

# MONTCLAIR, NJ

Lackawanna Station Shopping Plaza  
Grove Street At Bloomfield Avenue

*investment property  
for sale*

**115,000 sf Retail  
Building Anchored by  
Pathmark with a Three  
Story Office Building**

**Located In The  
Dominant Retail  
Area Of Montclair**

**Five Mile Population  
of 600,000**

**Sales Price  
\$16,500,000**

**Cap Rate 7.0%**



## Financial Details

Net Operating Income*	\$1,175,000
Cash On Cash	6.0%
Mortgage	Assumable 5.54%

\*Complete details available upon execution of confidentiality agreement

## Location Information

Located at the historic Lackawanna Station Rail Yards landmark, originally built in 1912, the property is situated within the fully-developed retail and office marketplace along Bloomfield Avenue. Dense residential development can be found along Grove Street, to the North and South of the property.

## For Further Information Contact

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