

Mixed Use For Sale

\$2,490,000

OFFERING MEMORANDUM | 67 PARK AVENUE | BLOOMFIELD, NJ

Exclusively Listed by

Cheryl Darmanin, CRE - Broker | (973) 783-7400 | Cheryl@darmgrp.com | 111786, New Jersey

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KW COMMERCIAL

237 Lorraine Avenue
Montclair, NJ 60555

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Property Summary



Property Summary

APN:	249, Lot 1
Building Size:	7,000
Construction Type:	Type 5B (wood frame and masonry exterior)
Floors:	2
Frontage:	~54 ft
Lot Size:	0.19 Acres
NNN:	No
Parking:	11 on-site spaces
Property Type:	Mixed Use
Purchase Price:	\$2,490,000
Rentable Sq. Ft.:	6,914
Roof:	Asphalt Shingle
Year Built:	1920
Zoning:	R-1B
Cross Streets:	Glenwood Ave & Park Ave
Occupancy:	100%
Renovated:	2020
Tenants/Units:	8

Property Overview

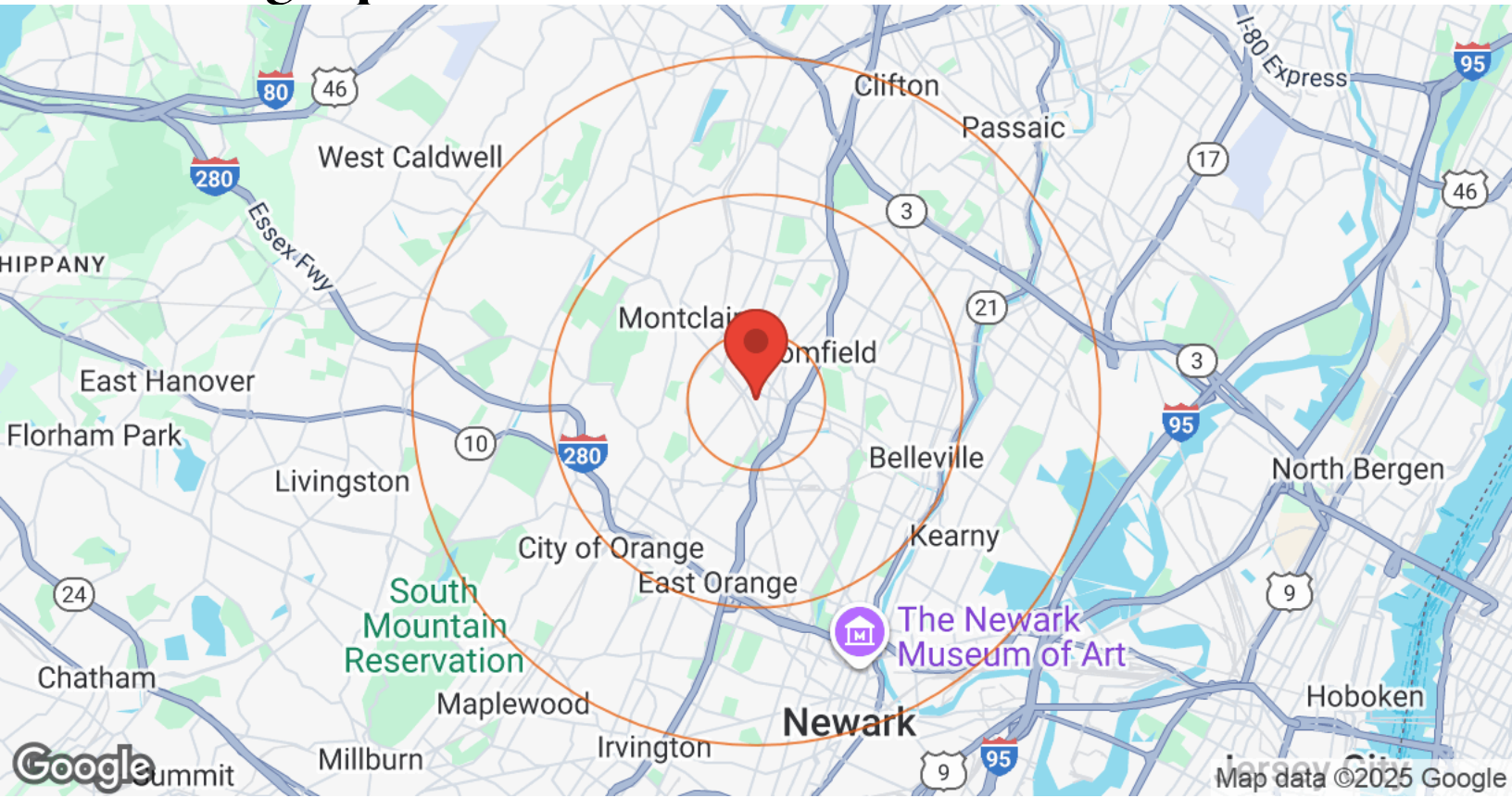
Located in the heart of Bloomfield, 67 Park Avenue offers a rare blend of modern living and professional space in a prime commuter setting. This fully updated mixed-use property features a balanced mix of residential apartments and office suites designed for functionality, comfort, and long-term appeal. Its proximity to the Glen Ridge train station and Bloomfield's vibrant downtown provides exceptional accessibility and lifestyle convenience for tenants. With quality renovations and thoughtful design throughout, the property stands out as a stable, high-demand asset in one of Essex County's most connected submarkets.

Location Overview

Located in downtown Bloomfield, steps from the Glen Ridge train station, the property benefits from excellent connectivity to New York City, Montclair, and Newark. The area features robust residential demand, a growing retail corridor along Bloomfield Avenue, and strong local demographics. Nearby amenities include restaurants, shops, and parks, appealing to both residential and professional tenants.



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	15,612	150,133	358,872
	Female	16,543	165,243	378,581
	Total Population	32,155	315,376	737,453
Age	Ages 0-14	5,499	58,869	136,073
	Ages 15-24	3,937	39,215	99,194
	Ages 25-54	13,809	131,569	301,847
	Ages 55-64	3,942	38,516	88,703
	Ages 65+	4,966	47,207	111,637
Race	White	12,630	88,968	223,080
	Black	9,119	105,556	242,991
	Am In/AK Nat	10	221	442
	Hawaiian	N/A	32	74
	Hispanic	7,019	94,234	202,431
	Asian	2,778	20,973	55,235
	Multi-Racial	495	4,447	10,619
	Other	103	946	2,581
Income	Median	\$108,862	\$85,194	\$86,883
	< \$15,000	1,081	12,119	28,381
	\$15,000-\$24,999	683	7,875	17,249
	\$25,000-\$34,999	414	7,572	16,451
	\$35,000-\$49,999	840	10,462	23,070
	\$50,000-\$74,999	1,569	16,981	38,243
	\$75,000-\$99,999	1,628	15,212	33,323
	\$100,000-\$149,999	2,379	19,054	43,839
	\$150,000-\$199,999	1,519	11,334	27,141
	> \$200,000	3,288	21,816	50,774
Housing	Total Units	13,880	126,896	289,989
	Occupied	13,400	122,424	278,471
	Owner Occupied	5,548	48,457	113,662
	Renter Occupied	7,852	73,967	164,809
	Vacant	480	4,472	11,517

Professional Bio



CHERYL DARMANIN, MCNE, CSMS, ABR, SFR
Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl joined Keller Williams Commercial in 2017. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative and a Short Sale and Foreclosure Resource. Cheryl is also a member of the National Association of Expert Advisors as a certified Real Estate Advisor. She serves on several committees and local organizations including: CREWNJ (Commercial Real Estate Women of NJ), FIABCI (The International Real Estate Federation), The Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, Board of Advisors for the Touro College Graduate School of Business, Past President of HTEF (Harding Township Education Foundation), AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), Overlook Hospital Auxiliary, and past co-Chair of the South Orange Village Alliance Business Recruitment Committee. In addition, she coaches new agents entering the real estate profession.

Cheryl Darmanin, CRE

Broker

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Based in New Jersey, Cheryl has a successful track record in procuring and disposing of commercial assets within all of the major asset classes, from Retail and Hospitality to Industrial, Multifamily, Office and Medical. Her clients range from tenants to local owners and institutional investors. Prior to changing careers, Cheryl spent over 20 years in dynamic sales environments in the media and marketing industry. She started in the Local Ad Sales division for The Weather Channel in Atlanta. She continued to work at TWC for 6 years, two of which were spent in Europe setting up the operations infrastructure for networks in London, Dusseldorf, and Amsterdam. Upon returning from Europe, Cheryl moved to New York to take on the position of Operations Manager for the Ad Sales Division of TWC. With the goal of expanding her media experience, she left The Weather Channel to start her sales career in digital marketing. She spent 7 years as a Senior Sales Executive at several well-known media companies including: ABCNews.Com/ABC Entertainment, Women.com (iVillage.com), and finally USAToday.com. Returning to management, Cheryl joined Yahoo! and assumed the role of Managing Director of Account Management for the US, Canada and Latin America where she was responsible for over one billion dollars in revenue and a team of 250 people.

Cheryl's stellar performance has been noted and honored. Among her many awards are: 2014, 2019, 2020, 2021, 2022, 2023 and 2024 NAR Circle of Excellence Award, 2016 KWRI Gold Award Recipient, 2017 KWRI Silver Award Recipient, 2018 KWRI Gold Award Recipient, 2015 Top Associate for Units, 2014 Sale of the Year, 2014 Top 25 Producer, 2014 Top Associate for Volume and Units awards and Top Ten Agent in 2012. Her passion for real estate economics and extensive sales and marketing experience enables Cheryl to be a successful consultant and advisor for all of your real estate needs.

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Turnkey investment in a thriving neighborhood

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