

# **Property Overview**

Cushman & Wakefield is pleased to offer a 100% Fee Simple Interest in 179 Market Street, Elmwood Park, New Jersey 07407 for sale. This former Chase Bank branch features a 4,116 SF Building on 0.58 Acres ideally located with 97' of frontage on Market Street. Additionally, the property features a disconnected drive thru lane as well as drive thru window at the building. There are 35 on-site parking spaces (8.5 / 1,000 SF) and the building contains a fully operational vault. The Borough of Elmwood Park has a population of 21,233 with 30.4% of residents holding a Bachelor's degree or higher.

Please Note: prior to an initial offer, Cushman & Wakefield will not be able to accommodate tour requests. Please view the building walkthrough in the deal room for an interior view of the asset.

Building SF	4,116 SF
Site Size	0.58 Acres
Drive Thru?	Yes
Parking Spots	35
Year Built	1960
Zone	CL
Flood Zone	Not in Hazard
2022 Assessment	\$1,400,000
2022 Taxes	\$42,168

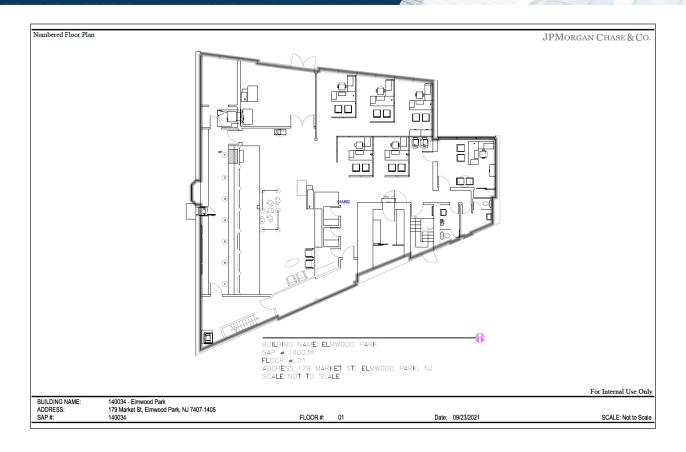
©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

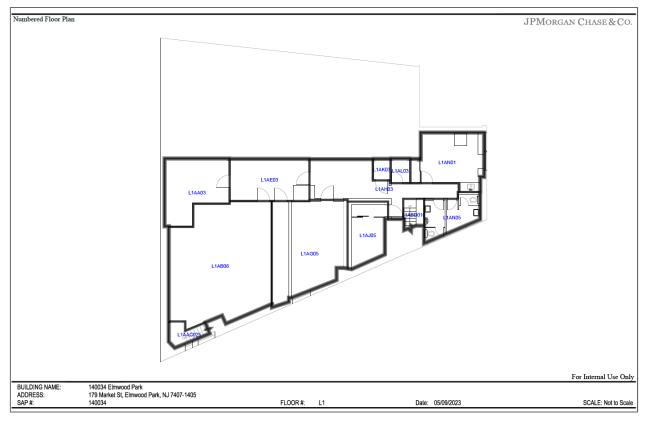
## **179 MARKET STREET**

ELMWOOD PARK, NEW JERSEY 07407

### **OFFERING MEMORANDUM**





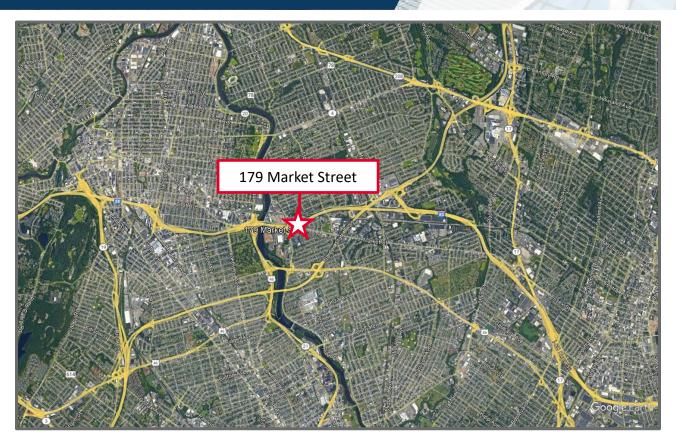


# **179 MARKET STREET**

ELMWOOD PARK, NEW JERSEY 07407

## **OFFERING MEMORANDUM**







## **179 MARKET STREET**

ELMWOOD PARK, NEW JERSEY 07407

### **OFFERING MEMORANDUM**











### **Deal Contact**

André Balthazard
Senior Associate
+1 732 360 6249
andre.balthazard@cushwake.com

# **NJ Private Capital Group**

Andrew Schwartz

Managing Director
+1 973 292 4624
andrew.schwartz@cushwake.com

Jordan Sobel
Director
+1 973 292 4633
jordan.sobel@cushwake.com

André Balthazard
Senior Associate
+1 732 360 6249
andre.balthazard@cushwake.com