



Property Description

- 7,500 SF warehouse
- 2,500 SF lot for parking
- Ground floor leased \$2,500/m on a MTM basis
- 1 drive-in-door
- Potential multifamily conversion

Location Description

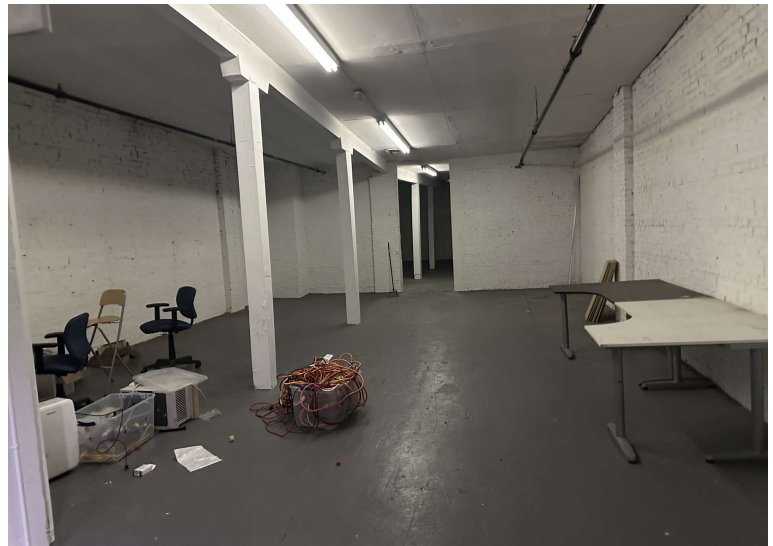
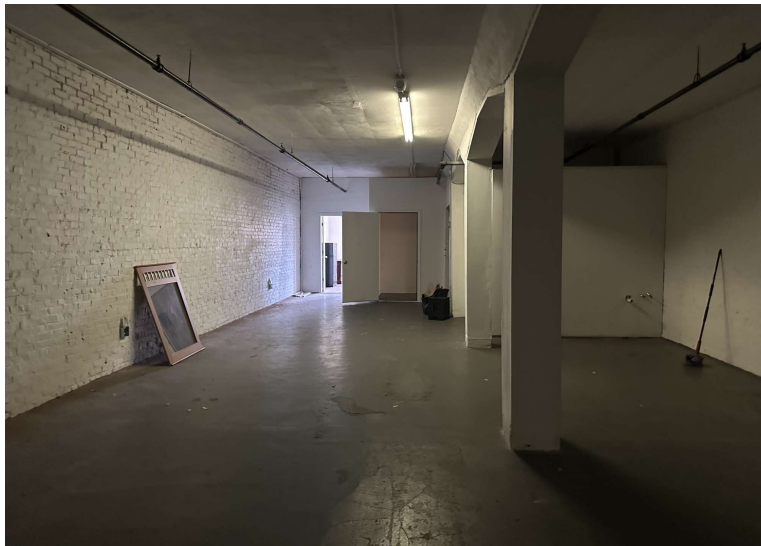
The subject property is located in the Roseville neighborhood on the boarder of East Orange and Newark. The surrounding area is a mix of industrial, residential, and retail. Accessibility is key for this site as I-280 and the Garden State Parkway is a couple blocks away. The property's Greenwood Redevelopment Area zoning allows for multifamily conversion.

Offering Summary

Ask Price:	\$750,000
Number of Units:	3
Lot Size:	4,811 SF
Building Size:	7,500 SF
Drive-in-Door:	1
Ceiling Height:	13'
Zoning:	Greenwood RDV Area (GRN)
Taxes:	\$11,798

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,038	5,553	21,676
Total Population	6,150	16,880	62,130
Average HH Income	\$70,285	\$69,792	\$65,205





**Yanni Marmarou**

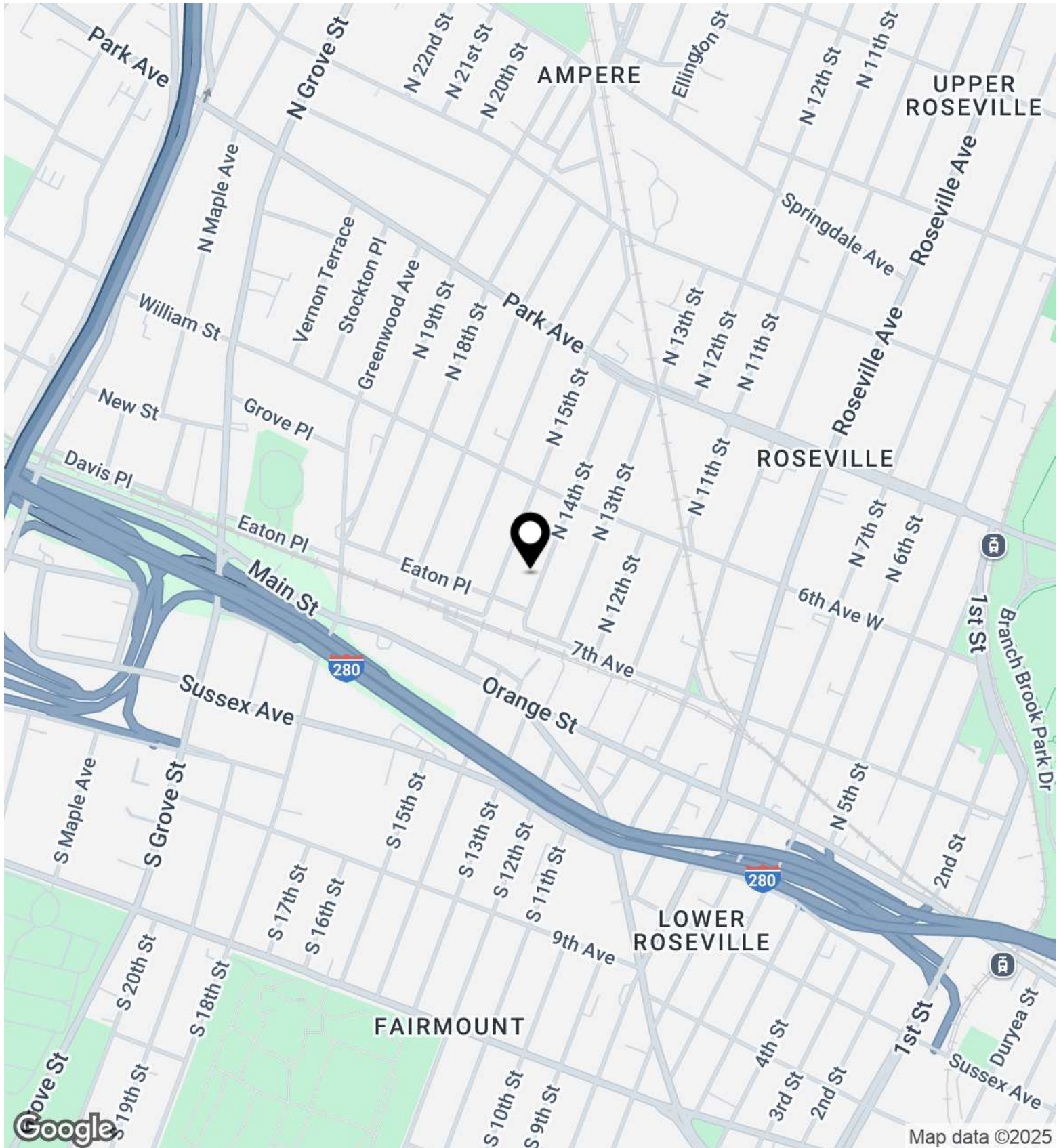
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