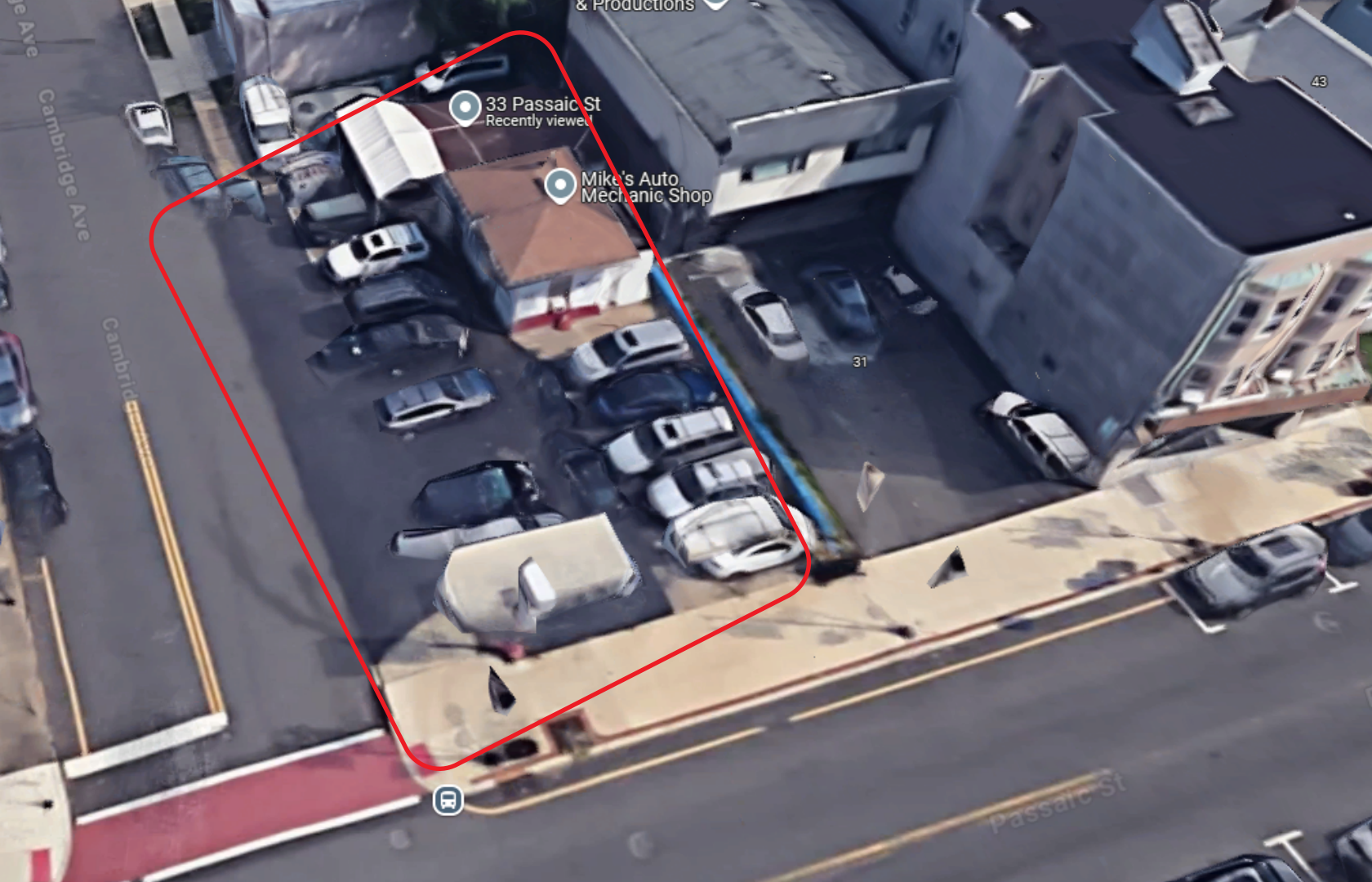




33 Passaic Street, Garfield NJ 07026

Prime Commercial Property with Expansion Potential

Located in the heart of Garfield's thriving downtown business district, this commercial property offers a rare opportunity for entrepreneurs and investors alike. This site is ideal for redevelopment or business expansion. Currently equipped with essential fixtures, the property is well-suited for a convenience store, auto mechanic shop, or other commercial uses permitted under commercial zoning.

- **\$579,000**
- **0.11 AC**
- **Well Suited for Convenience Store, Auto-Mechanic Shop, or other commercial uses permitted under commercial zoning.**



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Currently equipped with essential fixtures, the property is well-suited for a convenience store, auto mechanic shop, or other commercial uses permitted under commercial zoning. Its generous 75' x 110' lot dimensions provide flexibility for renovation or new construction.

Key Highlights:

- Prime Downtown Location– High visibility and strong foot traffic
- Zoned Commercial– Flexible usage options
- Expansion-Ready– Significant potential to build out or upgrade
- Dense Local Demographics:
- Population: 44,761 (1-mile), 266,700 (3-mile radius)
- Households: 14,678 (1-mile), 92,626 (3-mile)
- Median Household Income: \$54,490 (1-mile), \$71,562 (3-mile)
- Daytime Employees: 11,878 (1-mile), 121,531 (3-mile)



Outstanding Visibility & High Traffic Volume – Ideal for Business

Strategically located at 33 Passaic Street, this property benefits from exceptional vehicle exposure, making it a prime spot for a retail or service-based business.

With daily traffic counts exceeding 8,000 vehicles directly on Passaic Street and nearby intersections, your business will enjoy constant visibility to thousands of potential customers every day. Notable nearby counts include:

- Passaic St & Cambridge Ave– 8,420 vehicles/day(just 0.04 miles away)
- Passaic St & Bogart Ave– 8,154 vehicles/day(0.12 miles)
- Passaic St & Spencer Pl– 8,655 vehicles/day(0.22 miles)
- River Dr & Washington Pl– 18,975 vehicles/day(0.13 miles)
- Wall St & 9th St– 13,462 vehicles/day(0.15 miles)
- Midland Ave & Bogart Ave– 10,568 vehicles/day(0.14 miles)

With several surrounding roads feeding into Passaic Street and River Drive, this location enjoys steady cross-traffic and high local engagement, ideal for a convenience store, automotive shop, or any consumer-facing business looking to maximize exposure.

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