

# 580 Valley Road

Montclair, NEW JERSEY 07043

## OFFERING MEMORANDUM



## Property Overview

Cushman & Wakefield is pleased to offer a 100% Fee Simple Interest in 580 Valley Road, Montclair, New Jersey 07043 for sale. This former Chase Bank ATM site features a 1,620 SF Building on 0.365 Acres ideally located with 95' of frontage on Valley Road in the Upper Montclair section of Montclair. The property features a drive-up and walk-up atm which will both be removed at the time of sale. There are currently 12 on-site parking spaces, and the building sits in the N-C (Neighborhood Commercial) zone. There is a population of 15,713 within 1 mile of the site with 74% of residents holding a Bachelor's degree or higher.

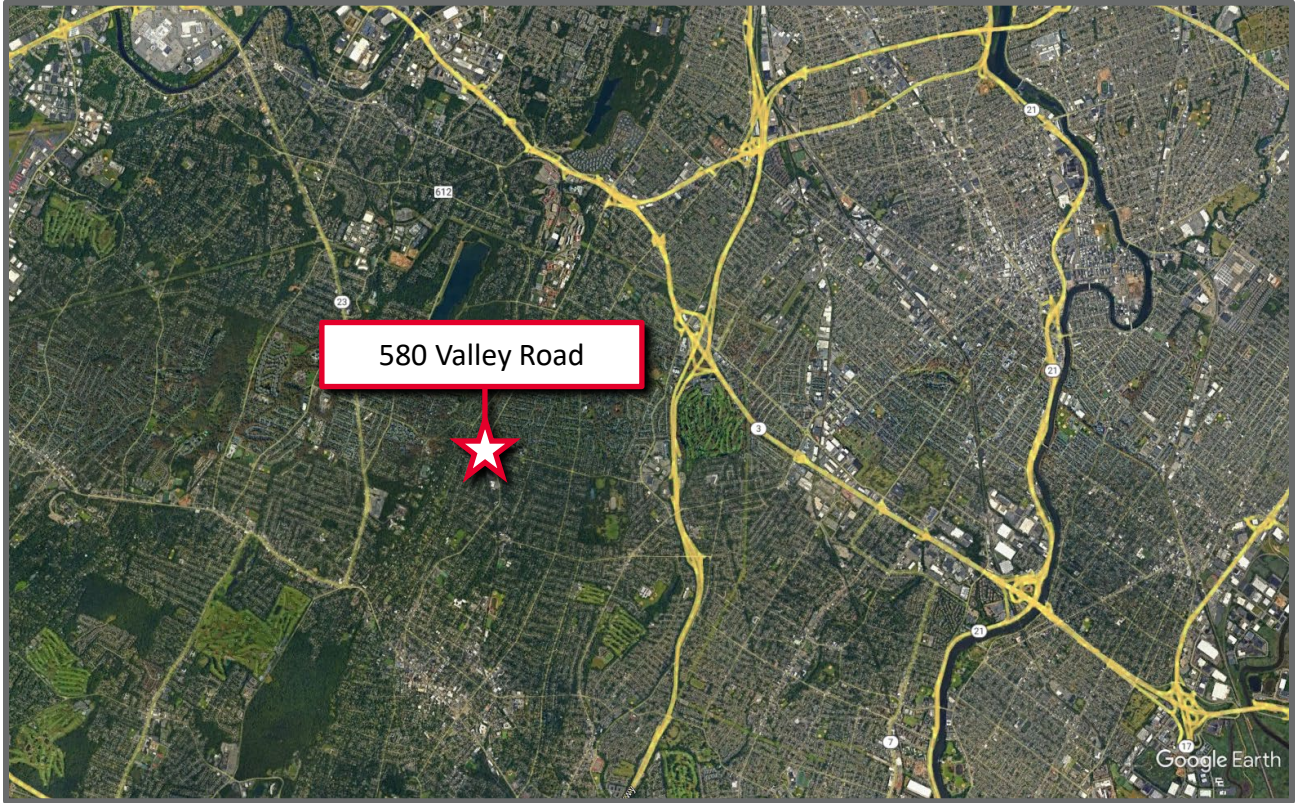
*Please Note: prior to an initial offer, Cushman & Wakefield will not be able to accommodate tour requests. Please view the building walkthrough in the deal room for an interior view of the asset.*

Building SF	1,620 SF
Site Size	0.365 Acres
Drive Thru?	Yes
Parking Spots	11
Year Built	1970
Zone	N-C (Neighborhood Commercial)
Flood Zone	X - Not in Hazard
Assessment	\$1,112,000
2023 Taxes	\$37,586
Block   Lot	1711   30

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### Deal Contact

**André Balthazard**

*Senior Associate*

+1 732 360 6249

[andre.balthazard@cushwake.com](mailto:andre.balthazard@cushwake.com)

### New Jersey Private Capital Group

**Andrew Schwartz**

*Managing Director*

+1 973 292 4624

[andrew.schwartz@cushwake.com](mailto:andrew.schwartz@cushwake.com)

**Jordan Sobel**

*Director*

+1 973 292 4633

[jordan.sobel@cushwake.com](mailto:jordan.sobel@cushwake.com)

**André Balthazard**

*Senior Associate*

+1 732 360 6249

[andre.balthazard@cushwake.com](mailto:andre.balthazard@cushwake.com)

**Dan Bottiglieri**

*Associate*

+1 732 439 1919

[daniel.bottiglieri@cushwake.com](mailto:daniel.bottiglieri@cushwake.com)