



FOR SALE: Branchbrook Park Manor - Assisted Living Home

212-214 Clifton Avenue | Newark, NJ

O F F E R I N G M E M O R A N D U M

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LEGACY
Commercial Realty, LLC





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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
 - » Lot: 20



MARKET AERIAL



212-214 CLIFTON AVENUE, NEWARK, NJ

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

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