

35 Seminary Ave.  
& 34 Perry Ave.  
CHESTER, NEW JERSEY

# MIXED-USE INVESTMENT OPPORTUNITY

FIRST FLOOR	2 COMMERCIAL UNITS (RETAIL/OFFICE)
SECOND FLOOR	3 RESIDENTIAL APARTMENTS
SINGLE-FAMILY HOME	RENTAL PROPERTY



## FOR SALE

*CALL FOR PRICING AND PROFORMA*

John J. Schilp, Senior Vice President  
973 463 1011 x177 | jschilp@naihanson.com



FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

# MIXED-USE INVESTMENT IN DOWNTOWN CHESTER



An exceptional opportunity to acquire a well-positioned mixed-use investment property in the heart of Chester, NJ. The offering consists of a commercial building featuring two retail/office spaces on the first floor and three residential apartments on the second floor, along with a separate single-family rental home located on the same block and lot at 34 Perry Street.

This mixed-use asset provides multiple income streams with a combination of commercial and residential tenants, making it an attractive opportunity for investors seeking stable cash flow in a highly desirable Morris County location.

The property's central location supports both residential demand and local business activity, making it ideal for long-term investment stability.



Convenient access to Routes 206, 24 and 287.

Highly sought after downtown Chester location.

Walkable village setting known for its boutique shopping, dining, and historic character.

Sandwiched between the Chester Shopping Mall, The Streets of Chester and Chester Springs Mall.

Strong demographics.

 35 Seminary Ave. & 34 Perry Ave.

John J. Schilp, Senior Vice President

Bridgewater 973 463 1011 x177 | jschilp@naihanson.com

**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson