



Offering Memorandum

255-257 Lake Street

NEWARK, NJ 07104

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Clayton E. Brown

Senior Vice President

908-800-1185 cell

cbrown@weichertcommercial.com

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

255-257 Lake Street

Listing Details

Available Space: +/-20,000

Sale Price: Call for pricing

Location: In close proximity to Routes 21, 280, and Garden State Parkway

Exceptional Investment Opportunity!

This well-maintained, four-story, all-brick apartment building is a rare find in the heart of Newark. Featuring 9 spacious units and situated directly across from Branch Brook Park. This property offers both strong current cash flow and excellent value-add potential.

Property Details:

(8) Three-Bedroom Units

(1) Two-Bedroom Unit

Separate Utilities. Tenants cover their own costs, minimizing owner expenses.

Full Basement. Perfect opportunity to add a laundry facility and/or storage space for additional revenue.

Why Invest?

Upside Potential – Increase rents to market value.

High Demand Location – Branch Brook Park views, easy access to transit, and strong rental appeal.

Turnkey & Well-Maintained– All-brick construction with long-term tenant stability.

Location Perks:

Directly across from Branch Brook Park – Enjoy scenic views & outdoor amenities.

Convenient access to public transportation, highways, shopping, and dining.

Minutes from Downtown Newark & NYC – Ideal for commuters.

Seize This Investment Opportunity!

Whether you're looking for steady rental income or a value-add property with room to grow, 255-257 Lake St. checks all the boxes.

Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

Confidentiality & Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviews only by the party receiving it from Weichert Commercial Brokerage, Inc. and should not be made available to any other person or entity without the written consent of Weichert Commercial Brokerage, Inc. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Weichert Commercial Brokerage, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvement, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Weichert Commercial Brokerage, Inc. has not verified, and will not verify, any of the information contained herein, nor has Weichert Commercial Brokerage, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All buyers must take appropriate measures to verify all of the information set forth herein.

255-257 Lake Street

Key Facts

