

# Apartment Building For Sale

543-573 West 8th Street, Plainfield, NJ 07060

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## PROPERTY SUMMARY



**PRICE REDUCED!**

### PROPERTY HIGHLIGHTS

- 3-stories
- Extremely large apartments with brick facade
- Three structures located on the property
- 10-unit apartment building measures approximately  $\pm 11,790$  SF; plus two additional structures consisting of 1.5-story brick garage and 2-story frame barn
- Hardwood finishes throughout hallway
- Excess land for 2 additional 3-story buildings, each building has full basement
- Zoned R-VWB2 (Van Wyck Brooks Historic District) Further zoning information is available under the "documents" tab on the property website.
- Property taxes  $\pm \$26,500$
- Park like setting
- Financials available upon execution of NDA

### PROPERTY DESCRIPTION

Multi-family property for sale

### LOCATION DESCRIPTION

Located within the Van Wyck Brooks Historic District of Plainfield on the corner of West 8th Street and Plainfield Avenue, and in close proximity to Routes 28 and 22.

### OFFERING SUMMARY

SALE PRICE:	\$1,799,000
NUMBER OF UNITS:	10
LOT SIZE:	$\pm 2.9$ Acres
BUILDING SIZE:	$\pm 11,790$ SF

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MULTIFAMILY FOR SALE

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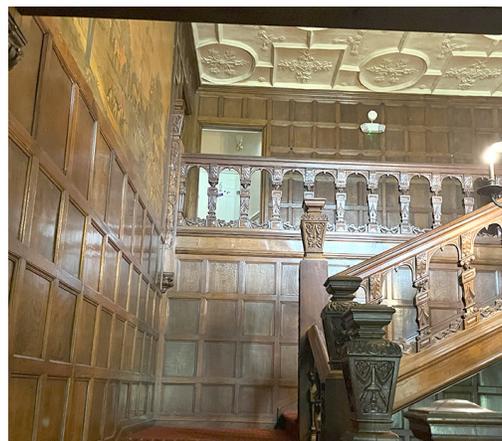
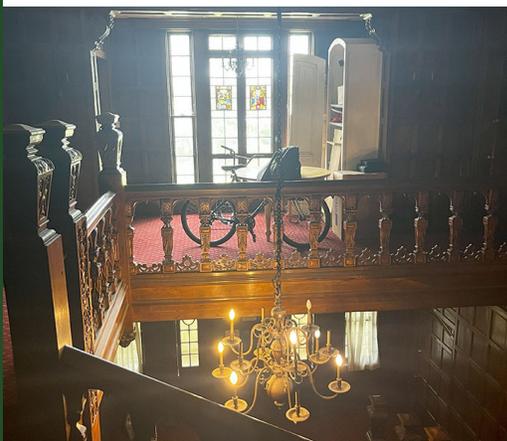
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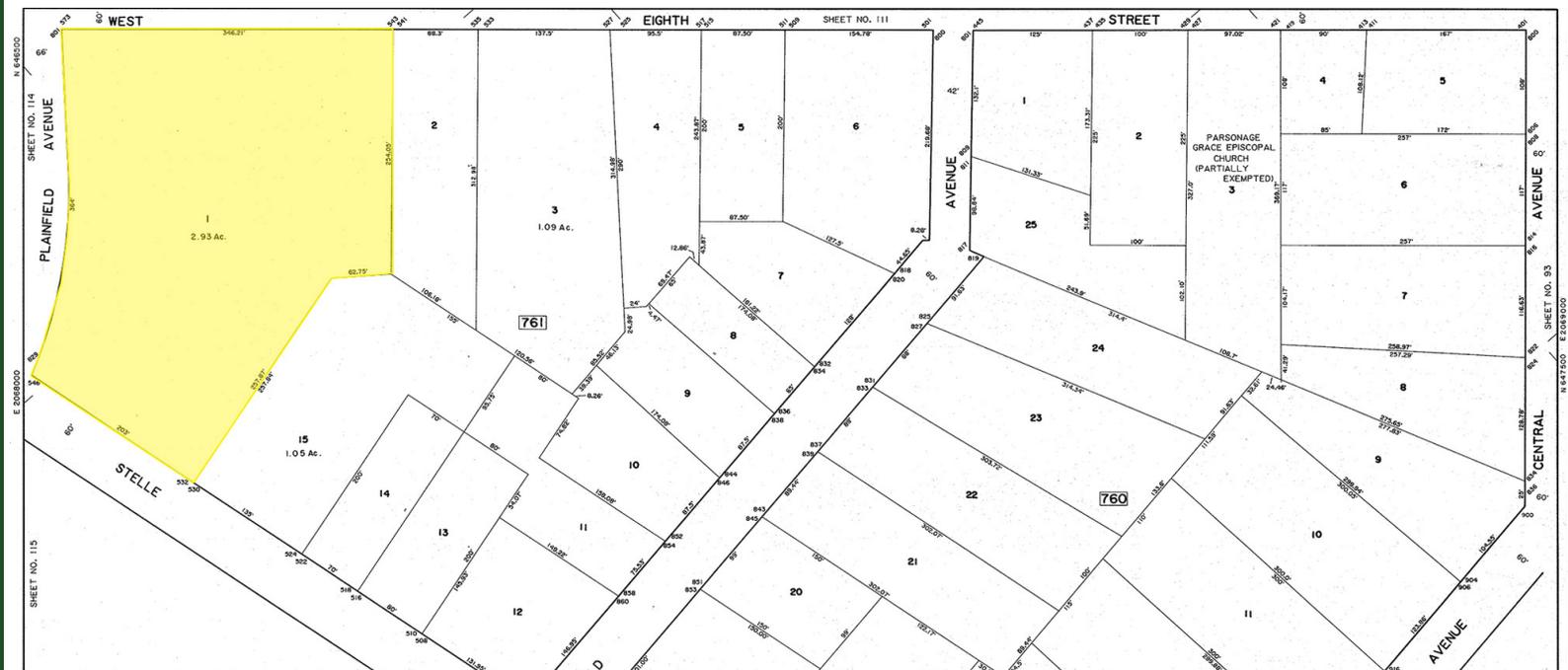
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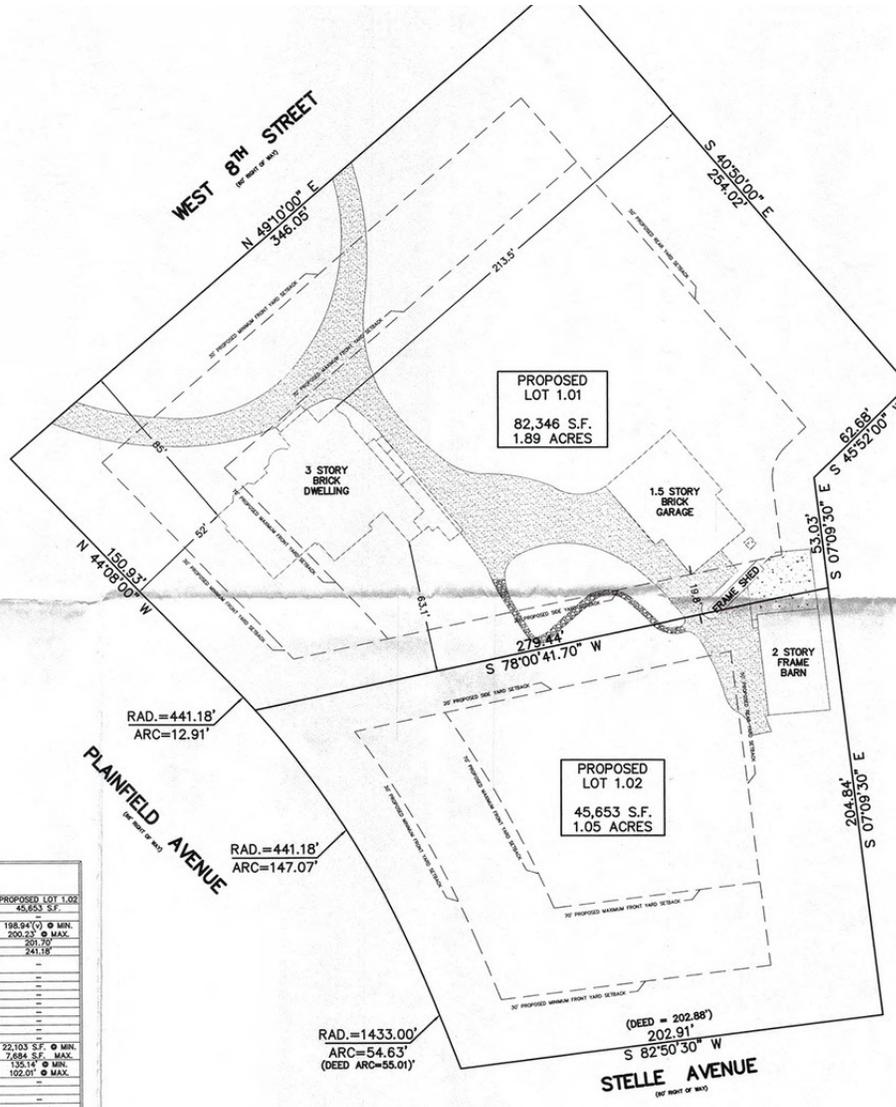
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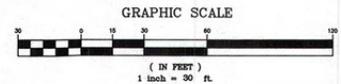
## SURVEY



### SCHEDULE OF GENERAL REQUIREMENTS

REGULATION	REQUIREMENT	EXISTING LOT 1	PROPOSED LOT 1.01	PROPOSED LOT 1.02
MINIMUM LOT AREA	40,000 S.F.	127,154 S.F.	82,346 S.F.	45,653 S.F.
MAXIMUM DENSITY	2 D.U./ACRE	0.34 D.U./ACRE	183.74 (v) @ MIN. 205.35 @ MAX.	188.84 (v) @ MIN. 200.23 @ MAX.
MINIMUM LOT WIDTH	200'	406.57' @ MAX.	213.5'	200.23' @ MAX.
MINIMUM LOT FRONTAGE	200'	383.02' @ MIN. 406.57' @ MAX.	163.84 (v)	201.75'
MINIMUM LOT DEPTH	200'	213.5'	213.5'	201.75'
MINIMUM FRONT YARD	30' MIN. 70' MAX.	52'	52'	--
MINIMUM SIDE YARD	20'	251.6'	63.1'	--
MINIMUM BOTH SIDE YARDS	10'	19.8'	36'	--
MINIMUM REAR YARD	50'	213.5'	213.5'	--
MAXIMUM BUILDING COVERAGE	15%	6.3%	7.76%	--
MINIMUM LOT COVERAGE	25%	15.1%	--	--
MAXIMUM BUILDING STOREYS	3	--	--	--
MAXIMUM BUILDING HEIGHT	35'	--	--	--
MINIMUM IMPROVABLE AREA	6,000 S.F.	78,757 S.F. @ MIN. 52,783 S.F. @ MAX.	50,199 S.F. @ MIN. 35,602 S.F. @ MAX.	22,103 S.F. @ MIN. 7,894 S.F. @ MAX.
M.I.A. - DIAMETER OF CIRCLE	54'	222.33' @ MIN. 178.84' @ MAX.	197.66' @ MIN. 166.53' @ MAX.	155.14' @ MIN. 102.01' @ MAX.
MAXIMUM ACCESSORY STRUCTURES	3	YES	YES	--
ACCESSORY STRUCTURE (GARAGE)	3	YES	YES	--
LOCATED IN REAR YARD	YES	195.7'	19.8'	--
MINIMUM SIDE YARD	10'	36'	36'	--
MINIMUM REAR YARD	50'	213.5'	213.5'	--
MAXIMUM HEIGHT	35'	34.2%	34.2%	--
MAXIMUM COVERAGE	30% PRIN. BLDG.	54.4%	54.4%	--
ACCESSORY STRUCTURE (BARN)	3	YES	YES	--
LOCATED IN REAR YARD	YES	156.77'	--	--
MINIMUM SIDE YARD	10'	6.13'	--	--
MINIMUM REAR YARD	50'	213.5'	213.5'	--
MAXIMUM HEIGHT	35'	34.2%	34.2%	--
MAXIMUM COVERAGE	30% PRIN. BLDG.	34.2%	34.2%	--
ACCESSORY STRUCTURE (SHED)	3	YES	YES	--
LOCATED IN REAR YARD	YES	197.07'	--	--
MINIMUM SIDE YARD	10'	6.13'	--	--
MINIMUM REAR YARD	50'	213.5'	213.5'	--
MAXIMUM HEIGHT	35'	182 S.F.*	182 S.F.*	--
MAXIMUM COVERAGE	150 S.F.	182 S.F.*	182 S.F.*	--

\* - DENOTES EXISTING VIOLATION  
(v) - DENOTES VARIANCE REQUIRED



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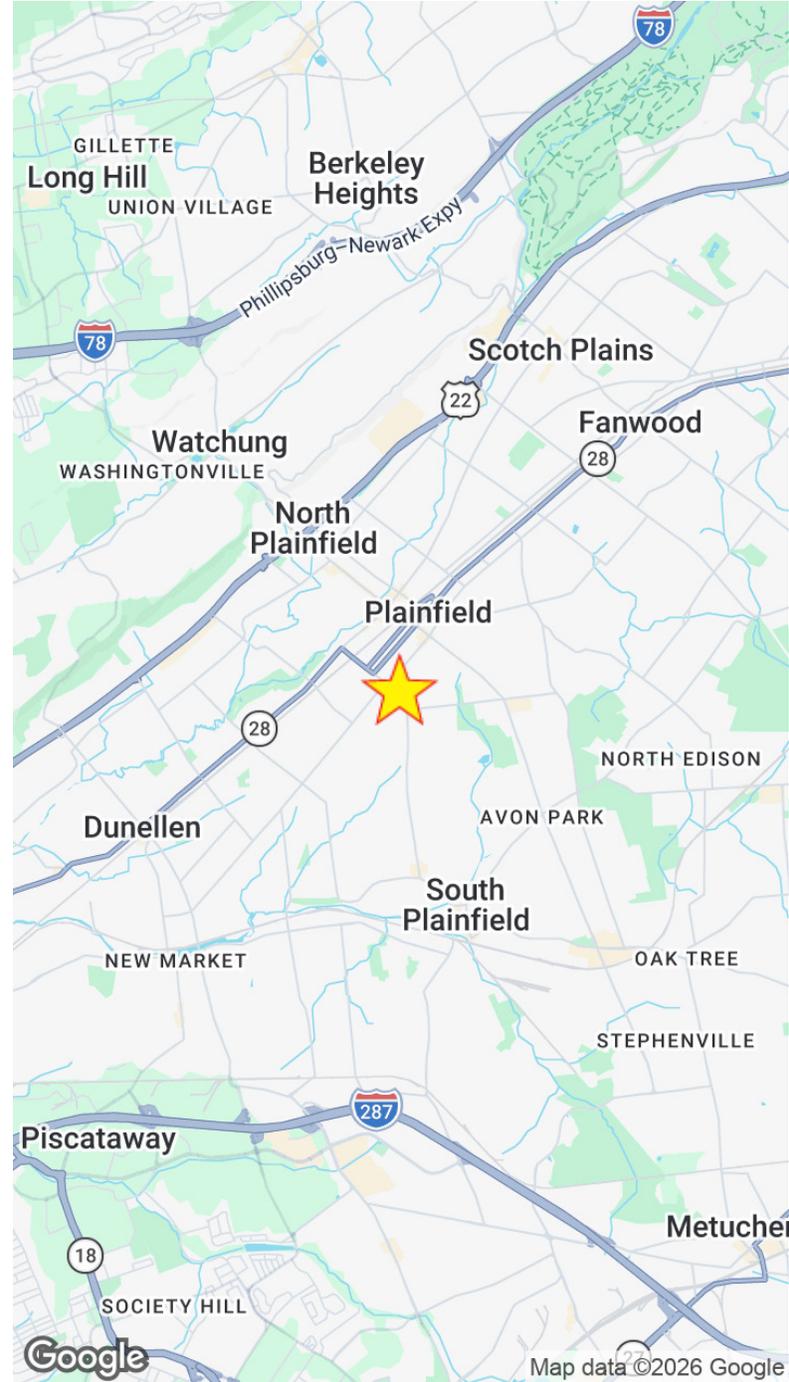
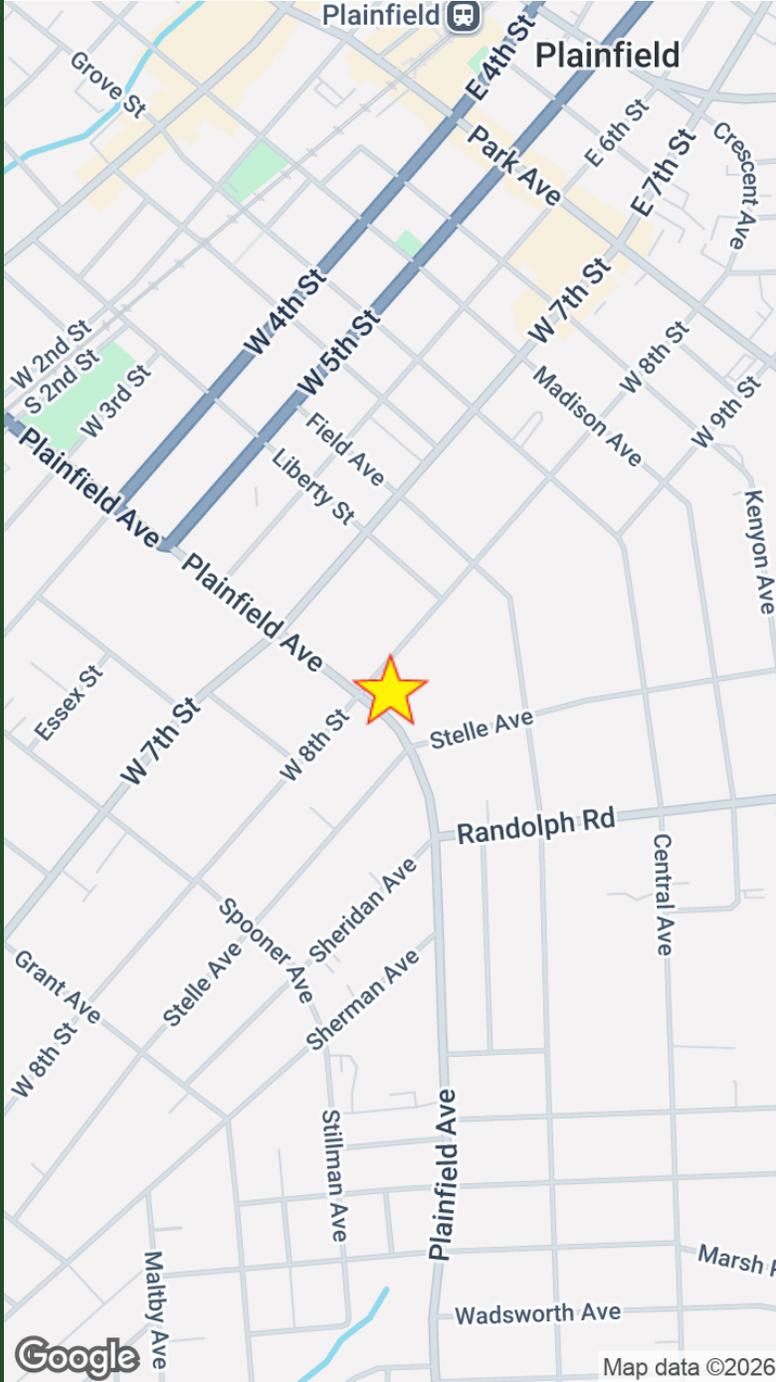
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## LOCATION MAP



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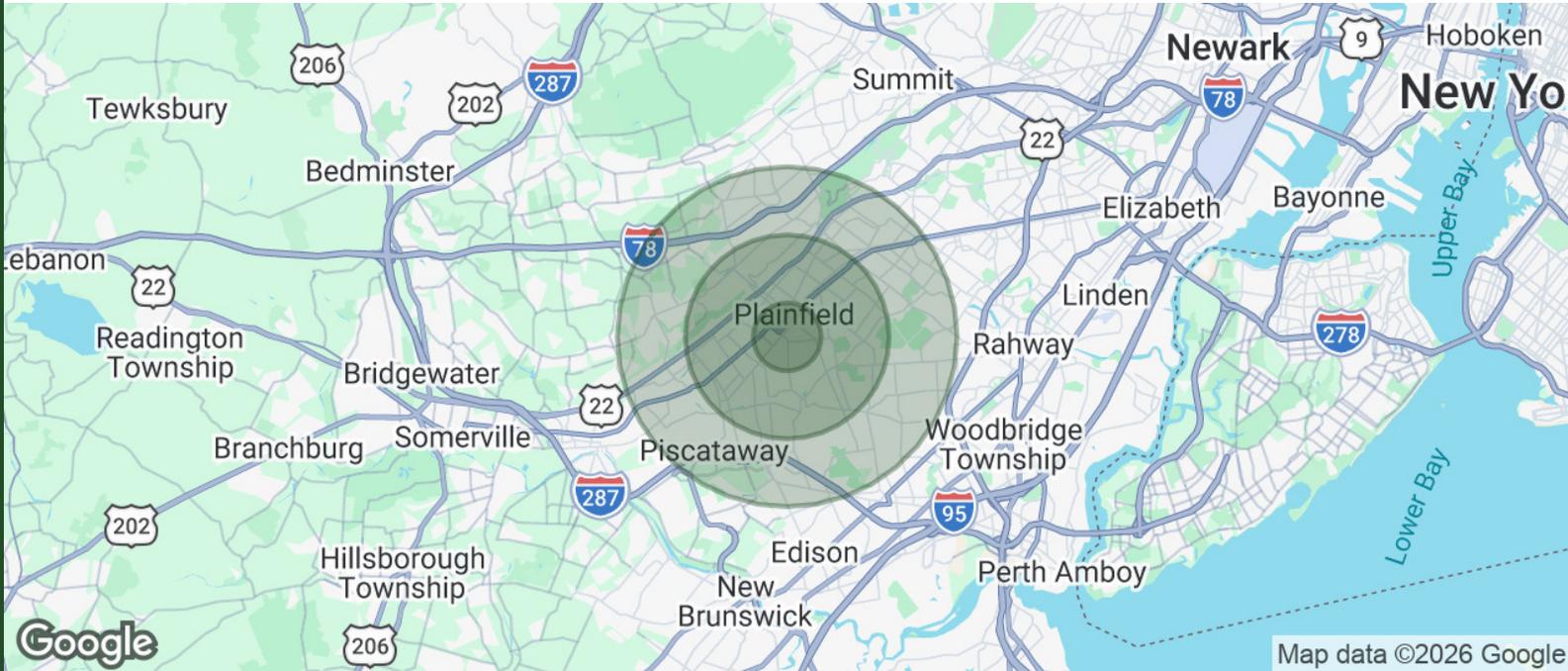
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	33,837	137,988	278,321
AVERAGE AGE	36	39	40
AVERAGE AGE (MALE)	35	38	39
AVERAGE AGE (FEMALE)	36	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,733	44,351	91,676
# OF PERSONS PER HH	3.5	3.1	3
AVERAGE HH INCOME	\$87,978	\$127,521	\$167,658
AVERAGE HOUSE VALUE	\$477,063	\$512,338	\$613,342

Demographics data derived from AlphaMap

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## MISSION STATEMENT AND OUR SERVICES

**Our mission** is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

**Our vision** is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

**Our commitment** is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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