

Asking Price  
\$825,000

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





**East** **NASCAR RC RACE CAR**  
PUT YOURSELF IN THE DRIVER'S SEAT

**East** **NASCAR RC RACE CAR**  
PUT YOURSELF IN THE DRIVER'S SEAT

**RACE RC**  
**WARHAWK**  
MICRO **WARBIRD** SERIES

**E-flite**  
ADVANCING ELECTRIC FLIGHT

**INCLUDED** **EASY TO FLY**

**APPRENTICE STS 1.5m**  
Smart Trainer with SAFE for the Beginner

**SPECTRUM**  
**SMART**  
65 5K 1182

**ASTRA**  
**FELONY BASH**  
**6S**

**HORIZON**  
**ASTRA**  
**FELONY BASH**  
**6S**

**HORIZON**  
**ASTRA**  
**LIMITLESS**  
**SPEED BASH ROLLER**

**FASTER** **EX2** **TOUGHER**

**RPM** **RPM**










Rear Building

 [← CLICK HERE](#)

Video Walk Through







Rear Building




← CLICK HERE

Video Walk Through





GARAGE



[← CLICK HERE](#)

Video Walk Through







← CLICK HERE

Video Walk Through



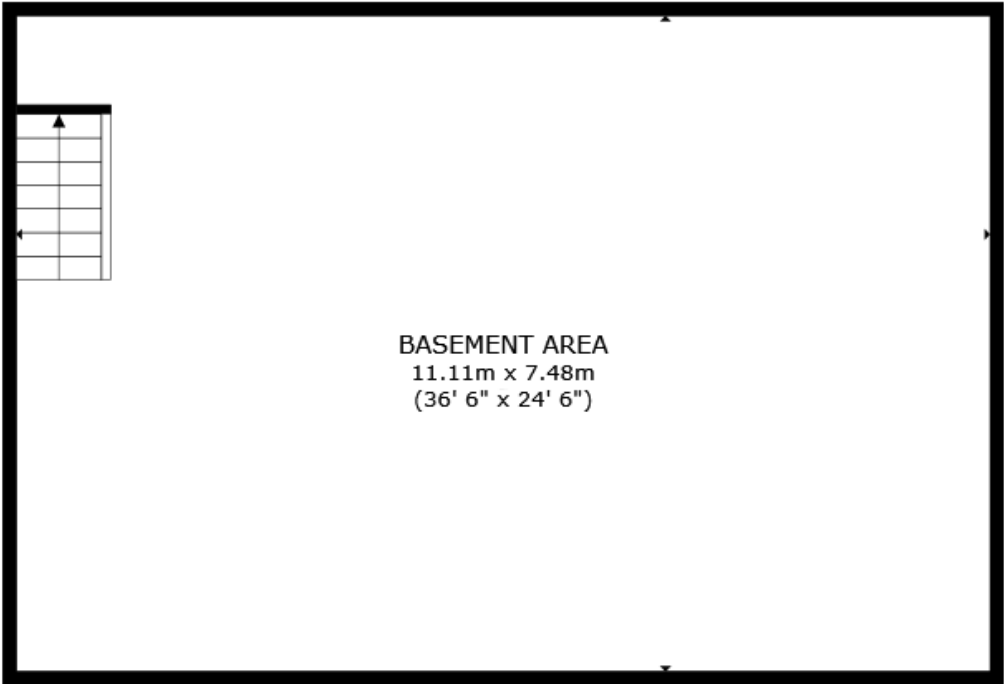
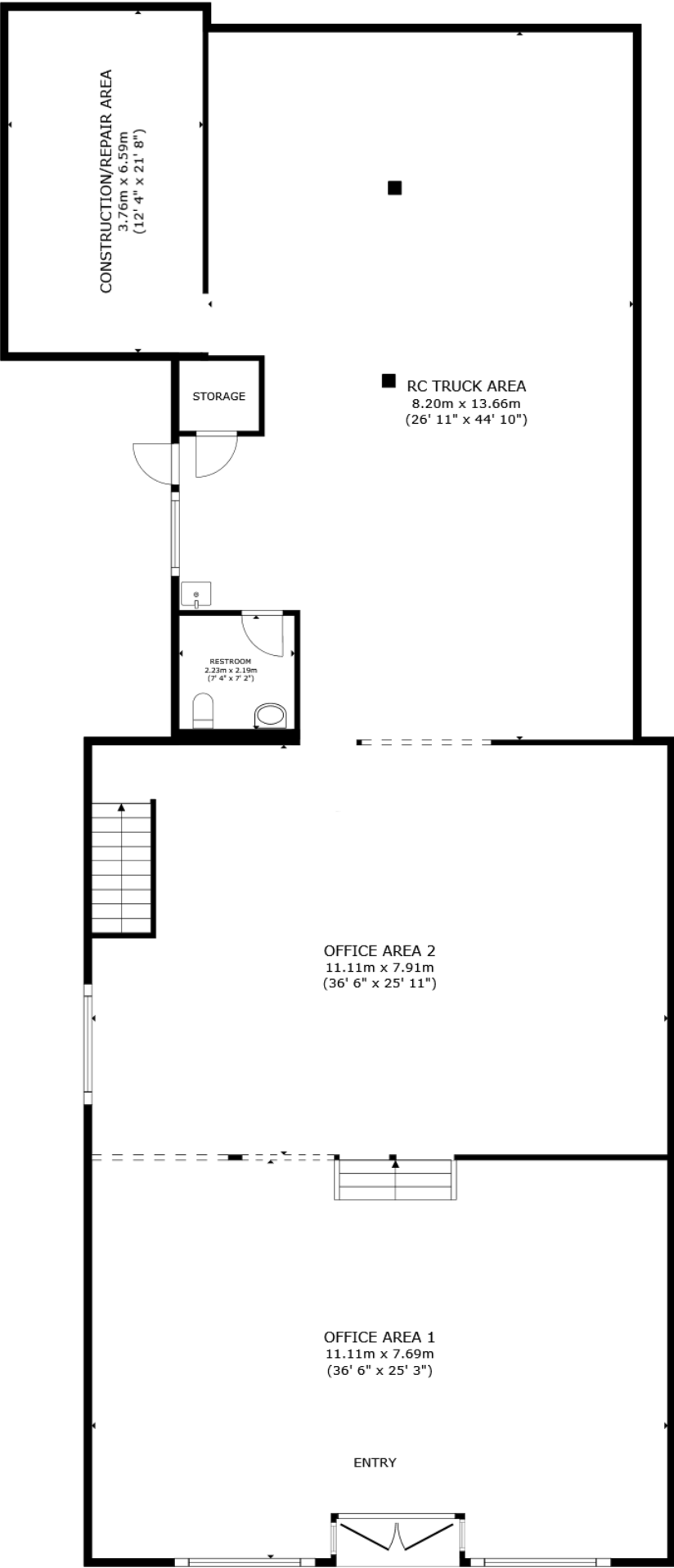








# Floor Plan





# LOCATION



amazon  
fresh

SUBWAY BASK46  
BAR-GRILL-PIZZA  
Little Falls Family Dental GNC  
Imperial 46 Restaurant

WONDER LAND  
KOHL'S  
SEPHORA  
1\$ ZONE

T Mobile  
BARNES & NOBLE

Naxos

JERSEY JOHNNY'S  
DOLLAR TREE  
Vietnam Pho RANCH-ONE  
Happy Nails & Spa

Pizza Hut

GUN FOR HIRE

bp

46

MATTRESS FIRM

WORLD MARKET

Starbucks

TD  
SUBWAY

PNC

amazon

Gymnastika

SUBMIT  
2FITNESS

BEST BUY

N:OW  
FITNESS

Summit Health VIGOR  
HVA MEDICAL GROUP  
EyeCare

BLACKJACK MULLIGAN'S  
PUBLIC HOUSE  
ESTABLISHED 2012

Beatrice Gilmore  
School  
Elementary School

Memorial Middle School  
Middle School

UNITED STATES POSTAL SERVICE  
Kessler  
REHABILITATION CENTER

Diva La PIZZA  
trevi fine jewelry

Park West  
Bakery & Deli  
DUNKIN' DONUTS  
MEDI CENTER  
PHARMACY

CHASE

Pizza City

CARVEL

S  
Tran Pedra  
PHOTOGRAPHY

KINETIC  
FOOT AND ANKLE  
SMOOTH & POOL  
GROOMING

The Pedal & Pump System

McBride Ave

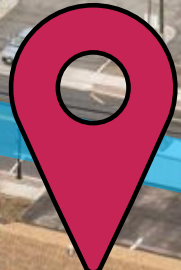
KAILAS CLUB

Sunlight  
Spa

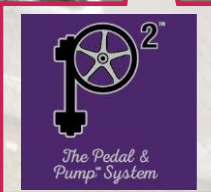
KW  
COMMERCIAL



# LOCATION



McBride Ave





# 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
<i>Zone Districts</i>	
	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





## NON-ENDORSEMENT & DISCLAIMER NOTICE

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