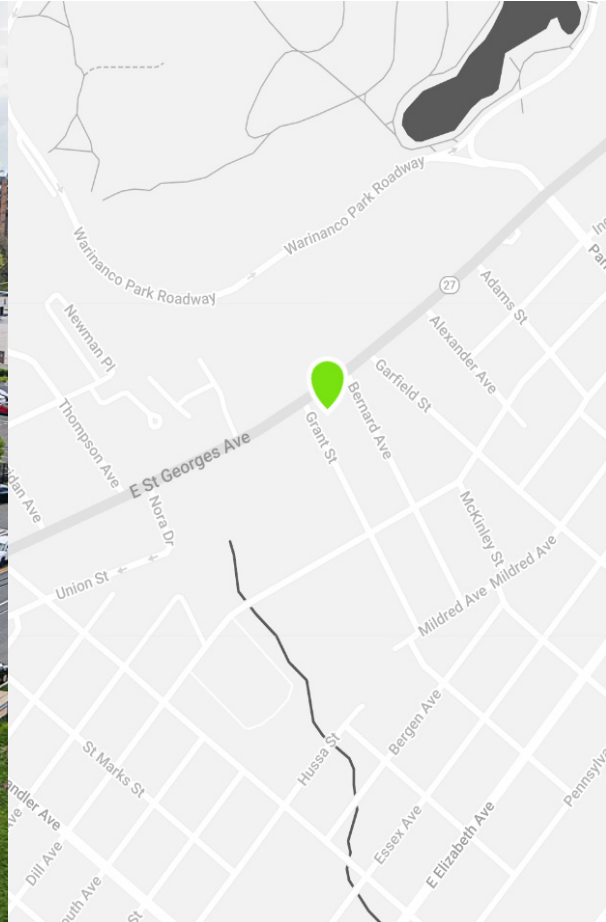


IPRG

1700-1710
EAST ST. GEORGE AVENUE
LINDEN, NJ 07036

CLOSED



SALE PRICE

\$1,350,000

PROPERTY DESCRIPTION

BLOCK & LOT:	34 - 1&2
NEIGHBORHOOD:	Linden
PROPERTY TYPE:	Commercial / Industrial
APPROX. LOT SF:	19,100
BUILDING SF:	5,251
LOT DIMENSIONS:	99 ft x 200 ft IRR
ZONING:	C-2 (100) Retail Commercial
ASSESSMENT (2023):	\$383,300
TAXES (22/23):	\$26,501

PROPERTY HIGHLIGHTS

1700 E St. George Avenue

- Tenant: Auto sales business paying below-market rents on a short-term lease
- Small office space used on site
- Ability to park 40+ cars
- Mixed-use development opportunity
- Located on a major thoroughfare of the neighborhood

1710 E St. George Avenue

- Tenant: Auto-repair shop paying below-market rents on a short-term lease
- Parking available
- 4 Drive-in doors
- 5 Car-lifts
- Office space
- 15' Ceiling Heights
- Mixed-use development opportunity
- Located on a major thoroughfare of the neighborhood

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