

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

# **EXCLUSIVE FOR SALE**



#### **PROPERTY DESCRIPTION**

This value-add investment opportunity features two wellmaintained 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



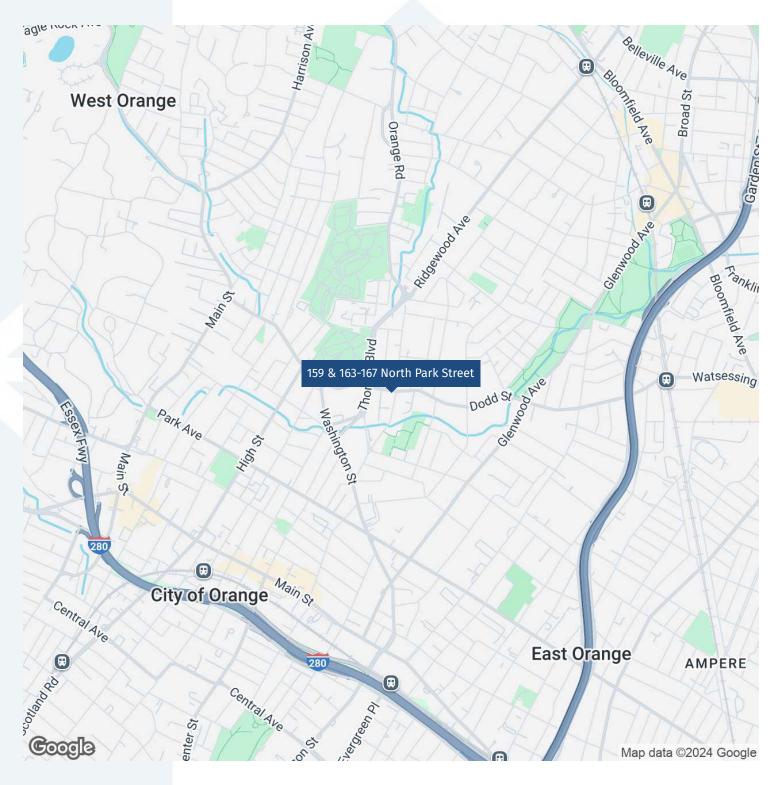
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# LOCATION MAP



#### MAX LEVINSTON

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