

# IPRG

# 435-449

US-1, ELIZABETH, NJ 07202

EXCLUSIVE LISTING



## OFFERING PRICE

# \$3,100,000

## PROPERTY DESCRIPTION

BLOCK & LOT:	480 / 8.02 & 10
NEIGHBORHOOD:	Elizabeth
PROPERTY TYPE:	Commercial / Industrial
APPROX. LOT SF:	25,134 SF
BUILDING SF:	4,452 SF
ZONING:	HC - Highway Commercial
YEAR BUILT:	1930
ANNUAL TAXES:	\$30,640

## PROPERTY HIGHLIGHTS

- Value-Add Opportunity
- Tenants:
  - Two Auto Sales businesses with month-month leases
  - Auto Repair Shop with month-month lease
- Located on a major highway of the area
- High vehicular traffic
- Ability to park 100+ vehicles on site
- Office Space Available
- 5 Car Lifts
- 3 Drive-In Doors
- 12' Ceilings

**YANNI MARMAROU**  
Partner  
718.360.5059  
yanni@iprg.com

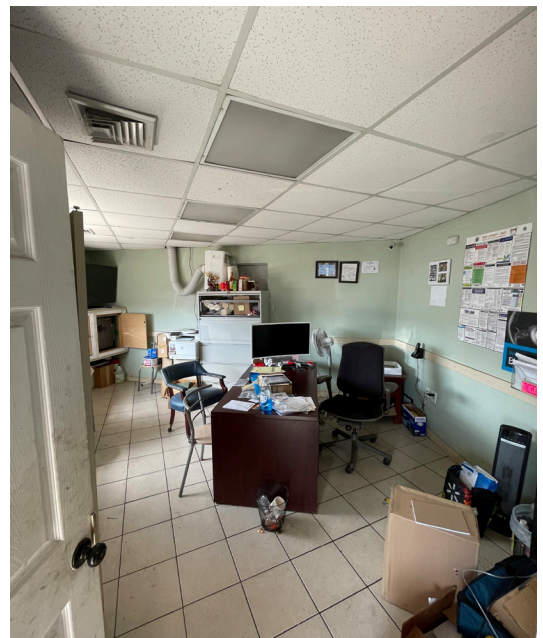
**JACK DRILLOCK**  
Associate  
718.360.5432  
jdrillock@iprg.com

**ANDREA (DRE) NESTICO**  
Associate  
718.360.5209  
anestico@iprg.com

**HOMER DE LEON**  
Associate  
718.360.5746  
hdeleon@iprg.com

**KELLY BASTIDAS**  
Associate  
718.360.5749  
kbastidas@iprg.com

435-449 US-1, ELIZABETH, NJ 07202



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

The map shows the Elizabeth, New Jersey area. A green line indicates the proposed new station location, marked with a green pin. The station is located near the intersection of State Highway 1 & 9 and S Broad St. The map includes labels for major streets such as Rahway Ave, Elizabeth Ave, S Broad St, and S Pearl St. It also identifies the areas of Elmhurst, Union Square, and Elizabethport. The map shows the proximity of the proposed station to the existing Elizabeth station and the surrounding urban environment.

