

**COMMERCIAL BUILDING FOR SALE**  
**DELIVERED VACANT / TURN-KEY RESTAURANT**



**186 MOUNTAINVIEW BLVD. WAYNE, NEW JERSEY**

**INVESTMENT HIGHLIGHTS:**

- The subject property is a 3,745 SF Second Generation Restaurant located in Passaic County, New Jersey.
- Premium location with immediate access to Route 23, Rt 80, Rt 46 and Route 202.
- Directly across the street from Wayne Mountainview Train Station.
- Large parking lot adjacent to the building.
- New Metal Roof installed in 2019.
- Fantastic traffic count along Mountainview Blvd.
- Numerous new multifamily communities in the immediate area.
- Less than a mile from Willowbrook Mall.

**LOT SIZE:**

- +/- 39,240 SF

**BLOCK/LOT:**

- 818/6

**BUILDING SIZE:**

- +/- 3,745

**TAXES:**

- \$19,901

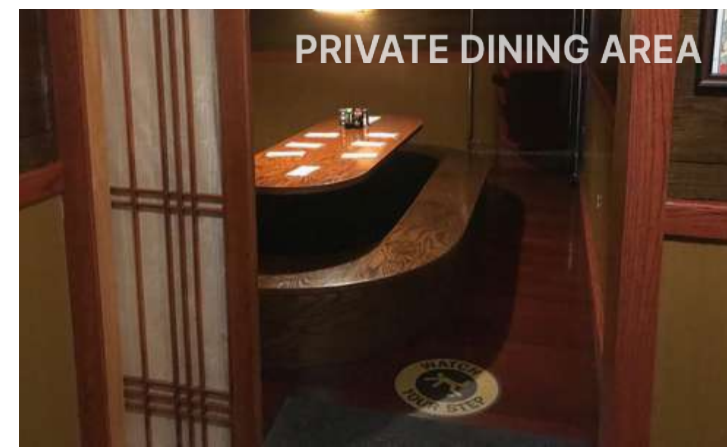
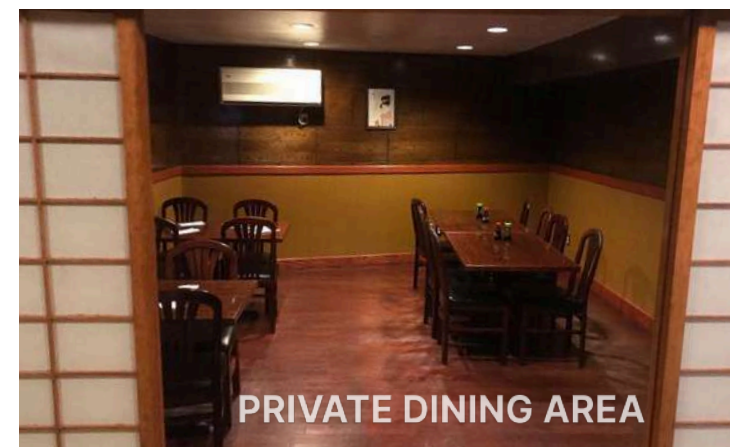
**ZONING:**

- Industrial  
(See Uses Page 6)

**ASKING PRICE:**

- Upon Request















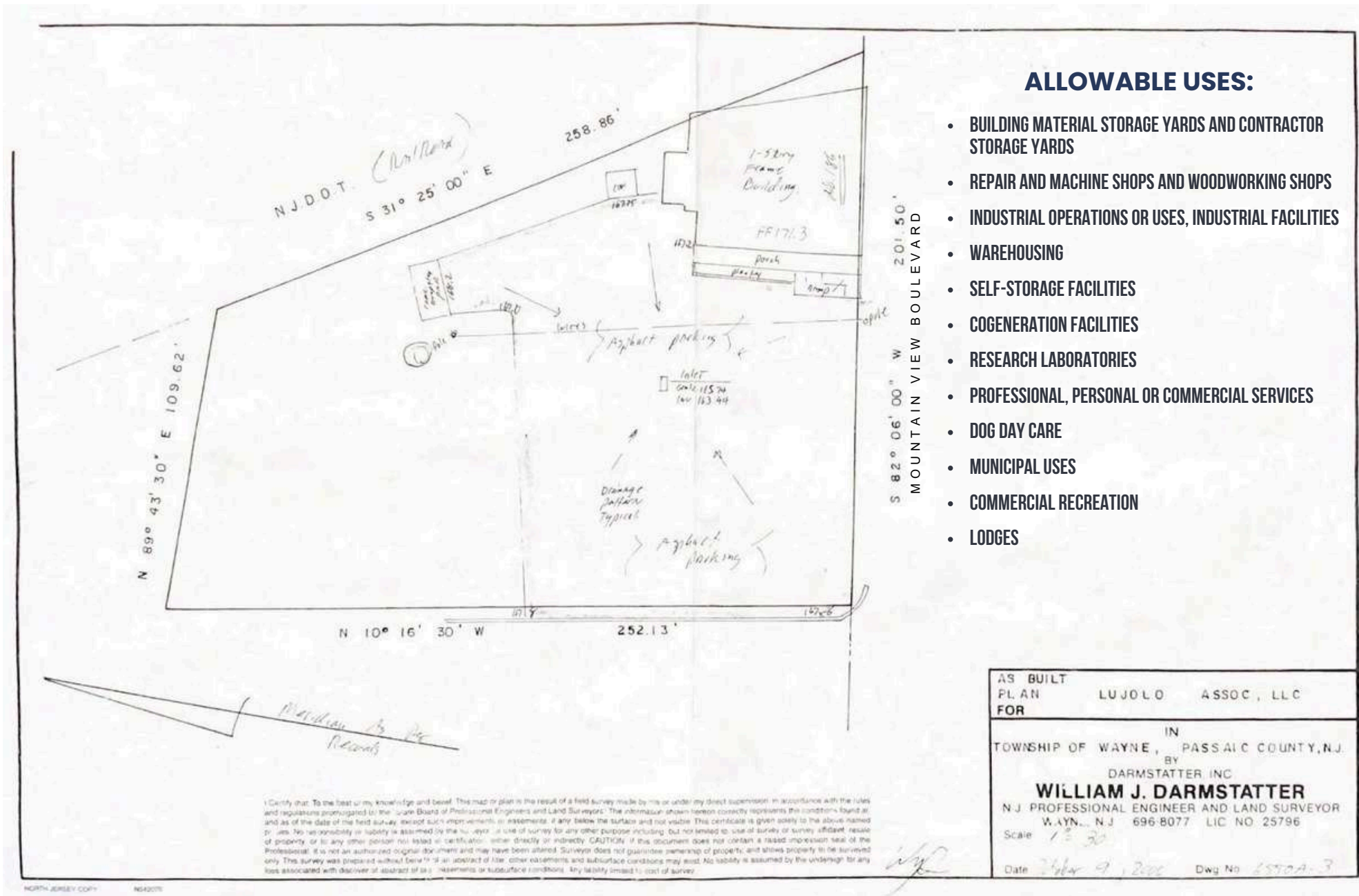


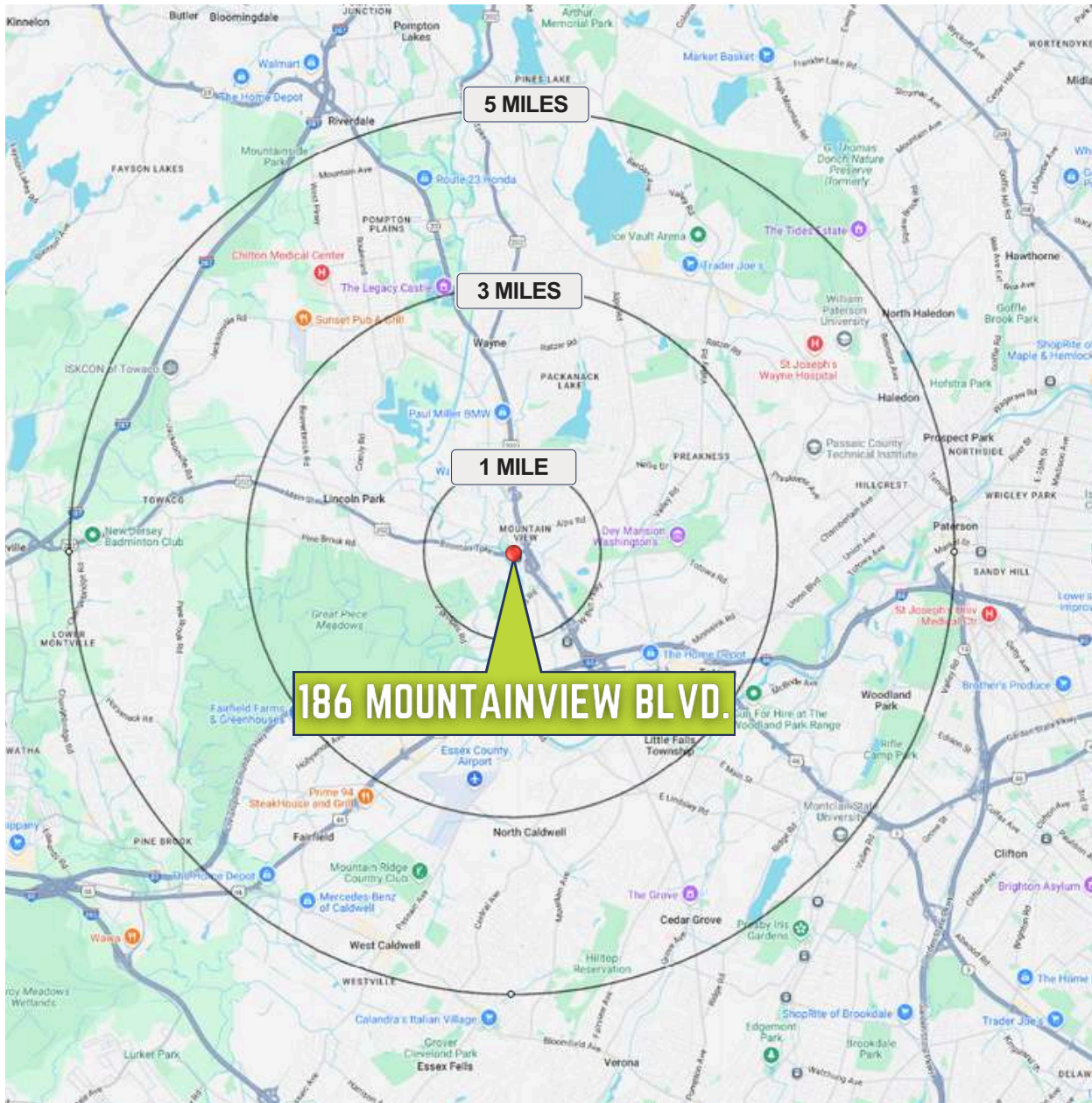
# AERIAL & NEIGHBORING RETAILERS

186 MOUNTAINVIEW BLVD. WAYNE, NEW JERSEY









### 1 MILE RADIUS

#### POPULATION

7,998

#### HOUSEHOLDS

2,569

#### MEDIAN AGE

43.4

#### COLLEGE GRADUATES (Bachelor's +)

54.7%

#### TOTAL BUSINESSES

438

#### TOTAL EMPLOYEES

5,231

#### AVERAGE HOUSEHOLD INCOME

\$219,628

### 3 MILE RADIUS

#### POPULATION

65,081

#### HOUSEHOLDS

23,647

#### MEDIAN AGE

43.7

#### COLLEGE GRADUATES (Bachelor's +)

54.5%

#### TOTAL BUSINESSES

2,797

#### TOTAL EMPLOYEES

35,231

#### AVERAGE HOUSEHOLD INCOME

\$188,440

### 5 MILE RADIUS

#### POPULATION

161,477

#### HOUSEHOLDS

58,363

#### MEDIAN AGE

43.5

#### COLLEGE GRADUATES (Bachelor's +)

49.7%

#### TOTAL BUSINESSES

7,772

#### TOTAL EMPLOYEES

100,093

#### AVERAGE HOUSEHOLD INCOME

\$170,474

2024 estimates



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