

OFFICE FOR SALE & LEASE

PRIME FLEX-SPACE | 13,160SF BUILDING | CLIFTON, NJ | FOR SALE OR LEASE



429 Getty Ave, Clifton, NJ 07011



PROPERTY DESCRIPTION

429 Getty Avenue, Clifton, NJ offers the opportunity to acquire a 13,160 SF industrial building situated on a ±10,000 SF lot, zoned M-2 (General Industrial). The property is well suited for industrial owner-users, contractors, light manufacturing, service trades, or investors seeking a functional infill asset.

The building benefits from a central North Jersey location with convenient access to Route 46, Route 21, and regional highway networks, providing strong connectivity throughout Passaic, Essex, Bergen, and Hudson Counties. Located in an established industrial corridor, the site is outside of flood zones and free of known wetlands or environmental overlays.

With limited industrial inventory in Clifton, 429 Getty Avenue represents a rare opportunity to acquire a flexible, M-2 zoned industrial asset for owner occupancy or investment.

PROPERTY HIGHLIGHTS

- ±13,160 SF industrial building on a ±10,000 SF lot, zoned M-2 (General Industrial)
- Ideal for industrial users, contractors, service trades, or light manufacturing
- Central North Jersey location with quick access to Route 46, Route 21, and major highways
- Infill industrial corridor with limited competing lease inventory
- Outside flood zone with no known wetlands or environmental constraints

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OFFERING SUMMARY

Sale Price:	\$2,700,000
Lease Rate:	\$19.99 SF/yr (MG)
Number of Units:	1
Available SF:	1,500 - 13,160 SF
Lot Size:	10,000 SF
Building Size:	13,160 SF
NOI:	\$202,738.00
Cap Rate:	7.51%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	640	2,845	12,132
Total Population	2,051	8,859	37,484
Average HH Income	\$105,276	\$103,678	\$98,809

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INCOME SUMMARY

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Gross Scheduled Income (Proforma)	\$263,200
50% Reimbursements for CAM to Landlord (Proforma)	\$24,142
Vacancy Cost	(\$26,320)

GROSS INCOME

\$261,022

EXPENSES SUMMARY

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Taxes	\$38,584
Insurance	\$15,000
Cleaning, Repair and Maintenance	\$3,000
Common Area Heat & Cool	\$800
Common Area Electric	\$900

OPERATING EXPENSES

\$58,284

NET OPERATING INCOME

\$202,738

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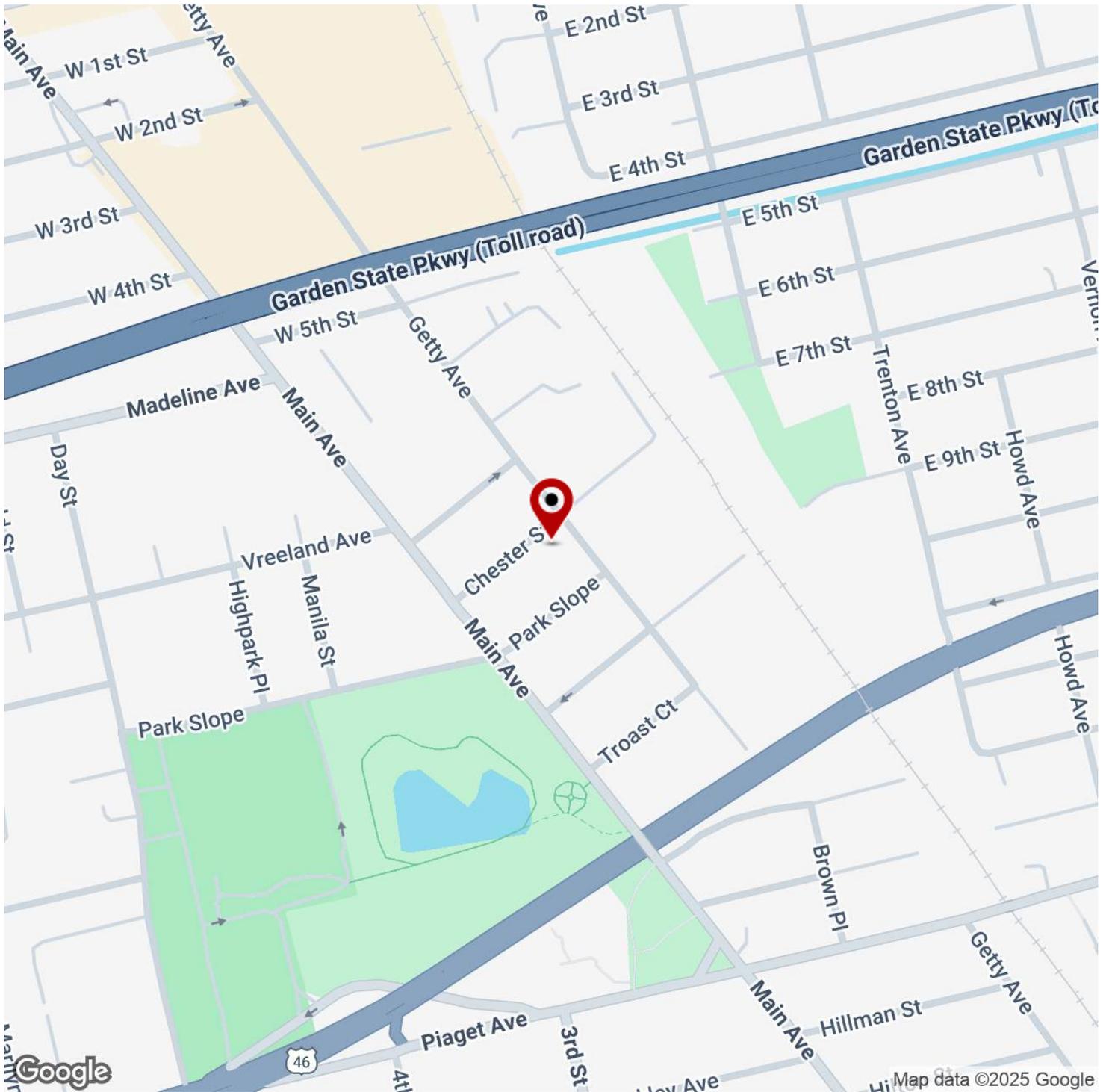
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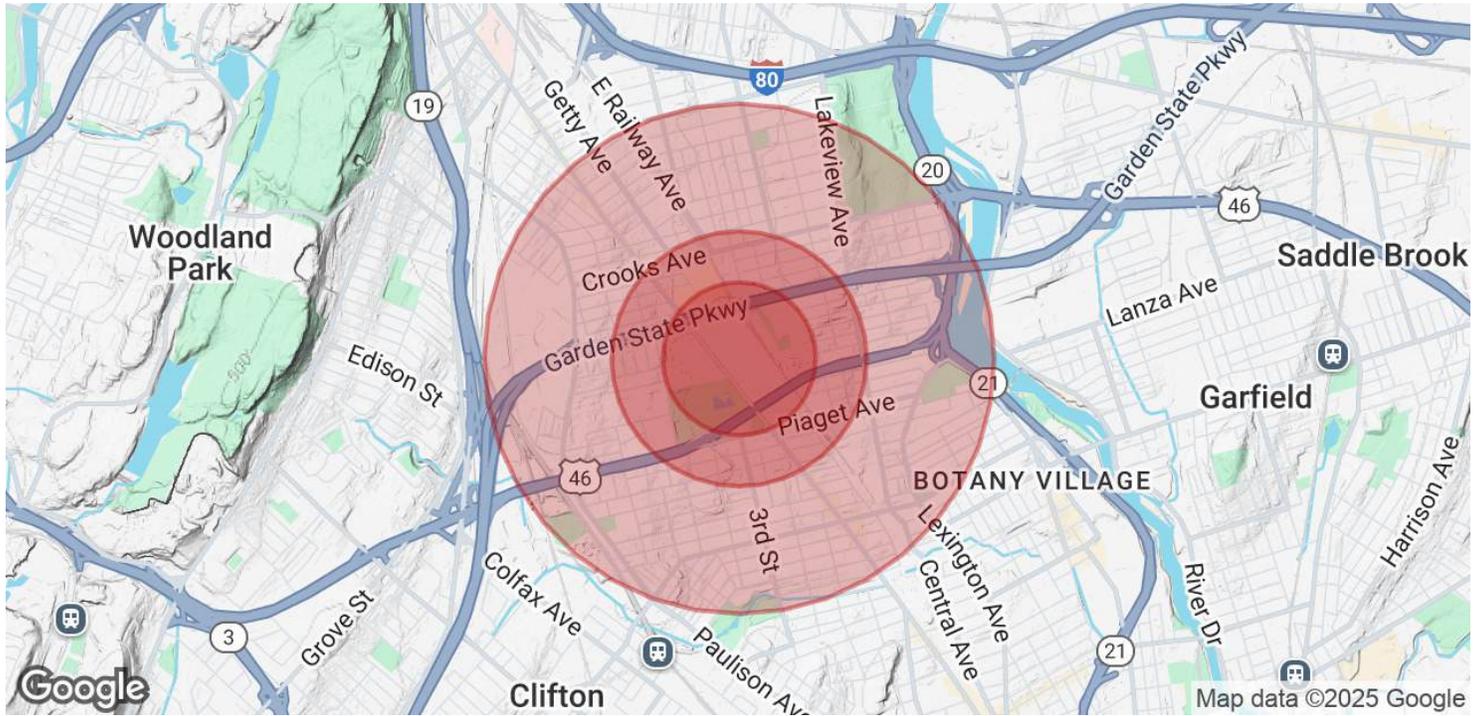
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,051	8,859	37,484
Average Age	39	39	39
Average Age (Male)	39	38	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	640	2,845	12,132
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$105,276	\$103,678	\$98,809
Average House Value	\$467,853	\$455,059	\$438,883

Demographics data derived from AlphaMap

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