



# 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

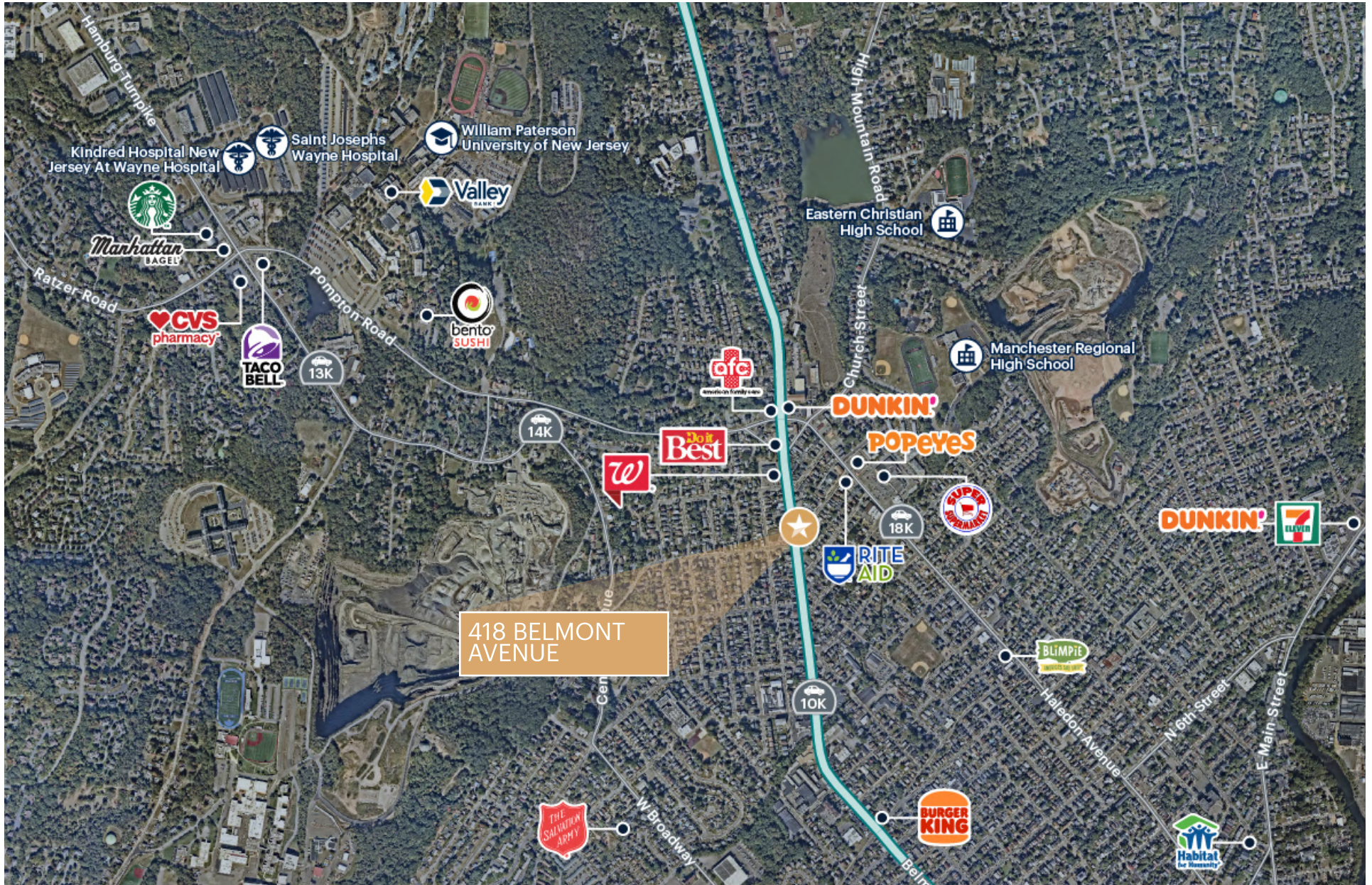
**PLEASE NOTE THAT ALL PURCHASE PROPOSALS, IN ORDER TO BE CONSIDERED, MUST BE SUBMITTED USING THIS LOI TEMPLATE:**

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## MARKET AERIAL





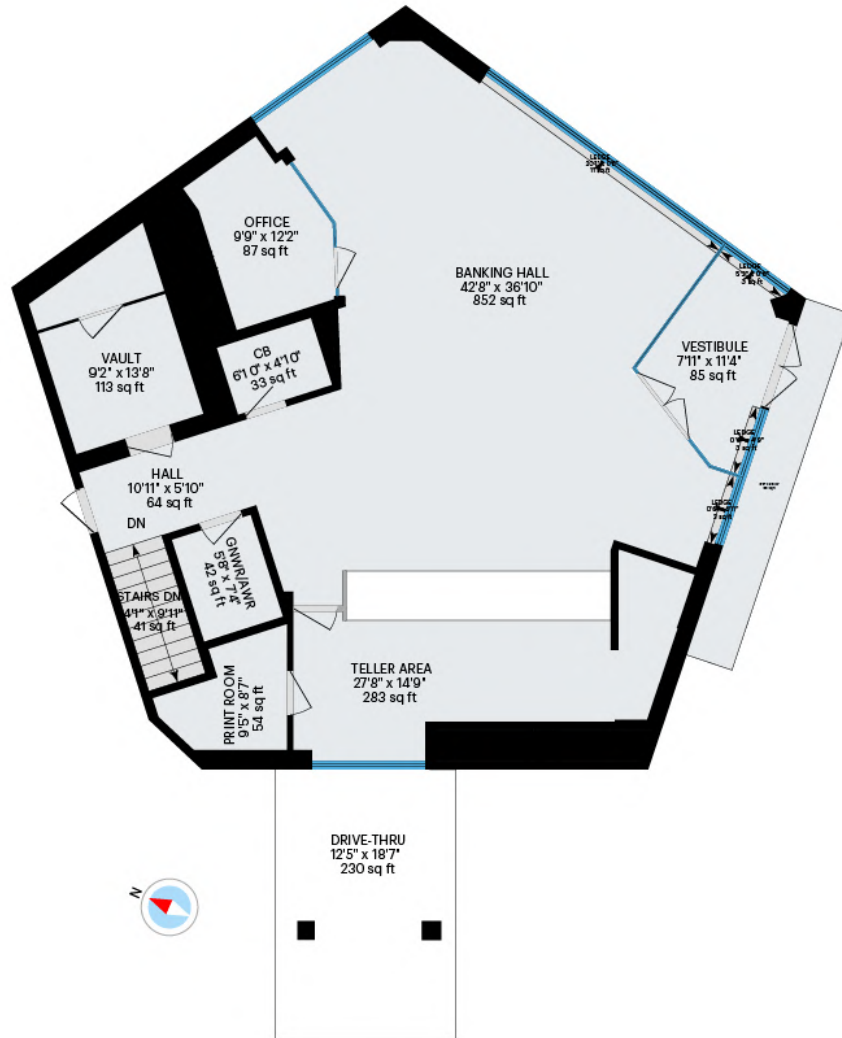
**418 BELMONT AVENUE  
FOR SALE**

## OBLIQUE AERIAL

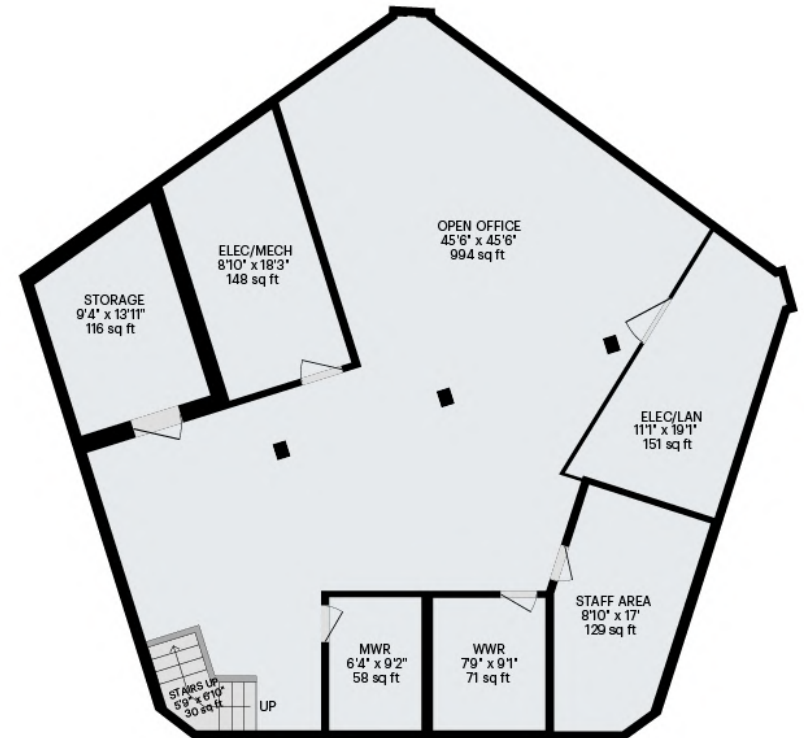




# FLOOR PLAN

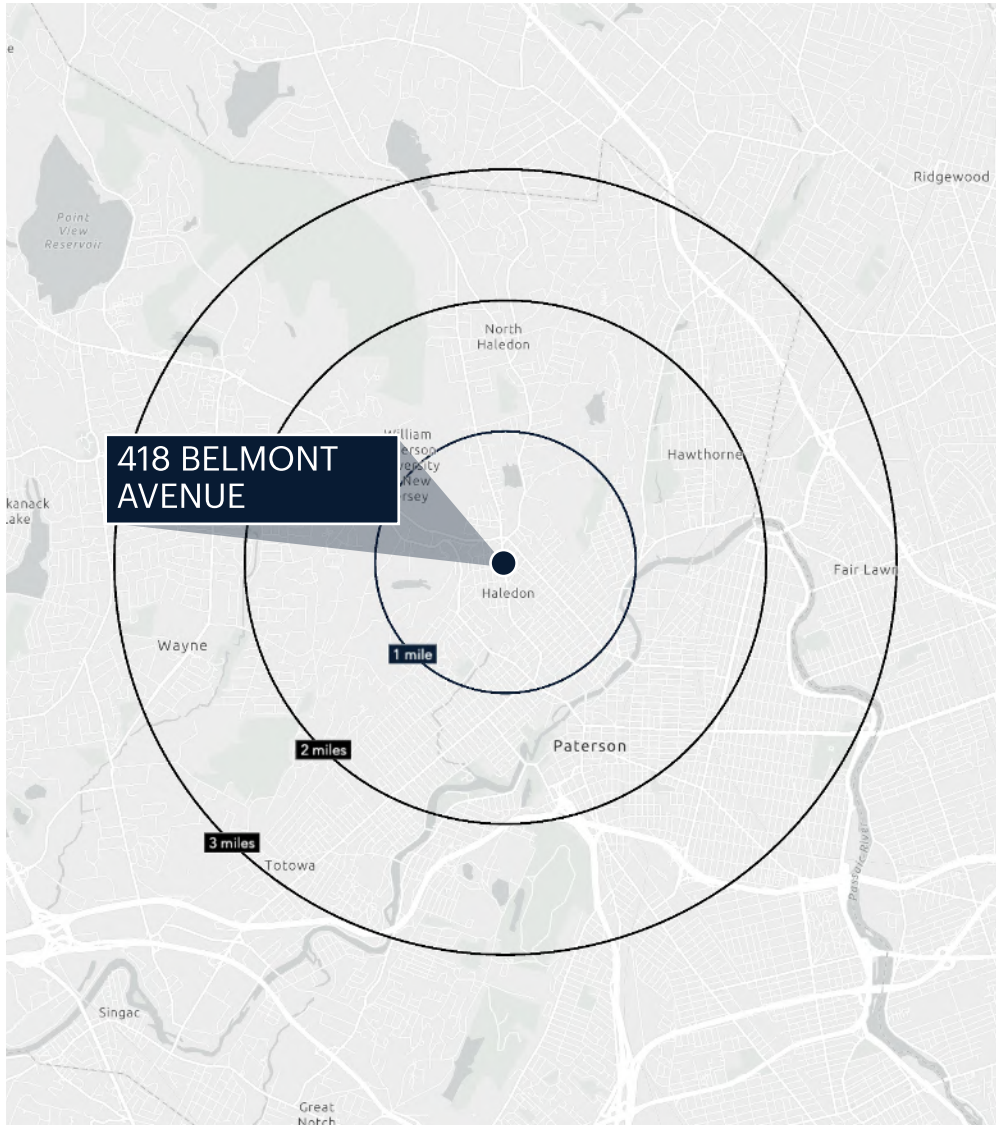


**Main Floor**  
Interior Area 1,721.03 SF



**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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**RIPCO**  
**INVESTMENT SALES**

**611 RIVER DRIVE, 3RD FLOOR, ELMWOOD PARK, NJ 07407 | RIPCONJ.COM**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.