

FOR SALE - ONLINE AUCTION

# Former Bank of America

855 MOUNTAIN AVENUE, UNION COUNTY, MOUNTAINSIDE, NEW JERSEY

RETAIL

REGISTER & BID ONLINE AT [WWW.BANKINGCENTERSFORSALE.COM](http://WWW.BANKINGCENTERSFORSALE.COM)



## PROPERTY INFO

- + BUILDING SIZE:  $\pm 7,440$  SF, two-story building with triple drive-thru
- + **FURNITURE NOT INCLUDED**
- + PROPERTY SIZE:  $\pm 1.237$  acres
- + ZONING: B, Business & RS-12, Single Family Residence District
- + PARKING:  $\pm 53$  Surface spaces
- + TRAFFIC COUNT:  $\pm 11,330$  ADT along Mountain Ave
- + FRONTAGE:  $\pm 274.42'$  along Mountain Ave and  $\pm 189.02'$  along Mountain View Terrace
- + TAXES: \$47,541.31 (2019)
- + Visit [www.bankingcentersforsale.com](http://www.bankingcentersforsale.com) to view available properties as well as register and receive email notification about new banking center opportunities
- + Property will be sold through a modified bid process. Bid deadline date is July 25, 2019

## CONTACT US

**Michael Horne**

+1 732 509 2866 (O)  
mike.horne@cbre.com  
Lic. Broker-Saleperson: NJ  
Lic. Salesperson: PA

**Nicole Jadoo**

+1 732 509 2864 (O)  
+1 201 290 9615 (M)  
nicole.jadoo@cbre.com  
Lic. Salesperson: NJ

**CBRE**

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### 1 | TITLE DESCRIPTION

Real property in the Town of Westfield and Borough of Mountainside, County of Union, State of New Jersey, described as follows:

**Tract 1**  
 BEGINNING at a point in the Westerly side line of Mountainside Avenue where the same is intersected by the Northeastly side line of Mountain View Terrace and running thence (1) along the said side line of Mountainside Avenue North 45° 00' 00" West 180.00 feet to a point thence (2) easterly along said side line of Mountain View Terrace North 45° 00' 00" West 153.50 feet to an old line lot thence (3) North 30° 18' 00" West along the Town of Westfield and Borough of Mountainside line (4) South 12° 18' 00" West along the lot established by Boundary Line Agreement between Parcel C, Thomas and Family Farmers, recorded in Book 2044 of Deeds for Union County at Page 176, 178, 179 to a point in the Westerly side line of Mountainside Avenue (5) along said side line of Mountainside Avenue to the Southwesterly side line of New Providence Road thence (6) along said side line of Mountainside Avenue South 34° 20' 30" West 46.00 feet to a point thence (7) easterly along said side line of Mountainside Avenue North 21° 40' 00" West to the point and beginning of BEGINNING.

**Tract 2**  
 BEGINNING at a point in the Westerly side line of Mountainside Avenue, said point being the Southeastly corner of lands of Tenney Theatres & Shows, and running thence (1) South with an easterly (2) South along the line of Mountainside Avenue formerly said Mountainside Avenue (3) West to a point thence (4) West along the line of Mountainside Avenue to the Southeastly side line of Mountain View Terrace (5) North along said Mountainside Avenue, 100-foot right-of-way and 80-foot easements (28.50) to the point of BEGINNING.

The above premises are more particularly described as follows:

**BEING** at a point in the Northwestly side line of Mountainside Avenue, said point being the Southeastly corner of lands formerly of Tenney Theatres & Shows, and running thence (1) South with an easterly (2) South along the line of Mountainside Avenue formerly said Mountainside Avenue (3) West to a point thence (4) West along the line of Mountainside Avenue to the Southeastly side line of Mountain View Terrace (5) North along said Mountainside Avenue, 100-foot right-of-way and 80-foot easements (28.50) to the point of BEGINNING.

**Tract 3 - Parcel A**  
 BEGINNING at a point in the Westerly side line of Mountainside Avenue distant therefrom 572.81 feet Southly from the corner formed by the intersection of New Providence Road and Mountainside Avenue (1) North 69 degrees 21 minutes 40 seconds West 107.00 feet to a point thence (2) North 32 degrees 18 minutes 15 seconds West 88 feet to a point thence (3) North 30 degrees 18 minutes 30 seconds West 193.31 feet to a point in the Westerly side line of Mountainside Avenue (4) along the Westerly side line of Mountainside Avenue North 21 degrees 40 minutes 30 seconds East 46 feet to the point and beginning of BEGINNING.

**Tract 3 - Parcel B**  
 BEGINNING at a point in the Westerly side line of Mountainside Avenue distant therefrom 345.65 feet Southly from the corner formed by the intersection of New Providence Road and Mountainside Avenue (1) North 69 degrees 21 minutes 40 seconds West 107.00 feet to a point thence (2) North 32 degrees 18 minutes 15 seconds West 88 feet to a point thence (3) North 30 degrees 18 minutes 30 seconds West 193.31 feet to a point in the Westerly side line of Mountainside Avenue (4) along the Westerly side line of Mountainside Avenue North 21 degrees 40 minutes 30 seconds East 46 feet to the point and beginning of BEGINNING.

**Tract 3 - Parcel C**  
 BEGINNING at a point in the Westerly side line of Mountainside Avenue distant therefrom 345.65 feet Southly from the corner formed by the intersection of New Providence Road and Mountainside Avenue (1) North 69 degrees 21 minutes 40 seconds West 107.00 feet to a point thence (2) North 32 degrees 18 minutes 15 seconds West 88 feet to a point thence (3) North 30 degrees 18 minutes 30 seconds West 193.31 feet to a point in the Westerly side line of Mountainside Avenue (4) along the Westerly side line of Mountainside Avenue North 21 degrees 40 minutes 30 seconds East 46 feet to the point and beginning of BEGINNING.

**NOTE: FOR INFORMATION ONLY:** Being Lot 1, Block 1, D07, Tax Map of the Town of Westfield and Being Lot 6 and 7, Block 13, Tax Map of the Borough of Mountainside, County of Union, State of New Jersey.

The land shown in this survey is the same as that shown in First American Title Insurance Company File No.: NCG-401870-669-KCTY; Commitment Date: December 13, 2016 at 7:30 a.m.

### 12 | PARKING INFORMATION

50 - STANDARD SPACES  
 3 - HANDICAPPED SPACES  
 53 - TOTAL SPACES

### 19 | SURVEY DRAWING

### 13 | LAND AREA

LOT 1 - BLOCK 507  
 LOT 6 & LOT 7 - BLOCK 13  
 INCLUSIVE OF:  
 TRACT 1, TRACT 2, TRACT 3 - PARCEL A & TRACT 3 - PARCEL B

63,875 square feet or 1.237 Acres

### 16 | VICINITY MAP

### 2 | TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company's File No. NCG-401870-669-KCTY. Commitment Date December 13, 2016 at 7:30 a.m.

### 14 | BUILDING AREA

2-STORY BRICK BUILDING = 3,720 SQUARE FEET

### 15 | BUILDING HEIGHT

2-STORY BRICK BUILDING = 35 FEET

### 10 | BASIS OF BEARING

THE BEARING OF N33°10'10" E BEING THE WESTERLY LINE OF TRACT 1 PER DEED BOOK 2814, PAGE 187 AND RECORDED IN THE UNION COUNTY CLERK'S OFFICE ON 11-05-1980 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. SAID WESTERLY LINE OF TRACT 1 BEING NOTED ON SAID DEED AS N33°10'10" E 100.00'

### 17 | NORTH ARROW / SCALE

### 7 | POSSIBLE ENCROACHMENTS

- WOOD FENCE (S/N) ENCROACHES 0.0' NORTHWEST ONTO ADJOINING PROPERTY.
- CURB FACE ENCROACHES 0.3' NORTHWEST ONTO SUBJECT PROPERTY.
- CURB FACE ENCROACHES 3.1' SOUTHWEST ONTO SUBJECT PROPERTY.
- GARAGE ENCROACHES 3.1' SOUTHWEST OVER 40' FRONT YARD SETBACK (TOWN OF WESTFIELD).

### 3 | SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" - SECTION II

- Agreement as set forth in Deed Book 2494, Page 238. Does not affect the subject property. Change referenced in deed no longer applies.
- Agreement as set forth in Deed Book 2494, Page 238. Does not affect the subject property. Change referenced in deed no longer applies and time period for other items has expired.
- Deed Book 2464, Page 220. Does not affect the subject property. Change referenced in deed no longer applies and time period for other items has expired.
- Deed Book 2464, Page 230. Does not affect the subject property. Change referenced in deed no longer applies and time period for other items has expired.

### 8 | ZONING INFORMATION

JURISDICTION: City of Mountainside and Town of Westfield  
 ZONING DISTRICT: B, Business  
 REQUIREMENTS: Minimum Front Setback: 10.0 feet; Minimum Side Setback: 10.0 feet; Minimum Rear Setback: 10.0 feet; Maximum Height: 35.0 feet; Minimum Lot Area: 10,000 sq. ft.; Minimum Lot Width: 100.0 feet; Maximum Coverage: 20%; Minimum Parking: 1 space per 200 sq. ft. of gross floor area.

### 9 | LEGEND

P.O.B. POINT OF BEGINNING	T.S. TRAFFIC SIGN
N/F NOW OR FORMERLY	H.S. HANDICAP SIGN
B.O.M. BOUNDARY OF MOUNTAIN	N.P. NUMBER/PARKING SPACES
C.T.P. CHURCH TOWER POINT	L.P. LIGHT POLE
C.P. CENTER	S.I. SIDEWALK
G.E. GENERATOR	B.C. BRICK COLUMNS
A.C. AIR CONDITIONER	M.U. METAL UTOILITY
"BGA" BOUNDARY OF GENERATOR	U.P. UTILITY POLE/UTILITY WIRE
"MACH" MACHINE	O.E.W. OVERHEAD ELECTRIC WIRES
M.B. MAIL BOX	S.A. SATELLITE ANTENNA
D.P. DEPRESSED DRIVE	G.V. GAS VALVE
A.M. AIR METER	C.E. CLEAN-OUT
M.C. MARKER	W.E. WATER VALVE
D.H. DEPRESSION	M.O.E. MARK-OUT ELECTRIC
P.L. PROPERTY LINE	P.C.O. FIRE DEPARTMENT CONNECTION
S.F. SQUARE FEET	I.V. IRRIGATION VALVE CONTROL
R. RECORD	F.P. FLAG POLE
M. MEASURED	M.P. METAL PILING
D.S. DEED BOOK	W.F. WOOD FENCE
P.L. PAGE	D.C. DENOTES CONCRETE
L/S. LANDSCAPE	S.D. DENOTES STRIPING
B.A. BANK OF AMERICA	C.S. DENOTES SCHEDULE B-8 ITEM
C.O. CONCERN OF MOUNTAIN	C.E. DENOTES ENCROACHMENTS
C.M. CONCERN OF MOUNTAIN	P/O PART OF
C.I. CARRIED OVER IN SET	C/O CARE OF
C.D. CONCERN OF DEED	
P.K. MAIL W/BACK SET IN MANAGEMENT	

### 11 | SURVEYOR'S NOTES

- Parcel identification numbers are same as Lot & Block numbers.
- No observable evidence of earth moving work, building construction or building additions observed in the process of conducting this Survey.
- Property has direct physical pedestrian access and direct vehicle public right of way access to Mountain View Terrace, public street maintained by the Town of Westfield and to Mountain Avenue, public street maintained by the Borough of Mountainside and the Town of Westfield.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- Distance to nearest intersecting street, New Providence Road, as shown on vicinity map.
- Exterior rooftop of all buildings at ground level.
- There are no off-site easements or servitudes benefiting the surveyed property.
- Property address is 855 Mountain Avenue.

### 5 | FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 540329C019P, WHICH BEARS AN EFFECTIVE DATE OF 8/20/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" (NON-FLOOD ZONE); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### 4 | SURVEYOR CERTIFICATION

To: Bank of America, National Association  
 First American Title Insurance Company  
 Commercial Due Diligence Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21(a).

(Graphically depicted in relation to the subject land, or property, or other easements or interests benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A" of Table A thereto. The field work was completed on December 27, 2016.)

Date of Plat or Map: January 12, 2017.

Date: \_\_\_\_\_

(Signature) **DANIEL P. HUNDLEY**  
 PROFESSIONAL LAND SURVEYOR  
 License No.: 33774

### 6 | CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

### AS-SURVEYED DESCRIPTION

Description of Lot 1 in Block 507 as shown on the current Tax Map of the Town of Westfield and Lots 6 and 7 in Block 13 as shown on the current Tax Map of the Borough of Mountainside, Union County, New Jersey.

Beginning at a certain point in the Westerly side line of Mountainside Avenue where the same is intersected by the Northeastly side line of Mountain View Terrace, 180.00 feet to a point thence (1) North 45° 00' 00" West along the Northeastly right-of-way line of Mountain View Terrace, 153.50 feet to a point thence (2) North 30° 18' 00" West along the common line between Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7, crossing over the Municipal Boundary line of the Town of Westfield and the Borough of Mountainside, 280.30 feet to a point thence (3) North 30° 18' 00" West along the common line between Mountain View Terrace Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7 in Block 13, 107.00 feet to a point thence (4) North 32° 18' 00" West along the common line between Mountain View Terrace Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7 in Block 13, 107.00 feet to a point thence (5) North 30° 18' 00" West along the common line between Mountain View Terrace Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7 in Block 13, 193.31 feet to a point in the Westerly side line of Mountainside Avenue, 46 feet to a point thence (6) North 21° 40' 00" West along the common line between Mountain View Terrace Tax Map Lots 6 and 7 and Tax Map Lots 6 and 7 in Block 13, 46 feet to a point thence (7) East 21° 40' 00" West to the point and beginning of BEGINNING.

Containing 63,875 square feet or 1.237 acres.

### Key to CDS ALTA Survey

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### 18 | ALTA/NSPS Land Title Survey

This survey performed in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

**COMMERCIAL**  
 DUE DILIGENCE SERVICES

A Division of FA Business Services, LLC  
 Certified of Authorization No. 240396203100  
 3580 W. Robinson Street, Third Floor  
 Norman, OK 73702  
 Office: 405.378.5923 • Fax: 714.689.9200 Toll Free: 888.457.7878

Drawn By: AF  
 Surveyor Ref No.: N-2742  
 Acvd By: DPH

Field Date: 12/27/16  
 Scale: 1"=30'

Date: 1/11/17  
 (Revision) Revised per DC comments  
 Date: 1/27/17  
 Date: (Date of Closing)  
 Date:

Prepared For:  
 Bank of America, National Association

Client Ref. No: N37-208

### 20 | PROJECT ADDRESS

855 Mountain Ave, Mountainside, NJ  
 Project Name:  
 BOA Gold Properties  
 CDS Project Number:  
 16-12-0161

Sheet **1** of **1**

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**Michael Horne**

**Nicole Jadoo**

+1 732 509 2866 (O)  
mike.horne@cbre.com  
Lic. Broker-Salesperson: NJ  
Lic. Salesperson: PA

+1 732 509 2864 (O)  
+1 201 290 9615 (M)  
nicole.jadoo@cbre.com  
Lic. Salesperson: NJ

**CBRE**

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