



STOREFRONT RETAIL / OFFICE / WORKSHOP BUILDING

FOR SALE

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com
973.379.6644 x121



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036



PROPERTY DESCRIPTION

±2,658 SF Storefront Retail / Office / Workshop

LOCATION DESCRIPTION

Right off of US Highway 1
0.4 miles from Linden Commuter Rail
3.0 miles from Rahway Commuter Rail
9.6 miles from Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	2,658 SF

PROPERTY HIGHLIGHTS

- ±2,658 sf building
- Zone OPT (Office, Professional, Transition) which allows for various retail and professional uses, as well as garden and upper floor apartments
- Includes a backyard in the back of the building
- Walking distance to bus stop (NJ Transit Bus 56 and 57)
- Lot size at 20' x 100' (Block 463, Lot 47)
- Taxes: \$6,960 (2021)

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

STOREFRONT RETAIL / OFFICE / WORKSHOP BUILDING

FOR SALE

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

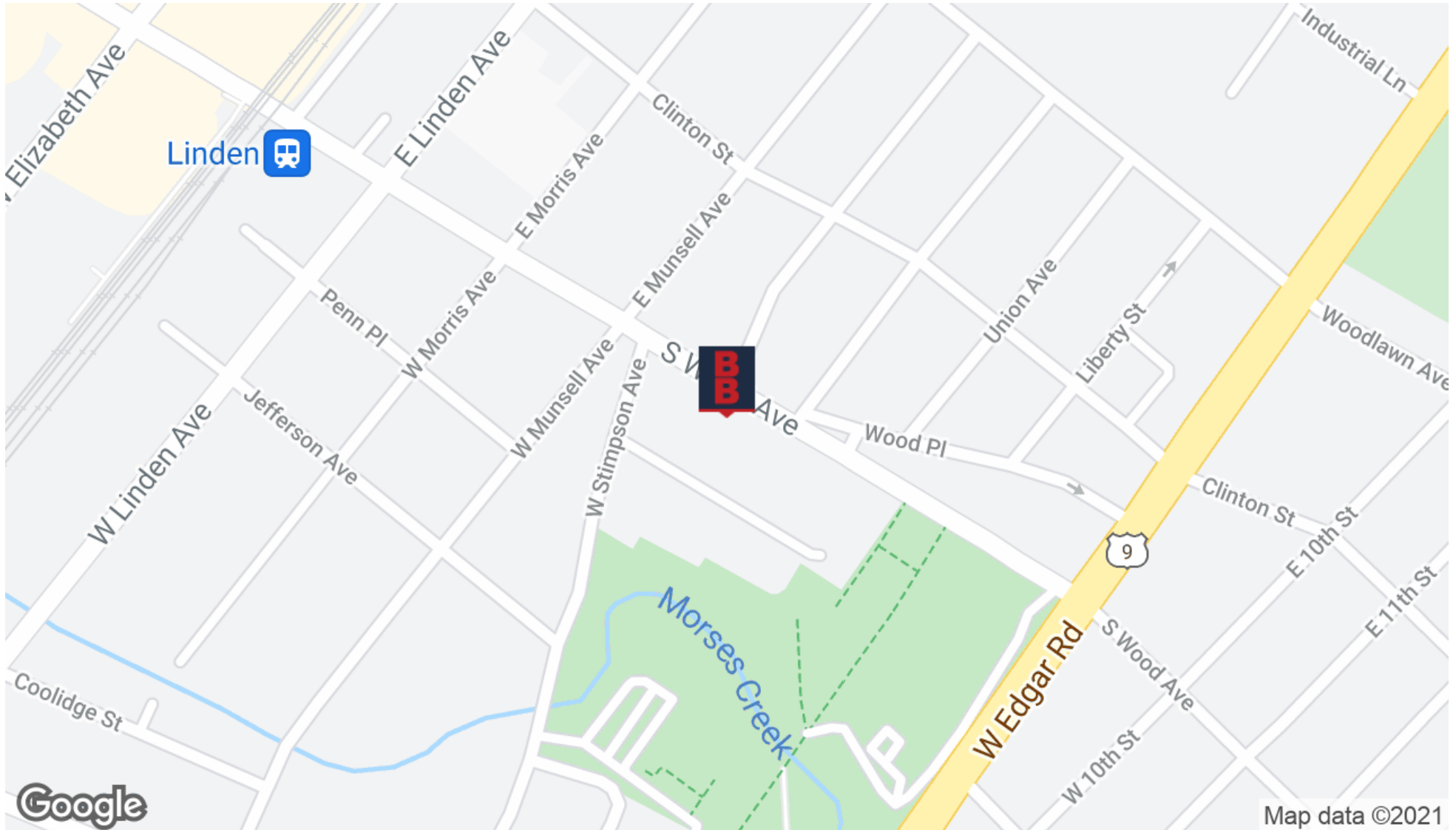
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



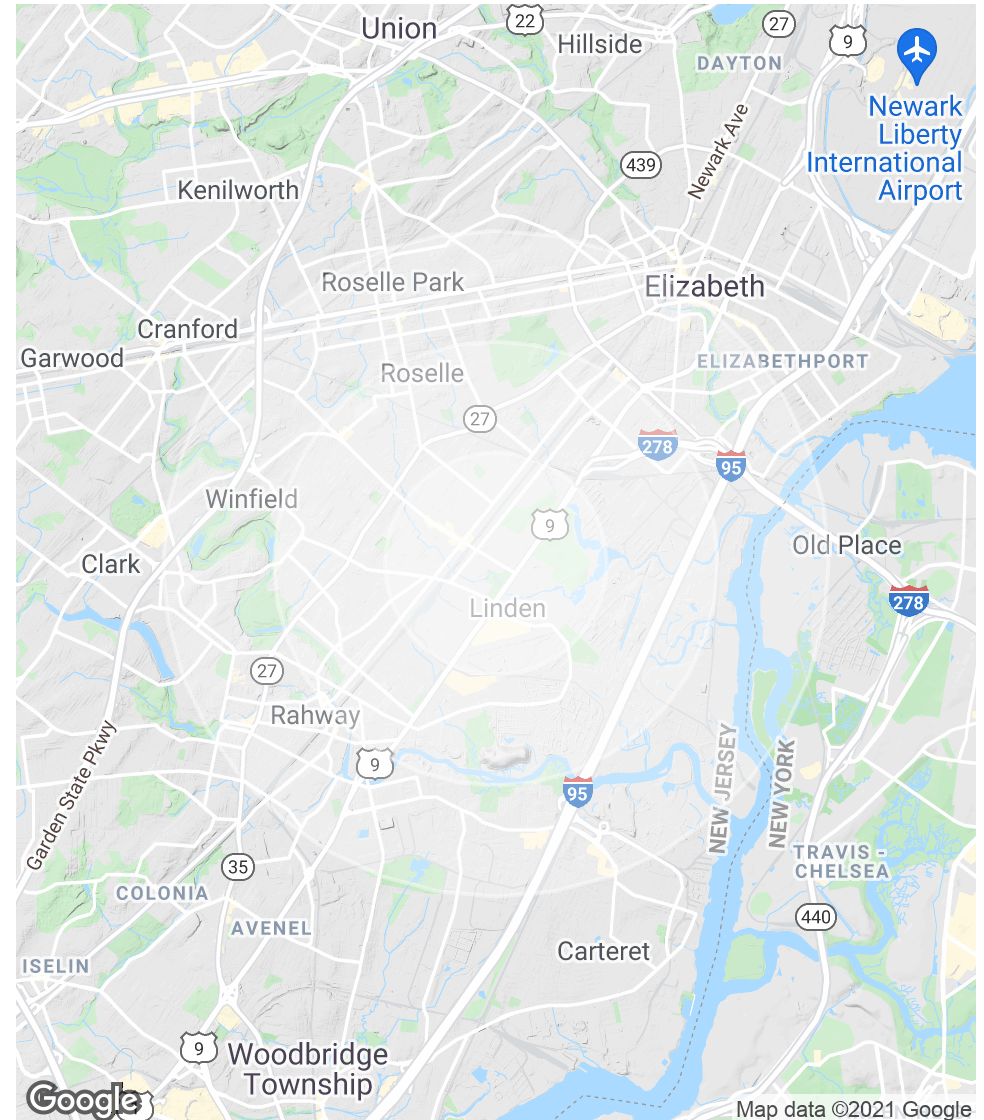
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,658 SF STOREFRONT RETAIL / OFFICE / WORKSHOP

348 S Wood Ave, Linden, NJ 07036

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,180	59,508	170,464
Average age	38.0	38.4	37.6
Average age (Male)	37.0	36.8	36.2
Average age (Female)	38.8	40.2	39.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,657	21,994	60,767
# of persons per HH	2.6	2.7	2.8
Average HH income	\$60,371	\$66,649	\$67,284
Average house value	\$359,917	\$338,895	\$351,779

* Demographic data derived from 2010 US Census



For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Sales Associate

jkuczaj@blauberg.com

973.379.6644 x121

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.