

159 & 163-167 North Park Street | East Orange, NJ 07017

EXCLUSIVE FOR SALE



PROPERTY DESCRIPTION

This value-add investment opportunity features two well-maintained buildings comprising 6 two-bedroom, one-bathroom apartments, and 6 versatile retail spaces. All tenants are on month-to-month leases and are paying below-market rent. Electric and gas utilities are individually metered and paid for by the tenants.

PROPERTY HIGHLIGHTS

- Roof completely replaced in 2022
- Landlord is responsible for water & common area electric only
- Below market rents
- Ample off-street parking
- Security system

OFFERING SUMMARY

| | |
|----------------|--|
| Sale Price: | \$1,700,000 |
| NOI: | \$109,363 |
| Cap Rate: | 6.4% |
| Building Size: | 9,496 SF |
| Lot Size: | 12,720 SF |
| Year Built: | 1940s |
| Zoning: | IND-1 District (Mixed Industrial/Commercial) |

ZONING DETAILS

<https://ecode360.com/26968678#26968750>

| UNIT TYPE | COUNT |
|--------------|-----------|
| 2 BR/1 BA | 6 |
| Retail | 6 |
| Total | 12 |



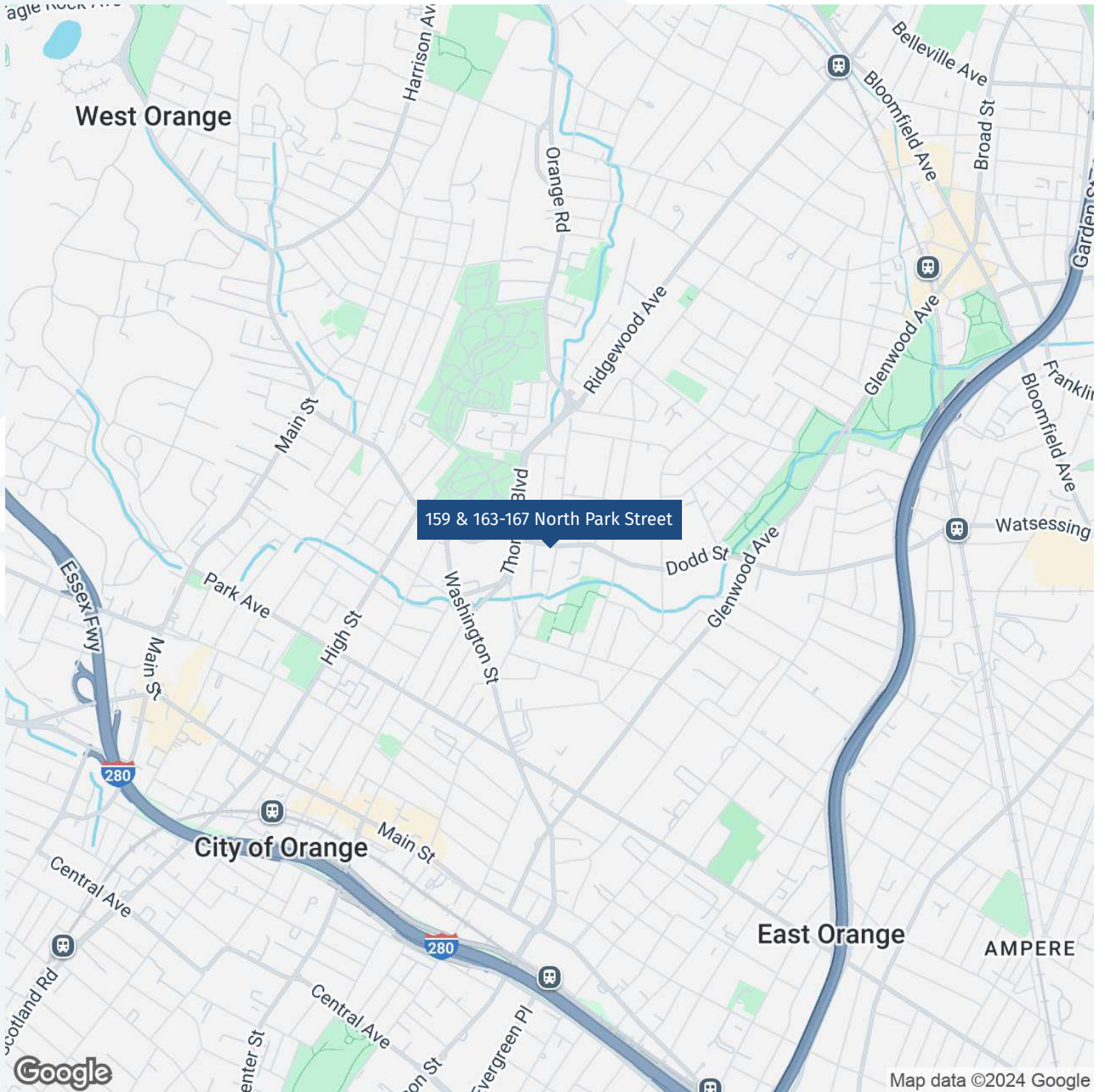
MAX LEVINSTON

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LOCATION MAP



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