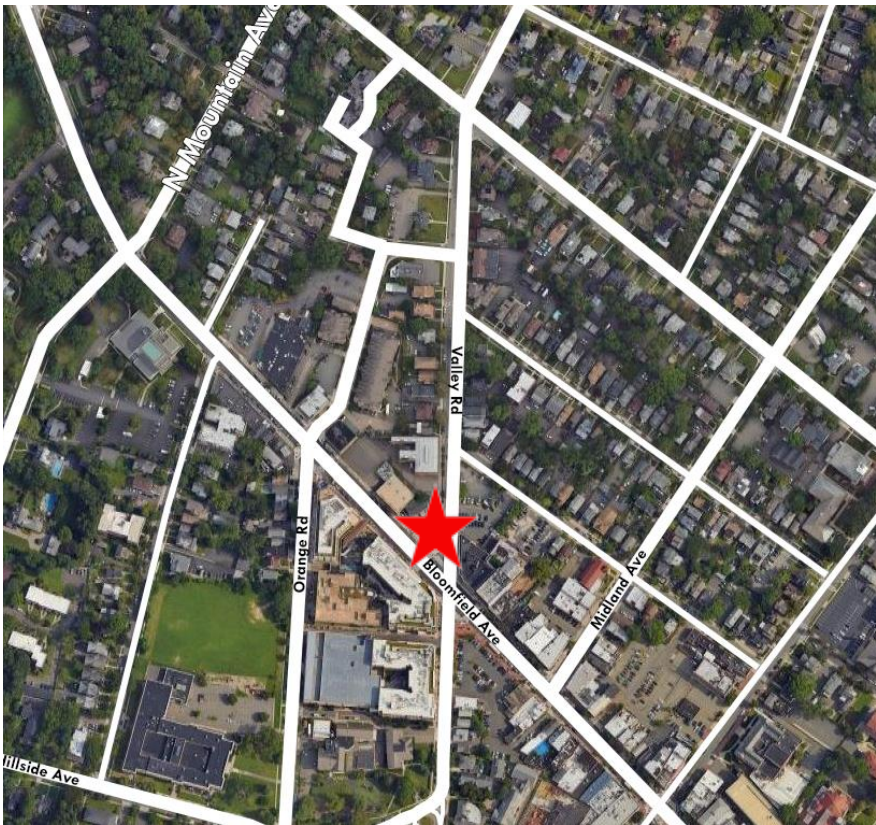


Property has four 10,000-gallon fiberglass cornings. The tanks were installed in 1975 and were relined with state standards on August 22, 2022.



Specifications

±2,000 SF
TOTAL BUILDING SIZE

±0.22 AC (Block 1403, Lot 13)
LOT SIZE

Banks, Restaurants, Salons, Schools,
Art Museum, Hotel, Grocery
DOWNTOWN AMENITIES

Commercial
LAND USE

\$24,501.62 (2024)
TAXES

\$2,400,000
SALE PRICE

\$15,000 Per Month NNN
LEASE RATE

At Bus Stop NJ Transit 11, 29
2.7 Miles to GSP Exit 148
8.7 Miles to I-78
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

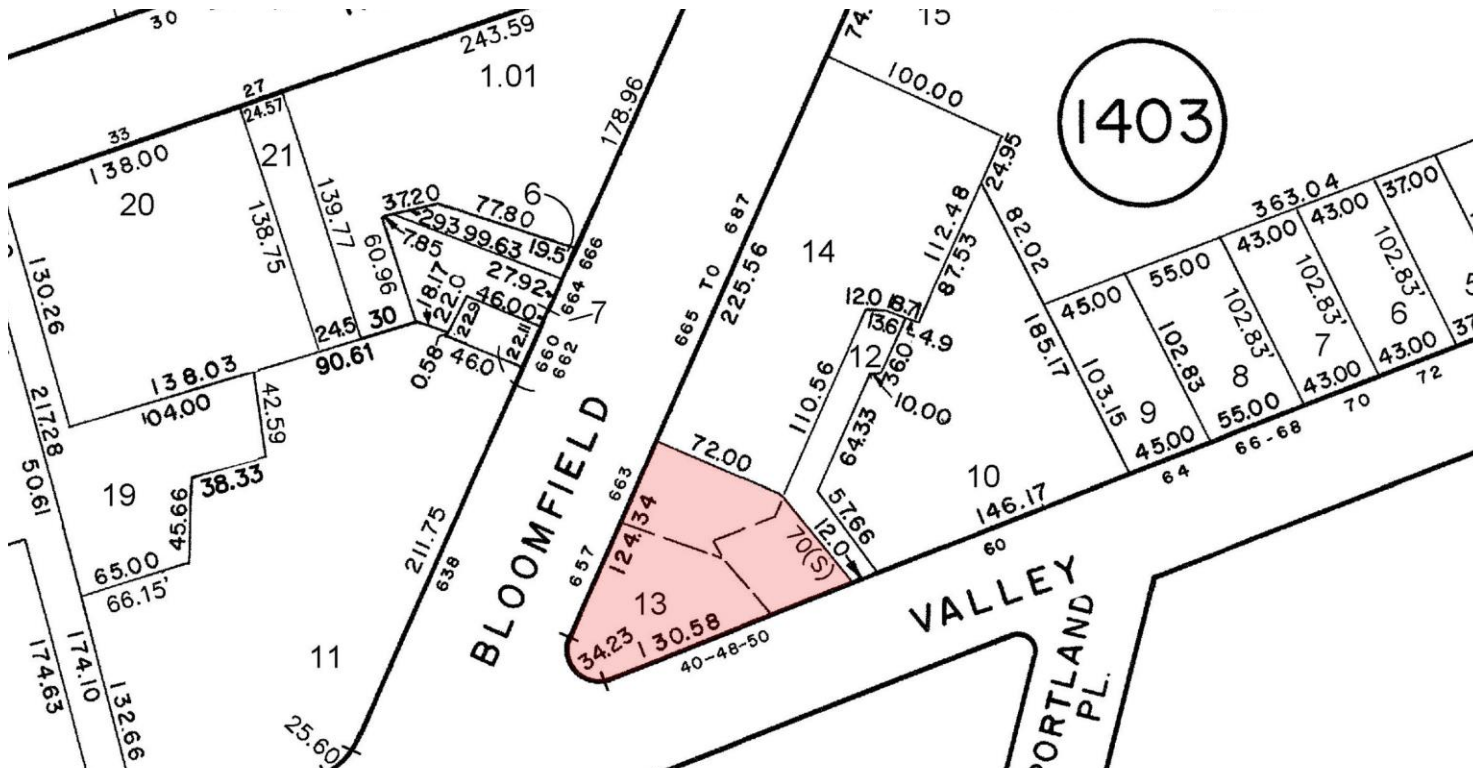
Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

Dylan Meade
Senior Associate
973.379.6644 x 115
dmeade@blauberg.com

FOR SALE OR LEASE | 651 BLOOMFIELD AVENUE | MONTCLAIR, NJ



For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
 President
 973.379.6644 x 122
 jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
 Executive Vice President
 973.379.6644 x 131
 acont@blauberg.com

Peter J. Murano, Jr., SIOR
 Managing Executive Director
 973.379.6644 x 114
 pjmurano@blauberg.com

Dylan Meade
 Senior Associate
 973.379.6644 x 115
 dmeade@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 565,781
- Households: 213,673
- Median Household Income: \$110,324
- Average Household Size: 2.6
- Transportation to Work: 298,386
- Labor Force: 455,875

10 MILES

- Total Population: 1.87M
- Households: 681,983
- Median Household Income: \$102,369
- Average Household Size: 2.7
- Transportation to Work: 973,350
- Labor Force: 1.5M

15 MILES

- Total Population: 5.23M
- Households: 2.16M
- Median Household Income: \$121,172
- Average Household Size: 2.4
- Transportation to Work: 2.86M
- Labor Force: 4.34M

For additional property information or to arrange an inspection, please contact the exclusive brokers:

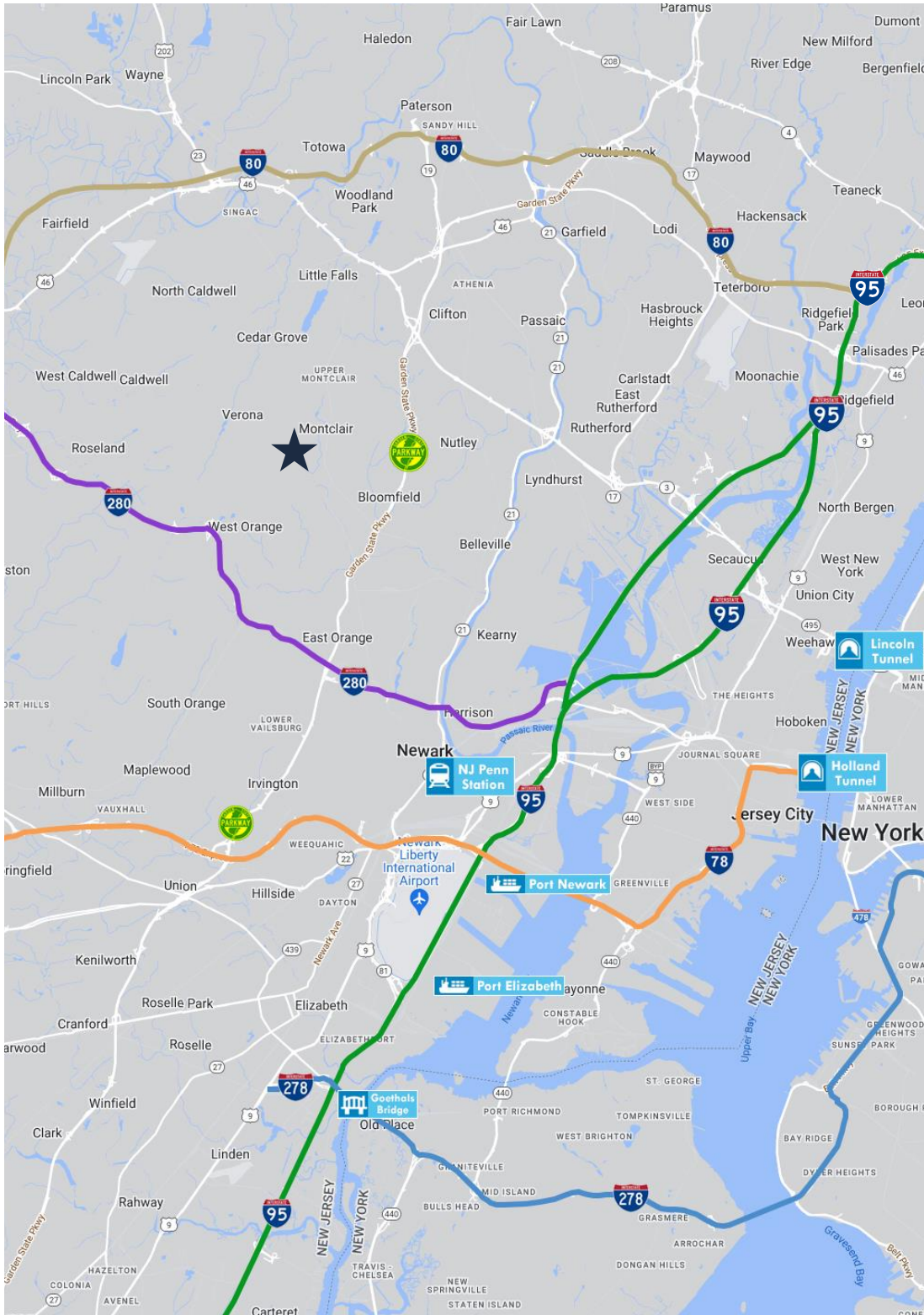
Jason M. Crimmins, CCIM, SIOR
President
 973.379.6644 x 122
 jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
 973.379.6644 x 131
 acont@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
 973.379.6644 x 114
 pjmurano@blauberg.com

Dylan Meade
Senior Associate
 973.379.6644 x 115
 dmeade@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



ACCESSIBILITY



2.7 MI
GSP Exit 148



3.7 MI
I-280



8.7 MI
I-78



10.4 MI
Penn Station



11.1 MI
I-95 Exit 16W



16.2 MI
Newark Airport



16.4 MI
Lincoln Tunnel



16.4 MI
Port Newark & Elizabeth



17 MI
Holland Tunnel



19.9 MI
George Wash. Bridge

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

Dylan Meade
Senior Associate
973.379.6644 x 115
dmeade@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.