



### Property Description

IPRG NJ has been exclusively hired to market for sale the property located at 105 Chestnut Street in Roselle, NJ. The property is located at the corner of Chestnut Street and E 1st Avenue in the downtown section of Roselle, and is improved with two gas pumps and an approx. 2,000 square-foot mechanic shop.

The property is accessible by both E 1st Avenue and Chestnut Street. Both E 1st Avenue and Chestnut Street are major commercial corridors of Roselle, attracting major vehicular and foot traffic. A few major retailers in the immediate vicinity are CVS, Walgreens, Dollar General, and Mavis Discount Tire. Additionally, there are over 325 apartments currently under construction around the corner from the property in Roselle Park. Access to NJ Transit is available via the Roselle Park Train Station, located less than a mile from the subject property.

The property is currently owner-occupied and can be delivered vacant upon sale.

### Offering Summary

Sale Price:	\$1,600,000
Block:	3002
Lot:	30
Lot Size:	.257 AC
Building Size:	~2,000 SF
No. Gas Pumps:	2
Type of Tank:	Fiberglass Single-Wall
Tank Insurance:	\$14k/year
Year Built:	1950
Zoning:	North Chestnut RDZ
Taxes (2023):	\$23,423

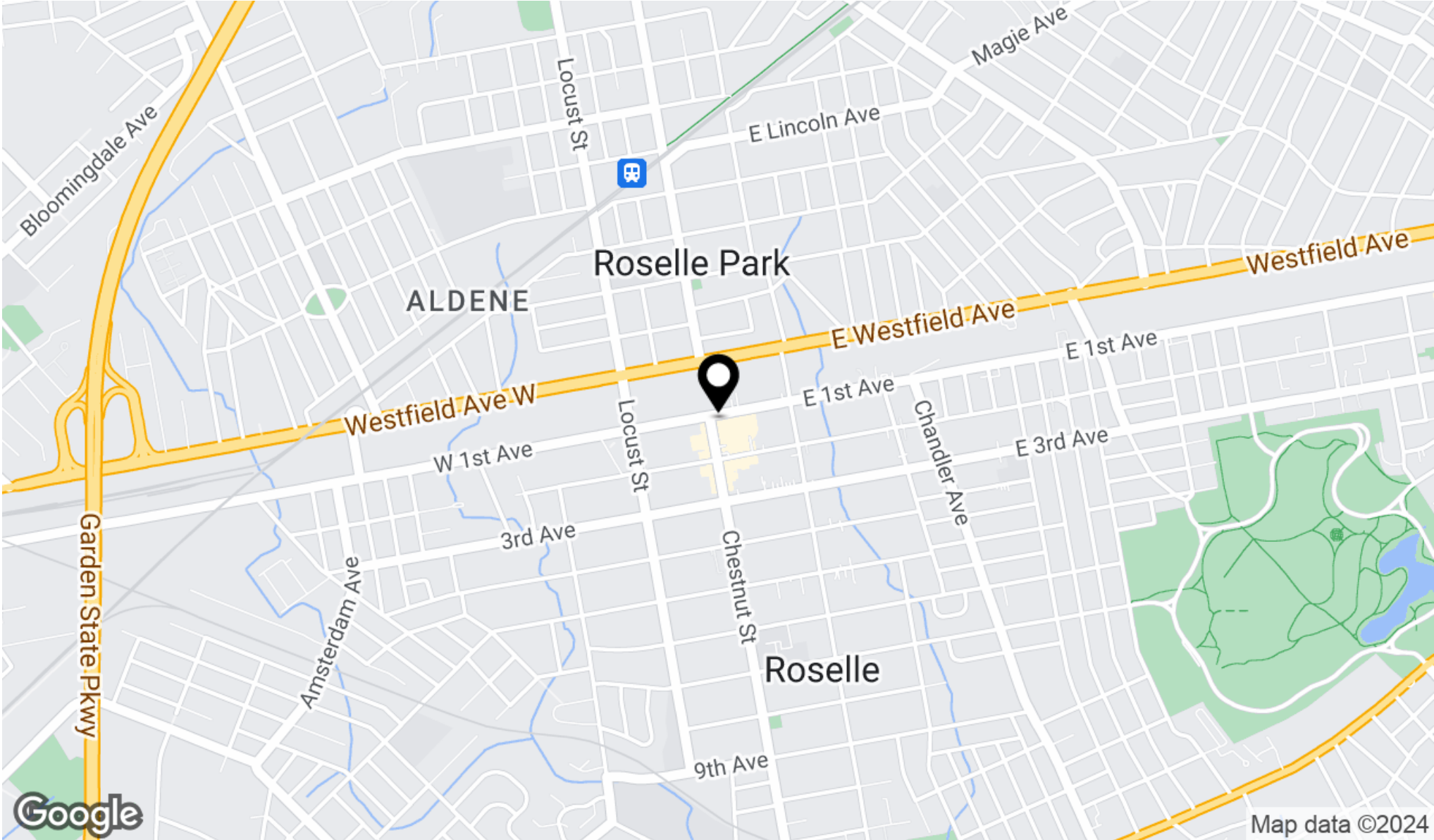


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# For Sale • 105 Chestnut St

Location Map



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