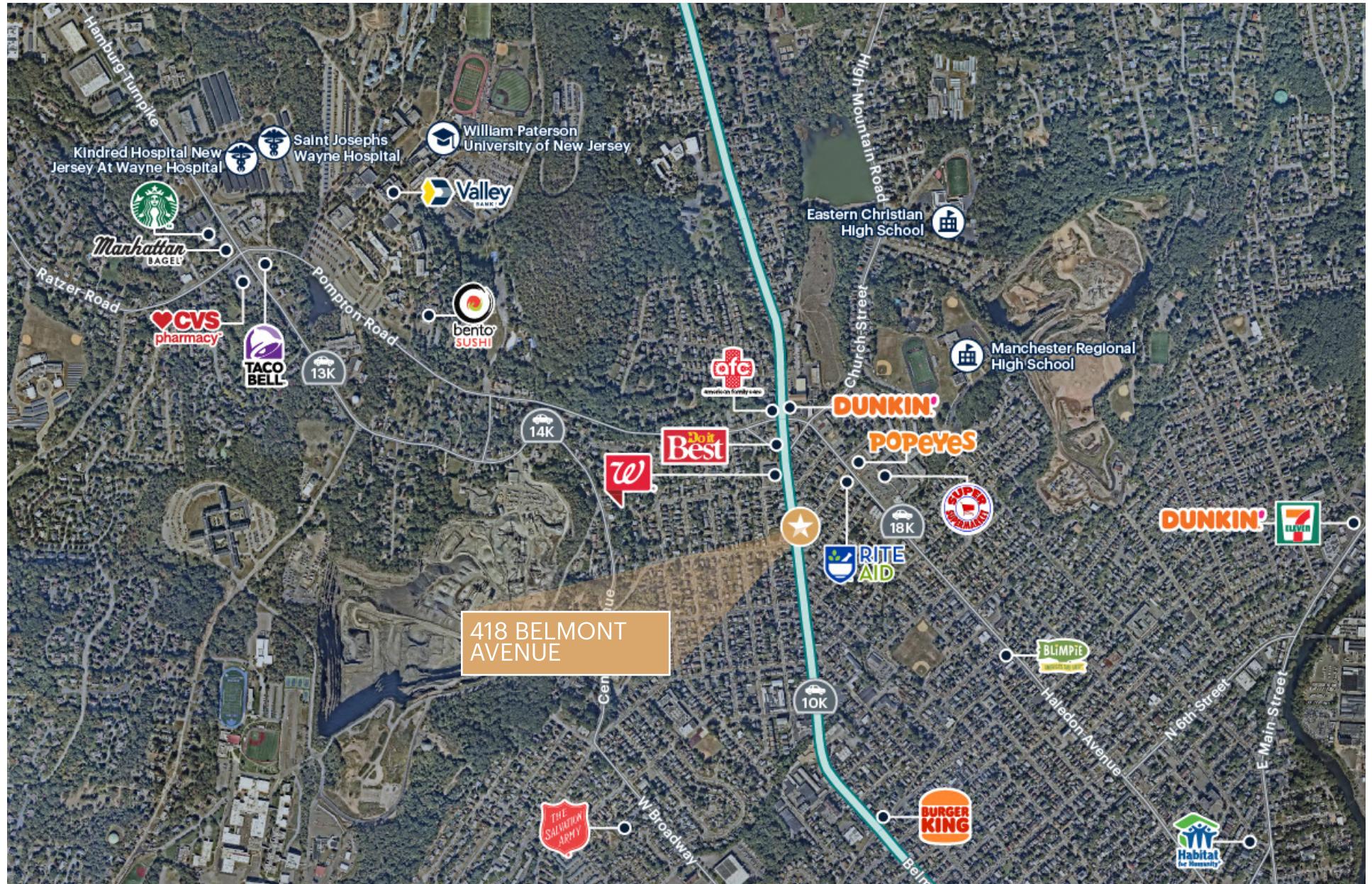
**PLEASE NOTE THAT ALL PURCHASE PROPOSALS, IN ORDER TO BE
CONSIDERED, MUST BE SUBMITTED USING THIS LOI TEMPLATE:**

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MARKET AERIAL

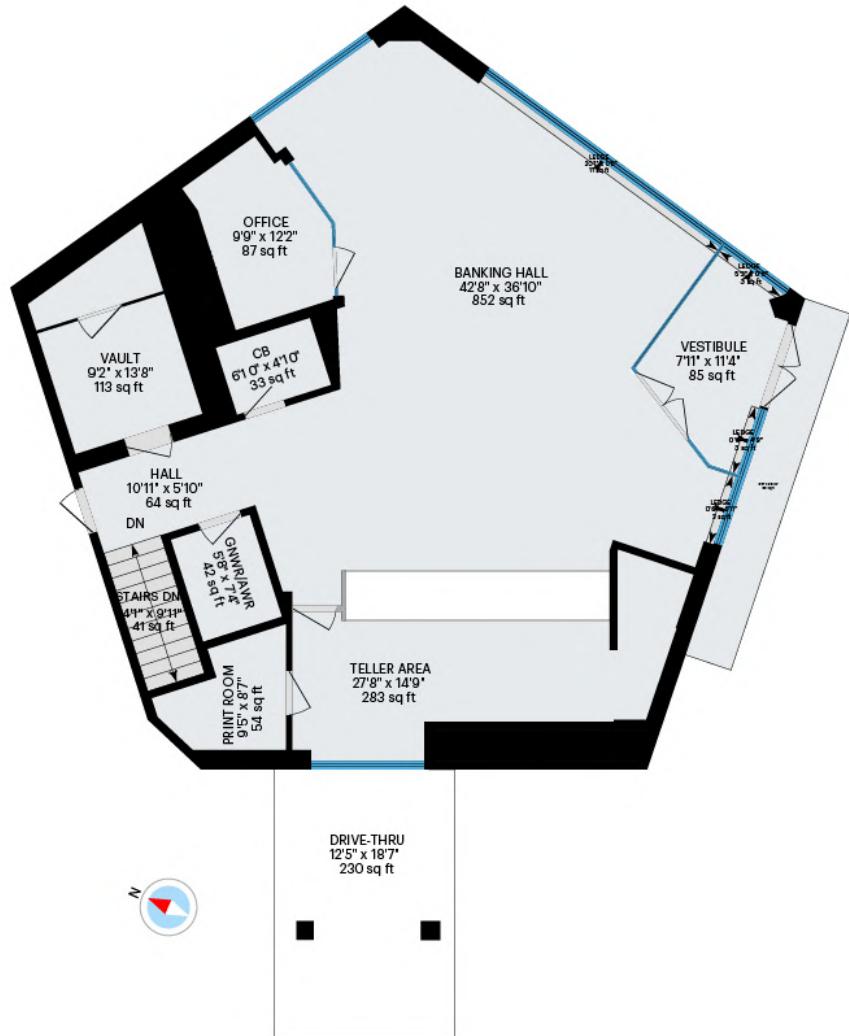


418 BELMONT AVENUE
FOR SALE

OBlique Aerial

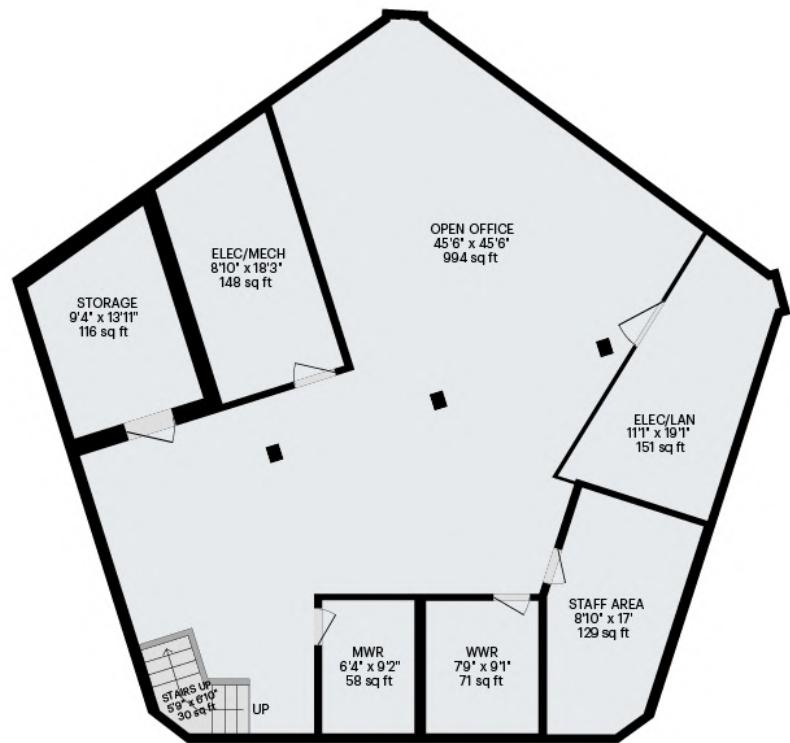


FLOOR PLAN



Main Floor

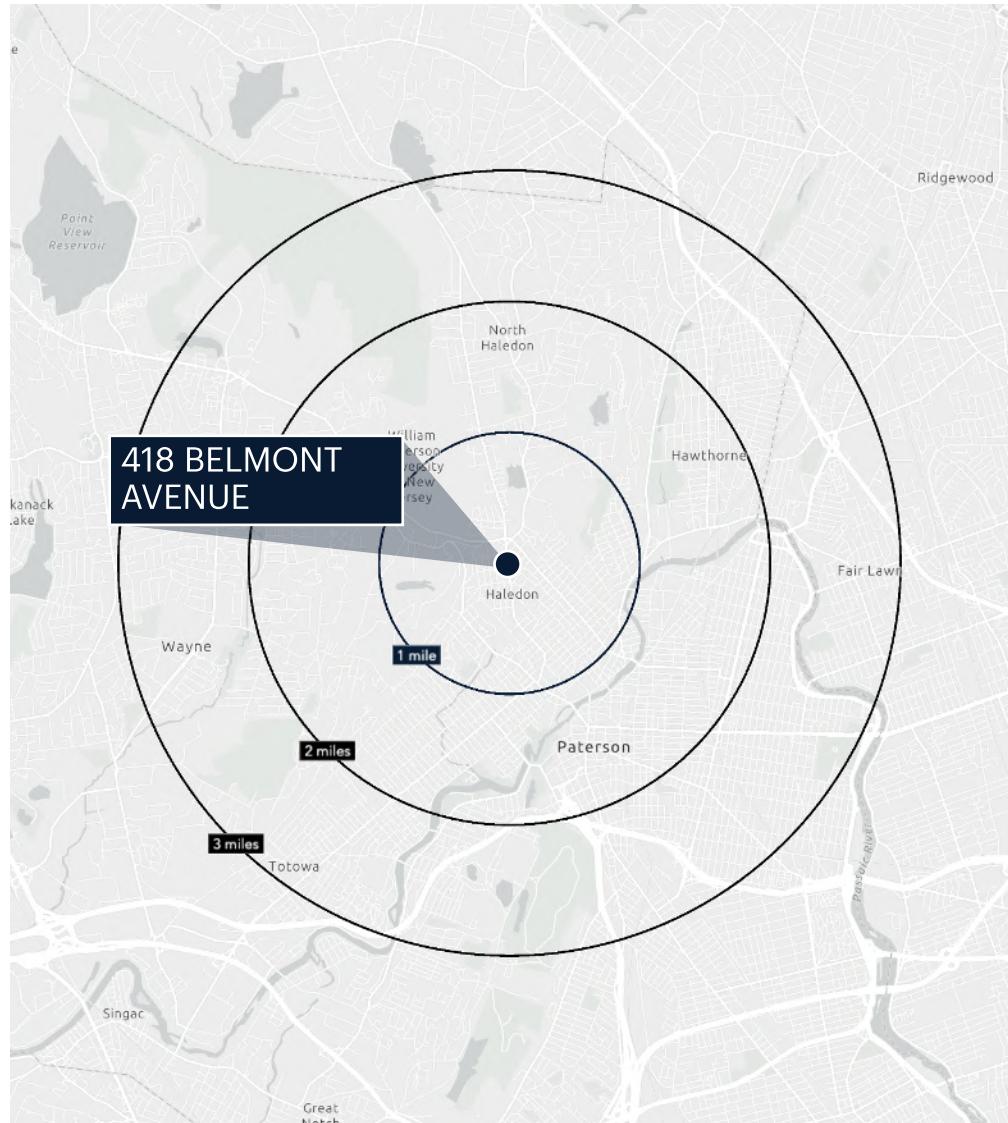
Interior Area 1,721.03 SF



Lower Level (Below Grade)

Interior Area 1,696.87 SF

AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
Population	34,516	123,641	229,505
Number of Households	11,124	40,052	76,462
Average Household Income	\$93,884	\$94,301	\$107,296
Median Household Income	\$71,017	\$65,049	\$75,356
College Graduates	4,240 19.0%	17,058 21.4%	41,586 27.1%
Total Businesses	587	3,231	6,344
Total Employees	6,362	37,554	78,526
Daytime Population	24,889	106,875	201,379

FORMER BANK WITH DRIVE-THRU
DELIVERED VACANT - AVAILABLE FOR SALE
ASKING PRICE \$700,000

CONTACT EXCLUSIVE AGENTS

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