

# IPRG

# 42 HEPWORTH PLACE GARFIELD, NJ 07026

## PRIME REDEVELOPMENT SITE NEXT TO GARFIELD TRAIN



## INVESTMENT HIGHLIGHTS

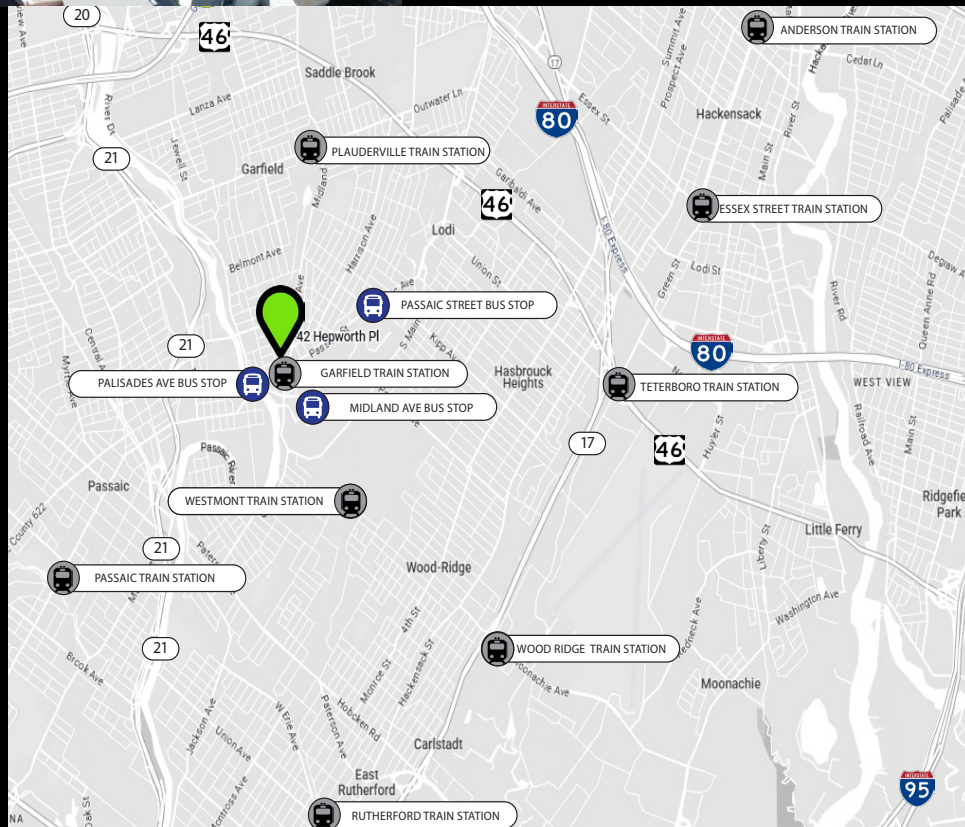
- 1.84-acre prime redevelopment site
- Positioned within a designated Redevelopment and Opportunity Zone
- Ideal for future Multifamily, Senior Living, or Light Industrial development
- Just a 1-minute walk to train and bus transit options
- 35-minute train ride to Penn Station
- 15-minute train ride to Secaucus Junction

## OFFERING PRICE

# \$8,500,000

## PROPERTY DESCRIPTION

BLOCK & LOT	34.01-10 & 31.01-9.01
BUILDING SQUARE FOOTAGE	43,000 SF
STORIES	1
LAND	1.84 ACRES
ZONING	LM
YEAR BUILT	1950
TAX RATE	3.337%
EQUALIZED RATE	56.68%
ASSESSED VALUE	\$1,304,300
TAXES	\$43,524



**YANNI MARMAROU**  
Partner  
973.814.2479  
yanni@iprg.com

**NICK ROGERS**  
Associate  
973.270.9569  
nrogers@iprg.com