

FOR SALE
ASKING PRICE \$1,300,000

450 RIVER DRIVE @BELMONT AVENUE

Garfield, NJ 07026 | **New Jersey**



COVERED LAND OPPORTUNITY ON
HALF-ACRE CORNER LOT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

COVERED LAND OPPORTUNITY

Existing commercial space and boarding house with in-place income and redevelopment potential

#2

HIGH NEIGHBORHOOD DEMAND

For new construction residential and commercial product

#3

DESIRABLE LOCATION

Heavily trafficked thoroughfare in Bergen County, New Jersey

#4

ACCESSIBILITY

Conveniently located less than 1-mile from the Garfield NJ Transit Station at Midland Ave & minutes to the Garden State Parkway and Route 46



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	450 River Drive, Garfield, NJ 07026
Location	Located on the northeast corner of River Drive and Belmont Avenue
Block / Lot	81 / 1.01

PROPERTY INFORMATION

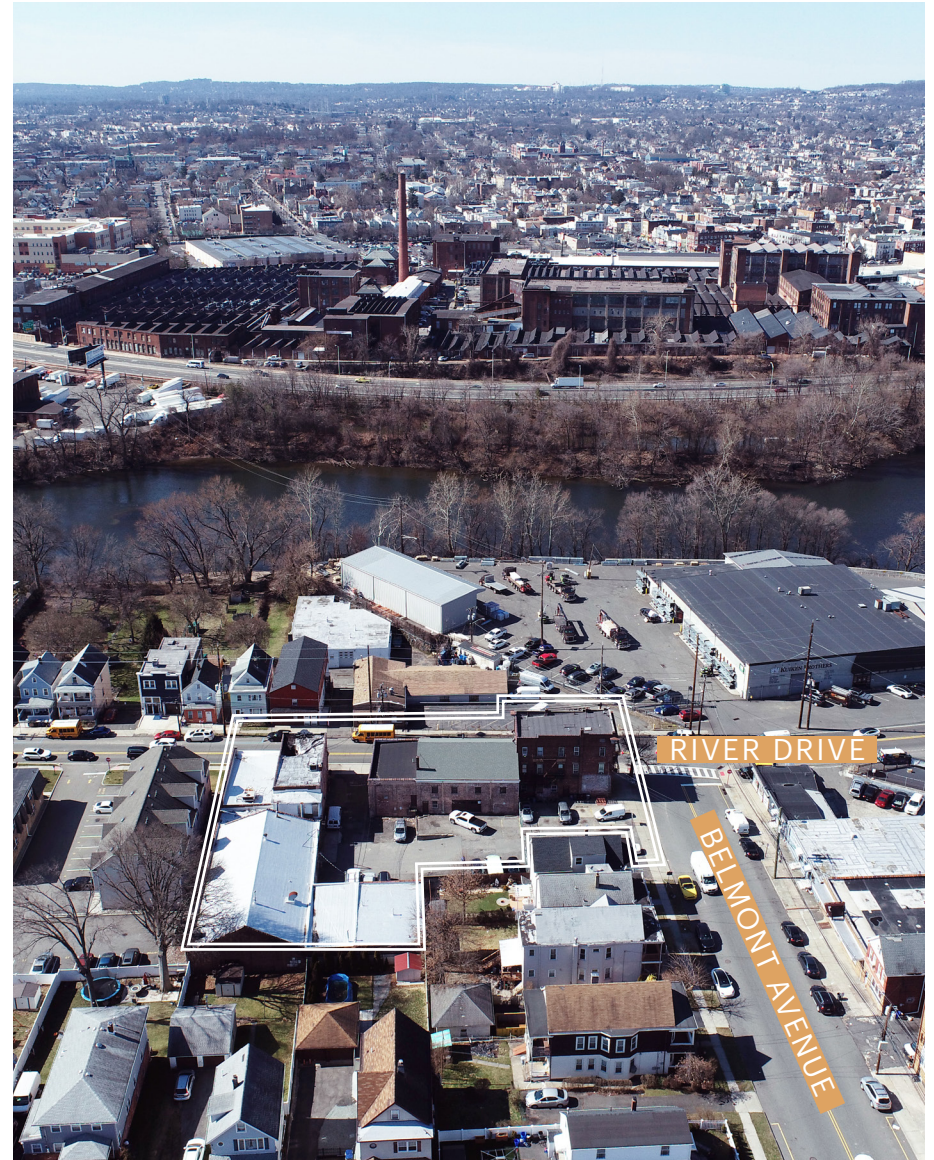
Gross Lot SF	22,777 SF (approx.)
Lot Dimensions	200' x 150'
Number of Buildings	2
Building SF	19,125 SF (approx.)

ZONING INFORMATION

Zoning	B-1 / R-2 Neighborhood Retail / Medium Density Residential
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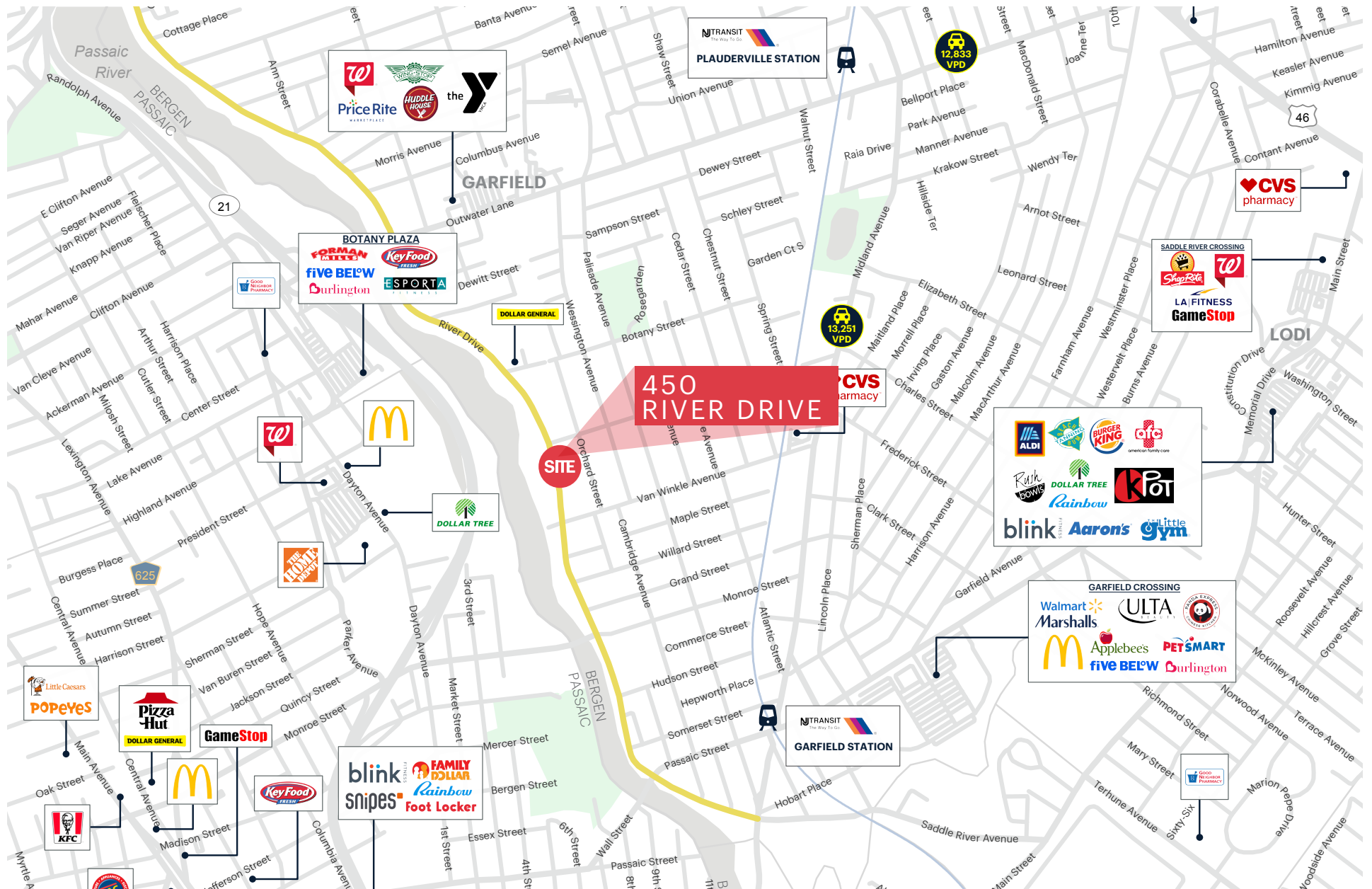
TAX INFORMATION

Annual Property Taxes (2024)	\$62,008
Tax Class	4A



**450 RIVER DRIVE @ BELMONT AVENUE
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RETAIL MAP



450 RIVER DRIVE @ BELMONT AVENUE
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PROPERTY PHOTOS



RIVER DRIVE

BELMONT AVENUE

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PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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