

# 179 MARKET STREET

ELMWOOD PARK, NEW JERSEY 07407

## OFFERING MEMORANDUM



## 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.

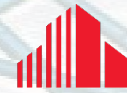
*Please Note: prior to an initial offer, Cushman & Wakefield will not be able to accommodate tour requests. Please view the building walkthrough in the deal room for an interior view of the asset.*

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

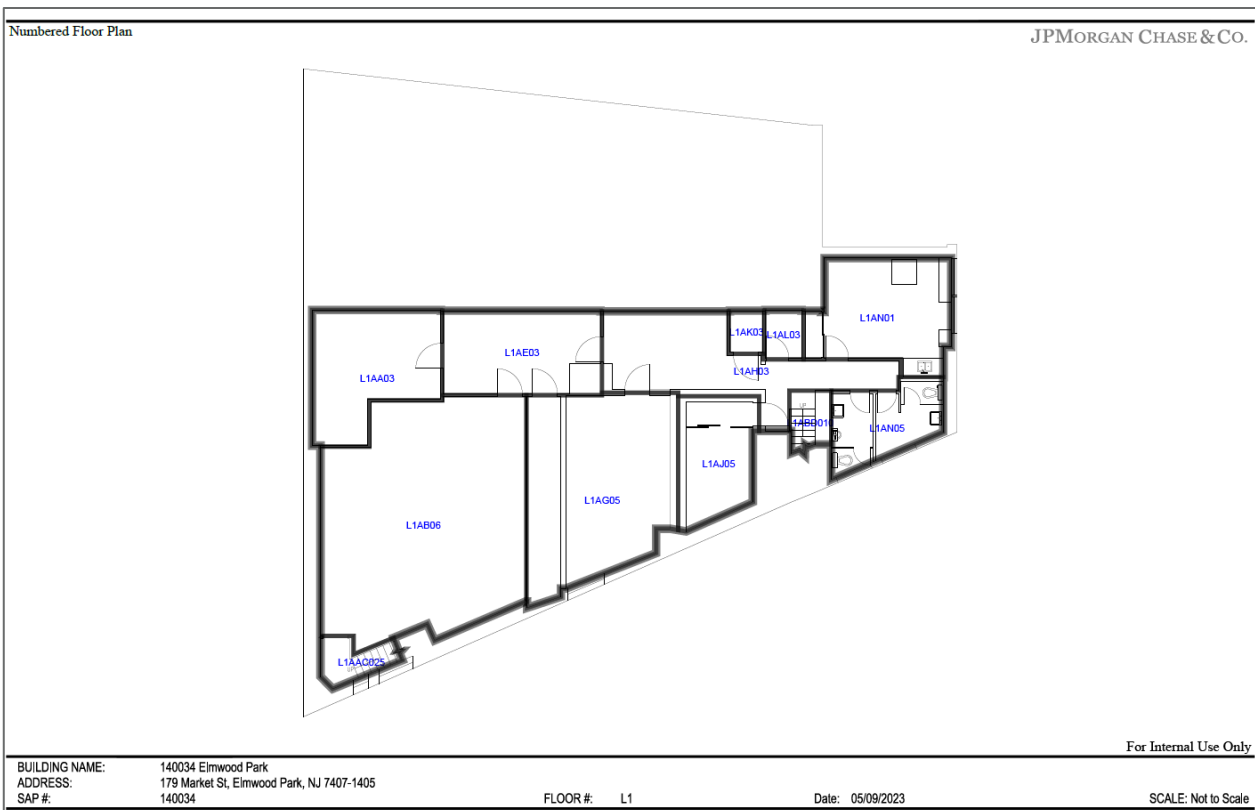
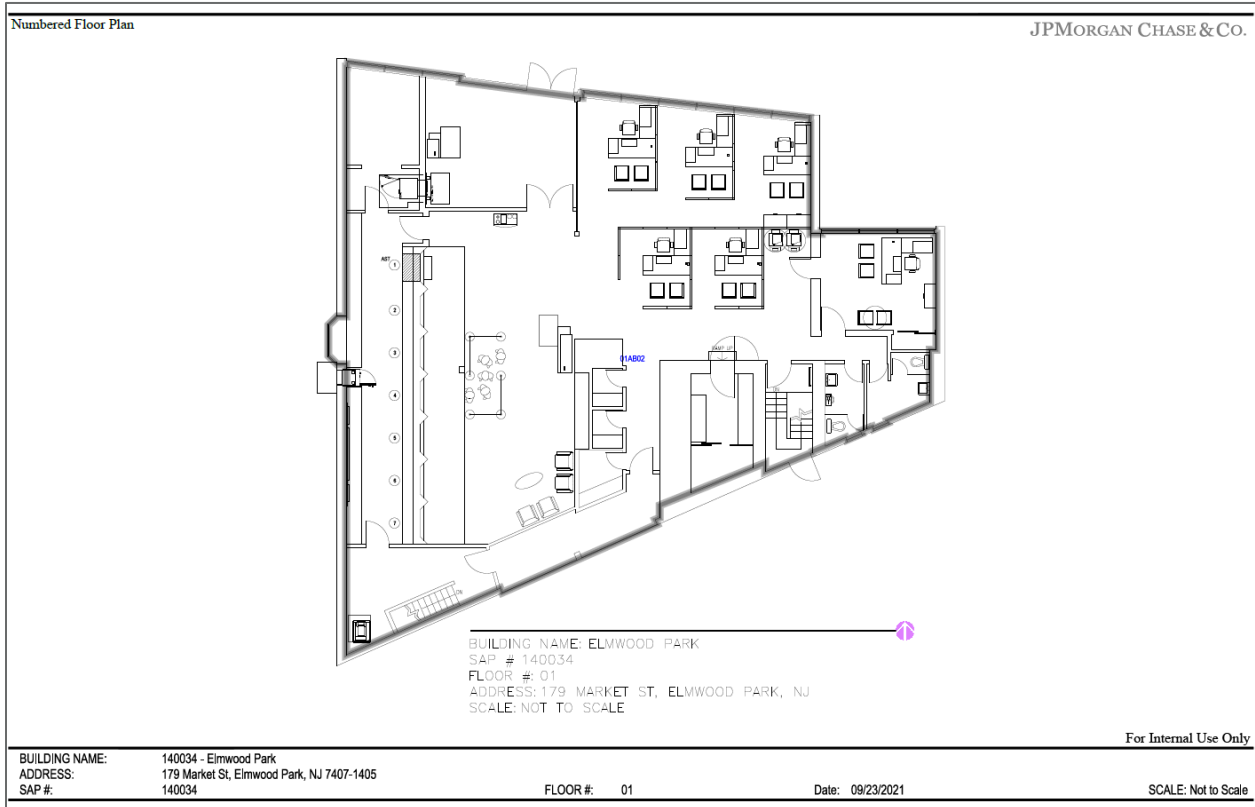
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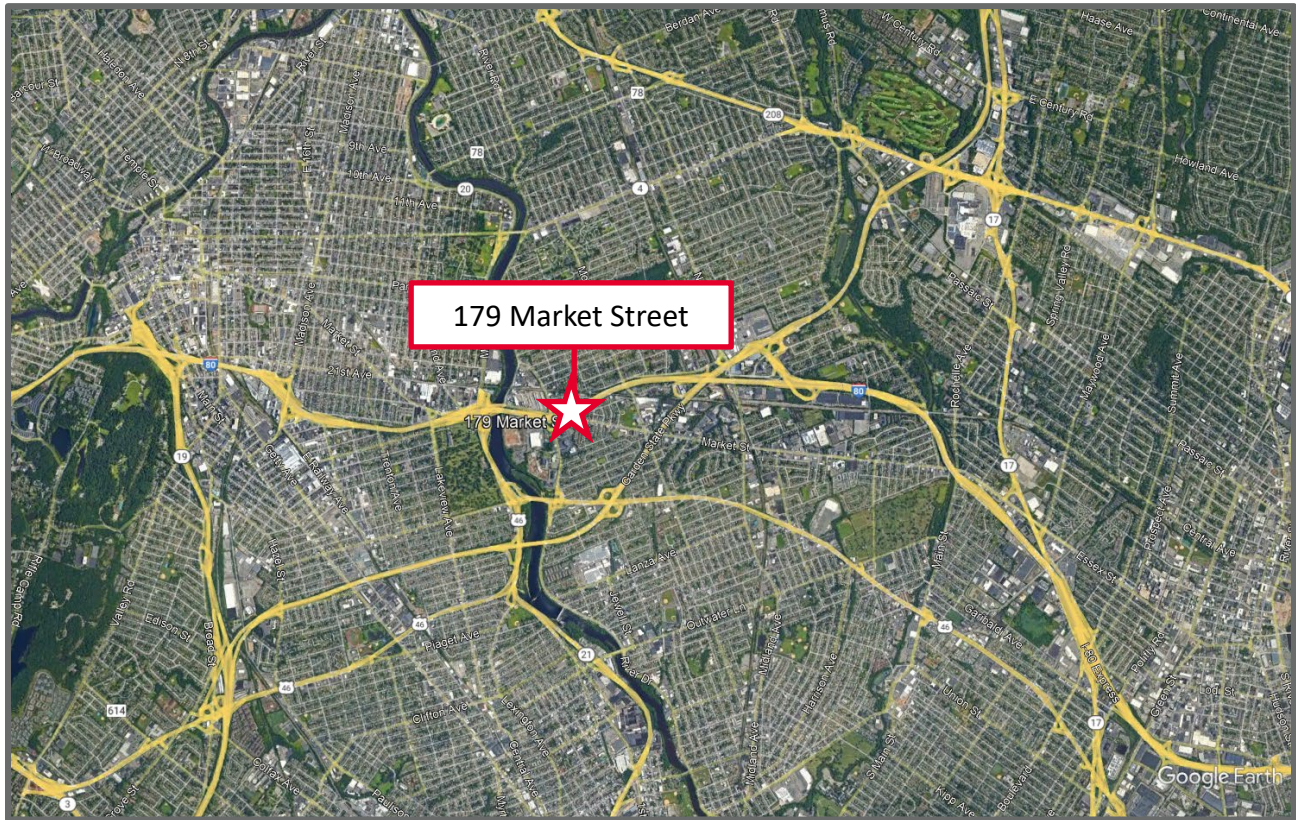
CUSHMAN &  
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