

# SALE

## 75 BLOOMFIELD AVE OFFICE BUILDING

75 Bloomfield Ave Denville, NJ 07834



### PROPERTY DESCRIPTION

Well maintained professional office condo

### PROPERTY HIGHLIGHTS

- off street parking
- former podiatrist office
- move in condition
- 3 exam rooms
- private office
- waiting room and receptionist area

### OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$165,000 |
| Number of Units: | 11        |
| Lot Size:        | 6,671 SF  |
| Building Size:   | 950 SF    |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 140        | 574       | 2,043     |
| Total Population  | 409        | 1,637     | 5,634     |
| Average HH Income | \$155,530  | \$156,158 | \$170,787 |

**John Negri**  
(973) 865-3456

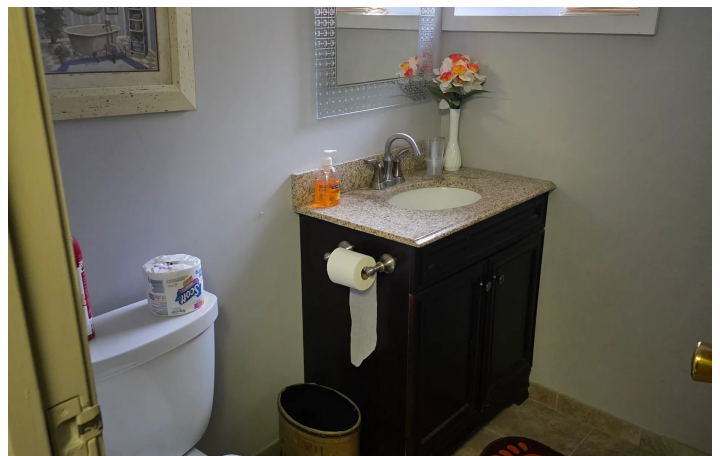


**COLDWELL BANKER  
COMMERCIAL**  
REALTY

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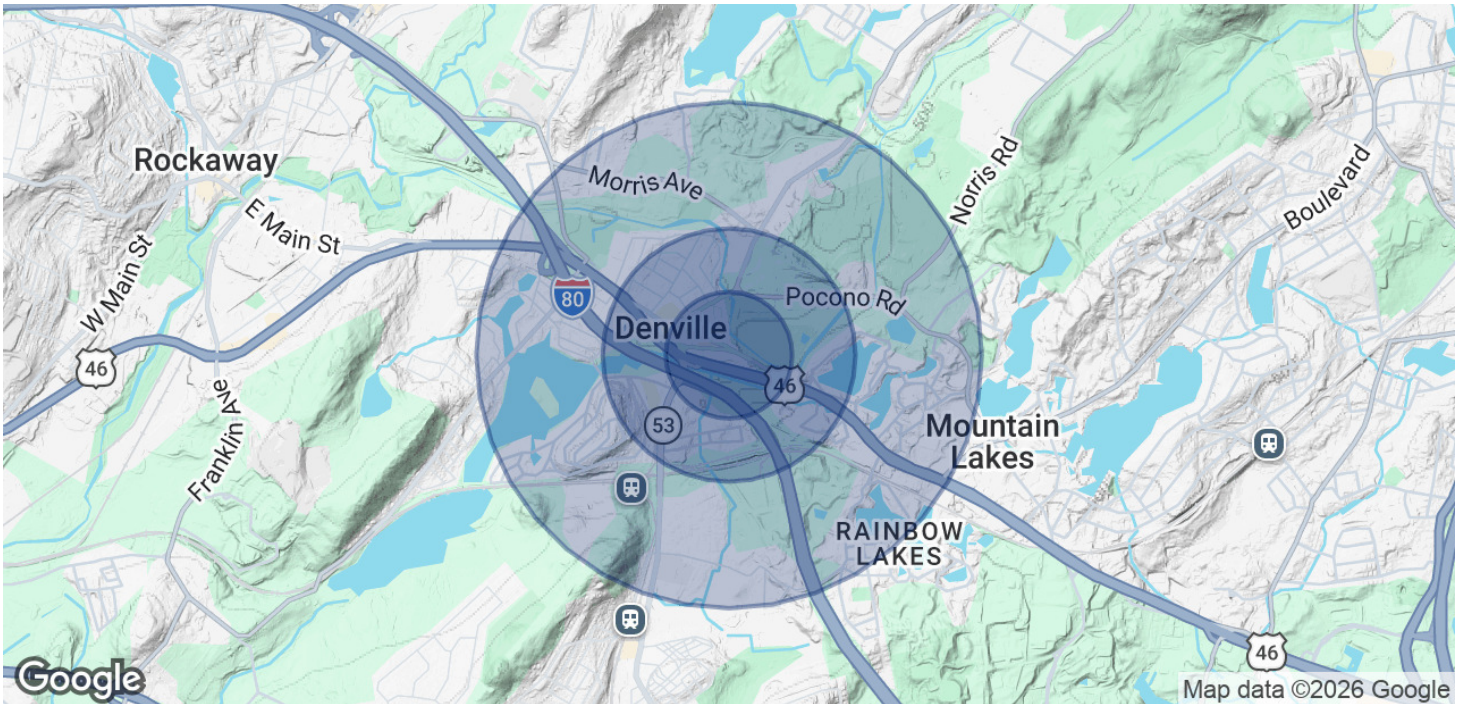


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### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 409        | 1,637     | 5,634  |
| Average Age          | 40.4       | 40.9      | 41.7   |
| Average Age (Male)   | 45         | 45        | 42.5   |
| Average Age (Female) | 38.2       | 39.3      | 42.5   |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 140        | 574       | 2,043     |
| # of Persons per HH | 2.9        | 2.9       | 2.8       |
| Average HH Income   | \$155,530  | \$156,158 | \$170,787 |
| Average House Value | \$492,146  | \$498,415 | \$534,969 |

2023 American Community Survey (ACS)

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