

FOR SALE: Branchbrook Park Manor - Assisted Living Home

212-214 Clifton Avenue | Newark, NJ

OFFERING MEMORANDUM

Chris Axentiou, Jr.
EXECUTIVE DIRECTOR
C | 973-420-0410
Chris@legacyrealtynj.com

Seth Katz
BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com





EXCLUSIVELY LISTED BY:

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LEGACY
Commercial Realty, LLC



TABLE OF CONTENTS:

- 3 Executive Summary
- 4 Market Aerial
- 5 Market Overview
- 6 Downtown Newark
- 7 Financial Summary
- 8 Interior Photography
- 9 Disclaimer

EXECUTIVE SUMMARY

Legacy Commercial Realty is pleased to present for sale: **The Branchbrook Park Manor**, a 5,958-square-foot, three-story assisted living facility located at 212–214 Clifton Avenue in Newark, New Jersey. Ideally positioned just steps from Branch Brook Park in the desirable Forest Hill neighborhood, the property offers a rare opportunity to acquire a fully operational residential health care and living home near major transportation routes, downtown Newark, and regional medical centers. With its established operations and prime urban location, Branchbrook Park Manor represents an attractive investment opportunity in Northern New Jersey's growing senior housing market. Included in the sale is the real estate, the business, all furniture and fixtures.

FOR SALE:

» Asking Price: \$1,400,000

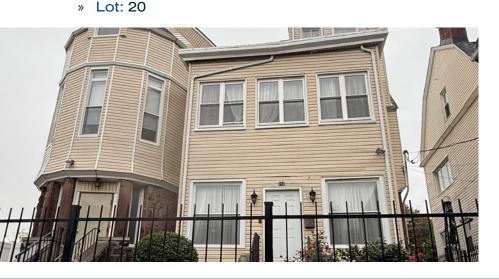
» GBA: 5,958 SF

» Built: 1915

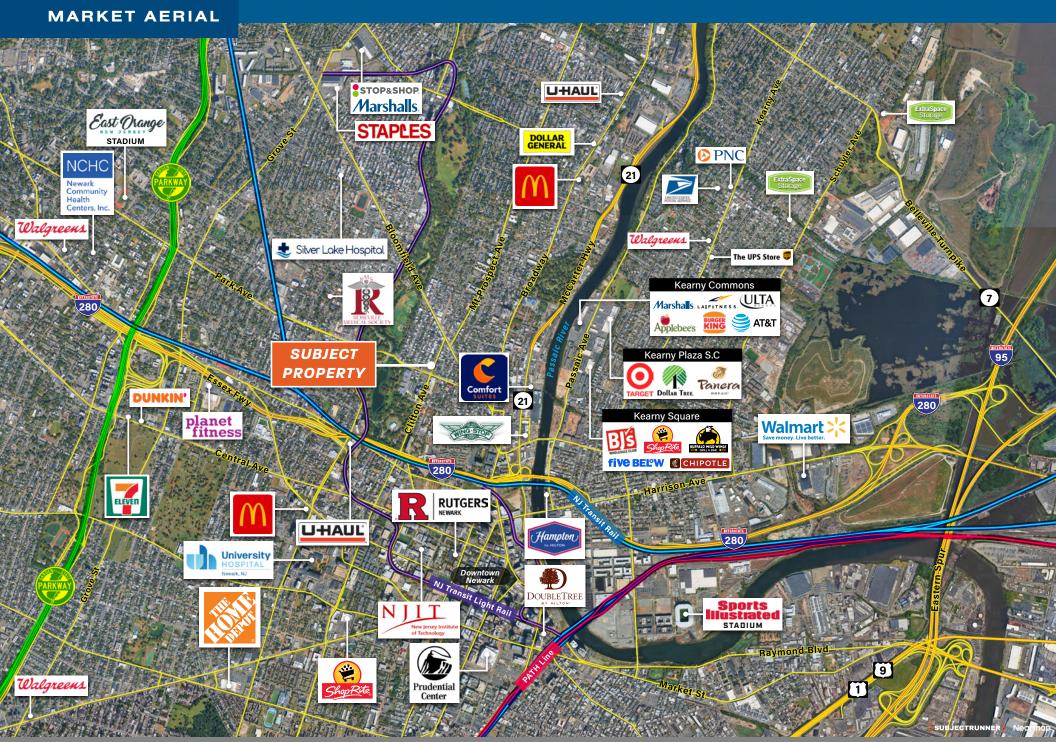
» Stories: 3 plus a useable basement that currently is occupied with a dining and lounge area.

» Land Area: 0.10 AC (4,395 SF)» Parcel: 14-00509-0000-00020

» Block: 509







MARKET OVERVIEW - NEWARK

Newark is New Jersey's largest city and a key economic hub for the New York metropolitan area, offering a strong mix of employment, education, and cultural amenities. With a population exceeding 310,000 residents, Newark continues to attract both residents and investors due to its strategic location, transit infrastructure, and affordability compared to neighboring New York City.

Employment & Economic Drivers

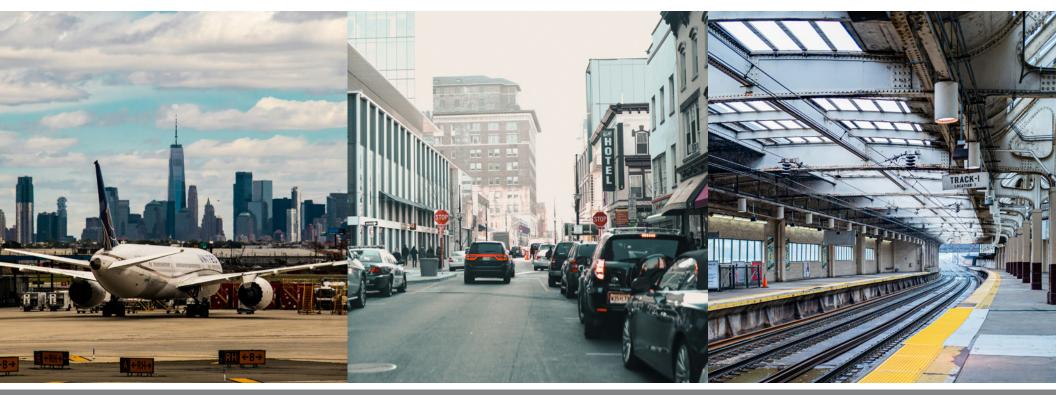
Newark is home to numerous corporate headquarters, including Prudential Financial, Panasonic North America, and Audible, as well as major healthcare and educational institutions such as Rutgers University—Newark, New Jersey Institute of Technology (NJIT), and University Hospital. The city also boasts a thriving logistics and transportation sector supported by Port Newark, Newark Liberty International Airport, and multiple freight rail systems. These drivers contribute to a stable and growing employment base, which underpins strong rental demand.

Transit Connectivity

A major draw for residents and businesses, Newark offers unparalleled connectivity. Newark Penn Station provides direct access to Manhattan in under 30 minutes via NJ Transit, Amtrak, and PATH service, while the city's extensive bus network and proximity to major highways (I-78, I-280, NJ Turnpike) further enhance accessibility.

Multifamily Market Performance:

The Newark multifamily market continues to demonstrate strong fundamentals, with consistently high occupancy rates and steady rent growth driven by demand for quality housing options near transit and employment centers. Newer construction properties, particularly those in Downtown Newark, command premium rents due to modern finishes and proximity to amenities.



DOWNTOWN NEWARK REVITALIZATION

Downtown Newark has experienced significant redevelopment over the past decade, fueled by public and private investment in residential, retail, and commercial projects. The area is home to cultural landmarks such as the Prudential Center, New Jersey Performing Arts Center, and a growing mix of dining and entertainment venues, creating a vibrant urban environment.

For residents seeking urban living with superior transit access at a more affordable price point than New York City, Downtown Newark continues to be an attractive destination—driving sustained demand for high-quality multifamily assets like 45-53 William Street.









DISCLAIMER

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the here in referenced "Property". This brochure was prepared by Legacy Commercial Realty, L.L.C. and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of LCR, L.L.C. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, LCR, L.L.C. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or LCR, L.L.C. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/ or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.



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