

171-173 Franklin Ave, Nutley, NJ

MIXED-USE RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

OFFERING PRICE:

\$1,300,000

PROPERTY SUMMARY

Prominent mixed-use asset on Franklin Avenue featuring a street-level retail storefront with three studio apartments above, including one oversized studio with a one-bedroom feel. Excellent visibility, established corridor positioning, and attractive owner-user or investment upside.

WHY THIS PROPERTY STANDS OUT

- ✓ Prime Franklin Avenue frontage
- ✓ Mixed-use income and user flexibility
- ✓ Retail exposure with residential value-add
- ✓ Well-located within Nutley's established commercial corridor
- ✓ Strong presentation for investor or owner-user audience

KEY FACTS



Retail Store +
3 Apartments Above



Apartment Mix:
3 Studios
(1 oversized studio)



Reported Interior Size:
+/- 12,500 SF



Lot Size:
60 x 150



Lot Area:
+/- 8,999 SF



Zoning:
B-3A



Land Use:
Commercial /
Mixed-Use



Taxes:
\$28,525.73



Last Sale:
\$920,000
(07/19/2005)



Flood Zone:
X - Minimal Flood Hazard

LOCATION & SITE



Essex County,
Nutley Township



Block / Lot:
7604 / 19



Approx.
0.2066 acres



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All information deemed reliable but not guaranteed. Buyer to independently verify square footage, zoning, leases, and all property details.