



OFFERING MEMORANDUM

168 MAPLEWOOD AVE,
MAPLEWOOD, NJ 07040

CONTACT



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PROPERTY OVERVIEW

PROPERTY ADDRESS

168 MAPLEWOOD AVE,
MAPLEWOOD, NJ 07040

SQUARE FEET

5,000 SQFT

LOT SIZE

0.19 ACRES

BLOCK/LOT

13.09/187

ASKING PRICE

\$1,750,000.00



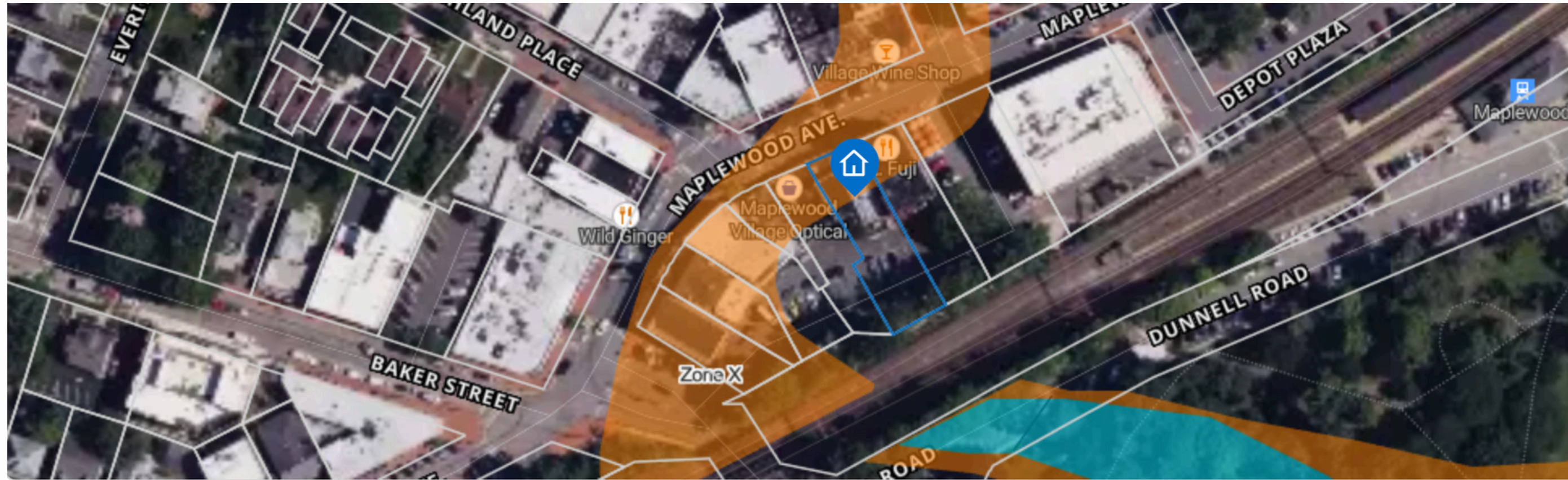
EXECUTIVE SUMMARY

168 MAPLEWOOD AVE IS A FULLY LEASED 6-UNIT RETAIL SPACE LOCATED IN A HIGH-TRAFFIC AREA, OFFERING SIGNIFICANT POTENTIAL FOR BOTH BUSINESS AND INVESTMENT. THIS MULTI-TENANT RETAIL CENTER IS IDEAL FOR INVESTORS SEEKING A STABLE INCOME STREAM, WITH THE FLEXIBILITY TO ACCOMMODATE VARIOUS RETAIL BUSINESSES IN A GROWING AND ACCESSIBLE LOCATION.



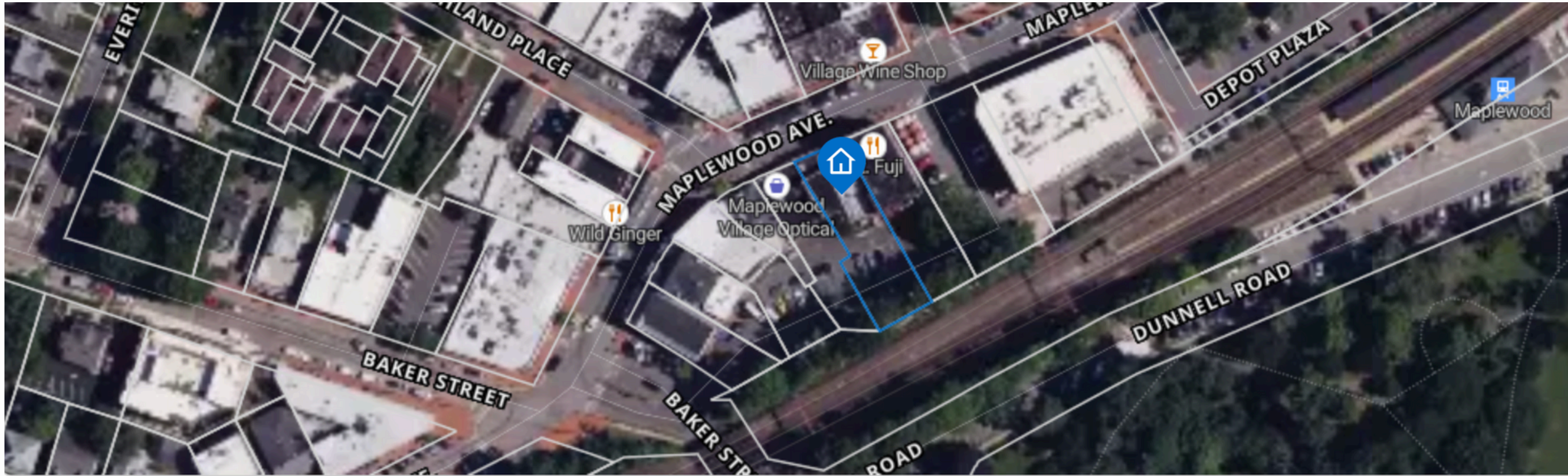


FEMA FLOOD



Flood Zone	Flood Risk	Panel #	Community #	Effective date	Parcel Coverage
X	AREA OF MINIMAL FLOOD HAZARD	34039C0005F	34013C	09/20/2006	0.14 (74.11%)
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	34039C0005F	34013C	09/20/2006	0.05 (25.89%)

DEP WETLANDS



Description	Area (Acres)
This parcel does not appear to have any relations with DEP Wetlands	