

103-05 Montgomery Avenue Irvington NJ 07111 Property Details

Property:

Lot Size: 58.84 x 107; 6,294.42 square feet

Property Class: 4B; Industrial Zoning Map: P-2; Institutional

Zoning Notice:

This property is located within an Institutional Zone (P-2). Buyers are encouraged to perform their own due diligence with the Township of Irvington regarding permitted uses. The property has previously received approvals for certain non-conforming uses, depending on the proposed business. Prospective purchasers should confirm zoning compliance and approval requirements prior to touring or submitting an offer. The current businesses that were approved for use were stone/granite company & event product warehouse.

Building:

Building size: 2,200 square feet (approx.)

Space currently divided into two separate areas with non loading bearing wall

Two separate utilities

Two automatic bay doors: 12 feet high (approx.)

Ceiling height: 22 feet high (approx.)

Cinder block material

One powder room

Plumbing/drainage in floor, condition unknown

Radiant heating & no cooling

Security gate entrance

Flat roof, age of roof is unknown

Back canopy not approved by the Town. Seller will remove prior to closing or buyer can take on responsibility of getting a variance post closing.

Financials:

Taxes: \$12,121

Seller willing to provide financing up to 15 year term with agreed upon terms

Other:

Property will be delivered vacant

Commercial Agent Complete Report



MLS#:	3952079	Section:		LP:	\$775,000 / PSqFt:\$0.00
Status:	Active	ZN:	4B	OLP:	\$850,000
ZIP:	07111-4319*	BSqFt:	2200	SP:	
RZIP:	07111	ASqF:	2200	SpSqf:	\$0.00
Block:	167*	OSqFt:	0	FSOL:	S
Lot:	23*	Acres:	0.14*	LD:	03/20/2025
Suite #:	0	LtSz:	58.84 X 107*	XD:	03/31/2026
Bldg #:		CLR:	Blue	FSD:	
#Units:	2	ZnCpl:	Yes	UCD:	
#Apts:		GSMLS.com:	Yes	AntCd:	
TFB:		THB:		CD:	
#1Br:		#2Br:		ADM:	293
#3Br:		#4Br:		DOM:	365
YB/Desc/Ren:	2002 / Approximate /			OCD:	
Type:	Industrial Complex - Light			SDA:	

Directions: **GS Parkway Exit 143C. Springfield Avenue, Right onto Avon Avenue, Right onto 20th Street, Keep Right onto Montgomery Ave.**

Remarks: **Your opportunity to bring your business into this 2200 square foot building with two separate units broken into equal size at approx. 1,100 square feet each. Structure has 22 foot high ceilings and two 12 foot high bay doors. Additional exterior storage and parking for approximately 10 cars at back of property. This building is zoned for light industrial use and is currently be utilized as a stone and granite storage and show room. The potential is there for work shop, mechanic and/or an owner occupied user with a vision for expansion. Please see property detail sheet in additional document section. Located near Newark Airport, Garden State Parkway and major highways this is a great property to meet a business owners needs. Seller willing to provide financing upon request.**

Agent Remarks: **Plas see attached property detail sheet before scheduling an appointment. Seller willing to provide financing on a 15 year term, upon request.**

GENERAL INFORMATION

#Lav: 1	MaxHt: 12	Bay: 2	Ceil: 20	#Docks: 0
			#Strs: 1	
Bsmt: No/			Locat: Residential Area	
Const: Brick/Block			Loading: Drive-In Doors	
DocSav: See Remarks			Parking: Off-Street Parking, On-Street Parking, Parking Lot-Exclusive	
Equip: Fire Alarm, Restrooms - Private, Smoke Detector			Roof: Flat	
Exter: Brick/Block			Salinc: Building & Land	
Floor: Concrete				
Prior Use: Warehouse/Showroom				
Permitted Use: Light Industrial				

UTILITIES

Heat: Forced Hot Air	Sewer: Public Sewer
Cool: No Cooling	Utilities: Gas-Natural
Fuel: Gas-Natural	Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,121* / 2024*	TaxRt: 6.197* / 2024	BldAsmt: \$196,400*	LndAsmt: \$147,600*	TotAsmt: \$344,000*
GOI: \$	TOE: \$	NOI:	UtilPay: Tenant	MFE:
CapRt:	CAM:	FarmAsm:	OTP: Fee Simple	Easement: Unknown /

Seller's Lender Approval Required (for example, Short Sale): **No**

LEASE INFORMATION

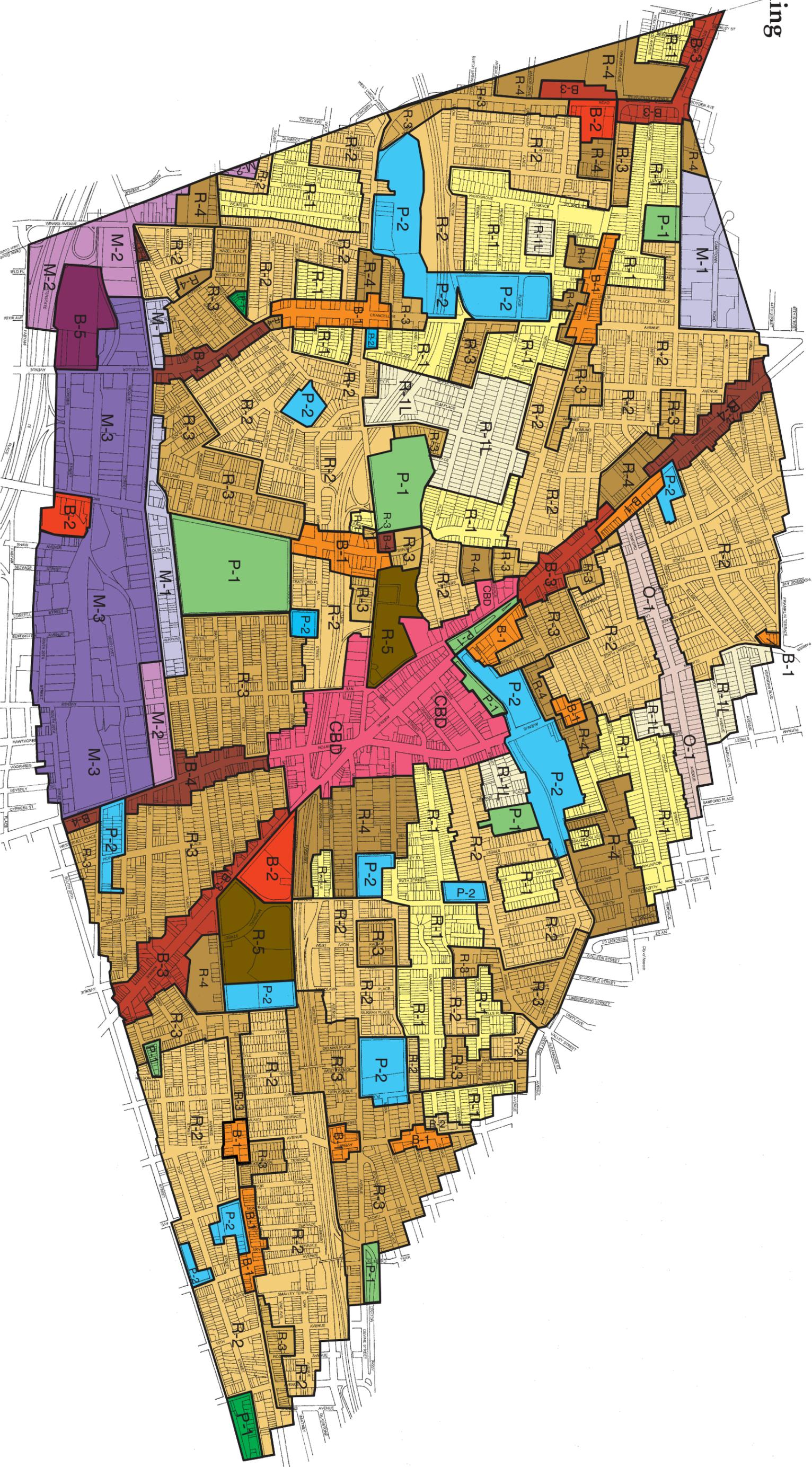
SHOWING INFORMATION

Owner: Constanza, Placido & Diaz, Maria E*	Posses: TBD
Instr: Text Michael 201-618-8930 with any questions & for appointments.	
Possible available showing times are Monday through Friday 8am-5pm, Saturday 8am-2pm.	
Show: See Showing Instructions	Sign Yes

LISTING OFFICE INFORMATION

ListOff: KELLER WILLIAMS - NJ METRO GROUP (4129)	Ph: 973-783-7400	Email: rubinyorderteam@gmail.com
ListAgt1: MARY RYDER (240788)	Ph: 973-477-3657	Fax:
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	

Zoning



- | | | | | | |
|---|--|---|------------------------------------|---|-----------------------------|
|  | Single-Family Residential Low Density (R-1L) |  | Residential-Character Office (O-1) |  | Neighborhood Business (B-1) |
|  | Single-Family Residential (R-1) |  | Special Industrial (M-1) |  | Shopping Center (B-2) |
|  | Two-Family Residential (R-2) |  | Light Industrial (M-2) |  | Limited Business (B-3) |
|  | Four-Family Residential (R-3) |  | Heavy Industrial (M-3) |  | General Business (B-4) |
|  | Garden Apartments (R-4) |  | Parks (P-1) |  | Big Box Center (B-5) |
|  | High-Rise Apartments (R-5) |  | Institutional (P-2) |  | Downtown Mixed-Use (CBD) |

Approx. Feet
0 300 600

Township of Irvington

Essex County, NJ

Phillips Preiss Shapiro Associates, Inc.
Planning & Real Estate Consultants 2004