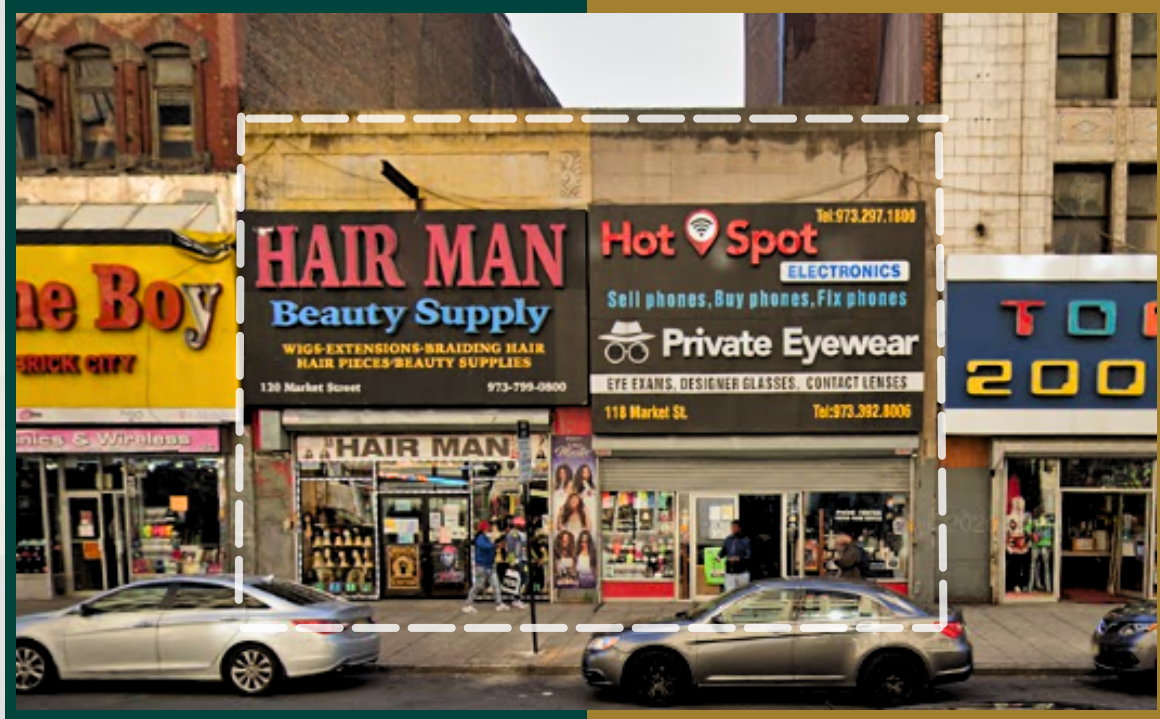


118-122 MARKET STREET
NEWARK, NJ 07102

DOWNTOWN NEWARK

LOCATED IN AN OPPORTUNITY ZONE
DELIVERED VACANT



\$ 2,500,000

118 MARKET ST 122 MARKET ST
Ground Level 2,000 SF Ground Level 2,000 SF
2nd Floor 2,000 SF 2nd Floor 2,000 SF
Basement 1,000 SF Basement 1,000 SF
**A TOTAL OF 8,000 SF
DELIVERED VACANT**

NEIGHBORING RETAILERS:

Prudential Center New Jersey Devils Arena -
Nv5, Starbucks, Popeyes, Wendy's, Nike
Factory Store, Chipotle, GameStop,
McDonalds, Foot Locker, 7eleven, Snipes,
Whole Foods, 131 Market & More

PROPERTY DESCRIPTION

COUNTY	ESSEX
NEIGHBORHOOD	DOWNTOWN NEWARK
BLOCK AND LOT	BLOCK 60 & LOT 35
BUILDING CLASS	COMMERCIAL
LOT DIMENSIONS	40' X 100'
BUILT DIMENSIONS	40' X 100'
ACREAGE	0.0998
TAX ASSESSMENT (2024/2025)	\$ 728,100

EXPENSES

REAL ESTATE TAX (2024/2025) \$ 27,143.57

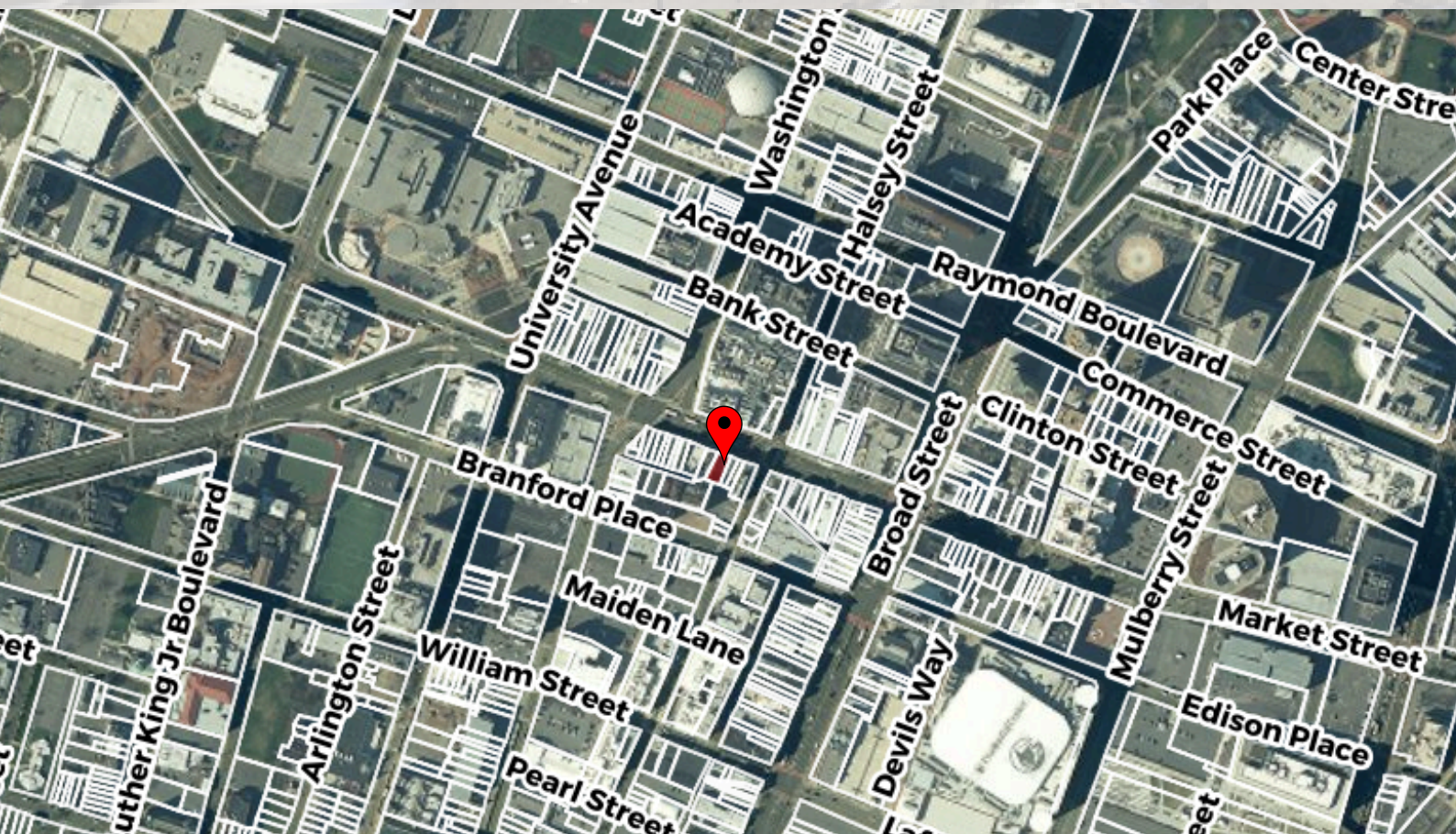
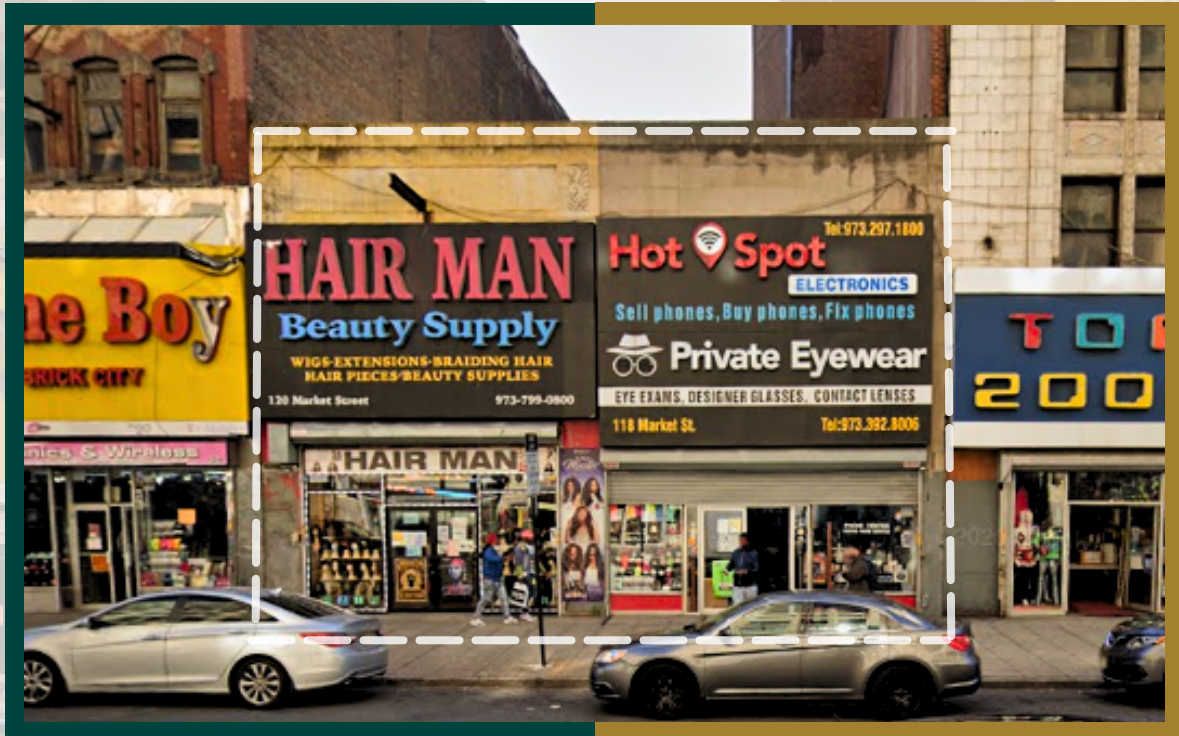
PRICING METRICS

PPSF \$ 313

118-122 MARKET STREET
NEWARK, NJ 07102

DOWNTOWN NEWARK

LOCATED IN AN OPPORTUNITY ZONE
DELIVERED VACANT



JACK COHEN | OFFICE: (718) 971-1675 | CELL: (917) 533-8905

Jack@jacohengroup.com | WWW.JACOHENGROUP.COM



JA COHEN

ADVISORY GROUP



Located at the Venetian Condominiums; 431 Avenue P, Brooklyn, NY 11230

Jack A. Cohen

CEO

CONTACT INFORMATION

OFFICE: (718) 971-16745

CELL: (917) 533-8905

jack@jacohengroup.com

www.jacohengroup.com