



**FOR SALE**

**463 BLOOMFIELD AVE / 6 ESPY RD  
CALDWELL, NJ**

**PREMIUM DOWNTOWN CORNER RETAIL**

**BUILDING FEATURES**

- Approx. 4600 sf
- Existing Cleaners
- Convenient Access
- Marquee Signage
- 25 ft Frontage on Bloomfield Ave
- NEW Roof

**PROPERTY FEATURES**

- Corner Lot at Bloomfield Ave and Espy Rd (2 Lots)
- Zoning: B
- Walking Distance to Area Amenities
- Approx 25 Dedicated Parking Spots plus Shared Adjacent Parking Lot
- Close Proximity to Major Highways

**Asking Sale Price: \$1,100,000**

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