

481 Springfield Ave Berkley Heights, NJ 07922
Union County

EXCLUSIVE FOR SALE

Multifamily/Redevelopment Opportunity



PROPERTY DESCRIPTION

Multifamily property located on a highly visible 0.34-acre corner lot within the Downtown Development Zone of Berkeley Heights. The property features a two-family residence and a detached three-car garage with a separate apartment, providing multiple income-producing opportunities. This exceptional investment offers strong cash flow potential while also presenting a prime redevelopment opportunity when assembled with the adjacent property at 483-487 Springfield Avenue, creating a combined 0.50-acre development site.

PROPERTY HIGHLIGHTS

- Prime Corner lot in Downtown
- Two-Family Home for immediate income potential
- Location within minutes to a major highway- I-78

OFFERING SUMMARY

Price for Sale:	\$875,000
Lot Size:	.34 acre
Building size:	2,532 SF
Taxes:	\$14,114 (2025)
Block, Lot:	206, 10
Parking:	Blacktop, Exclusive
Zoning:	DD

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	2,656	14,661	61,579
Median Age:	44.7	44.8	41.6
Total Population	7,690	41,852	181,676
Average HH Income	190,014	197,124	177,431

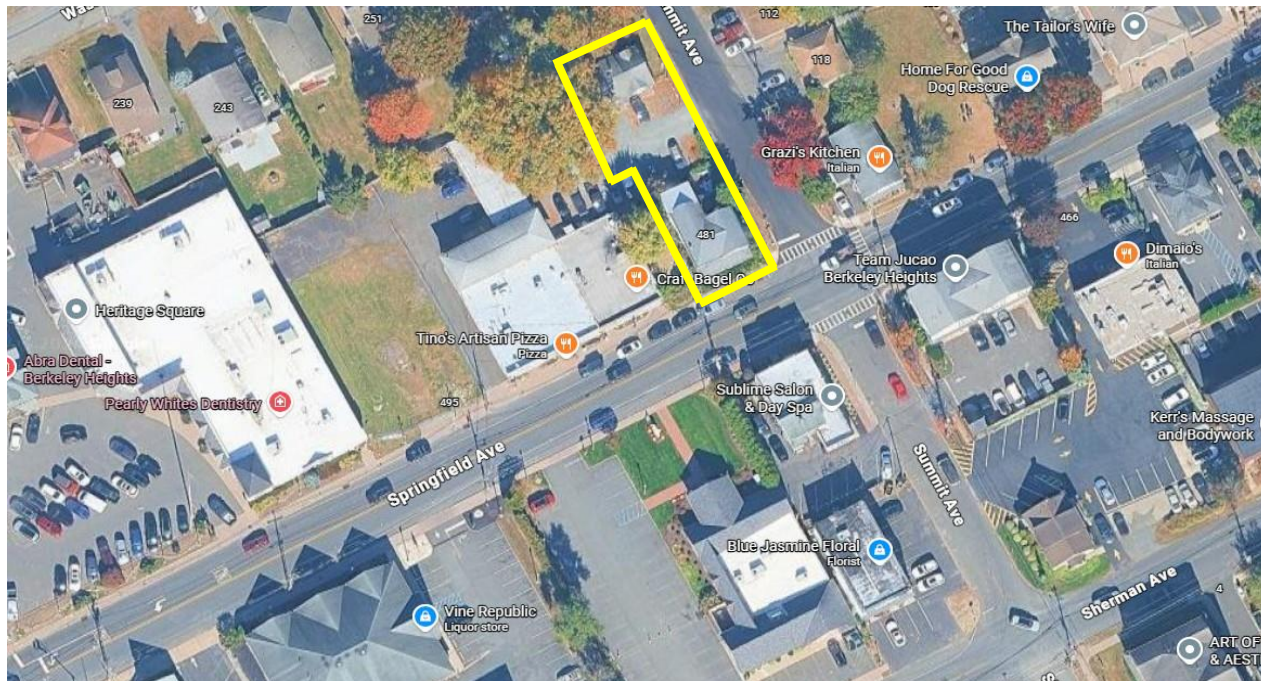
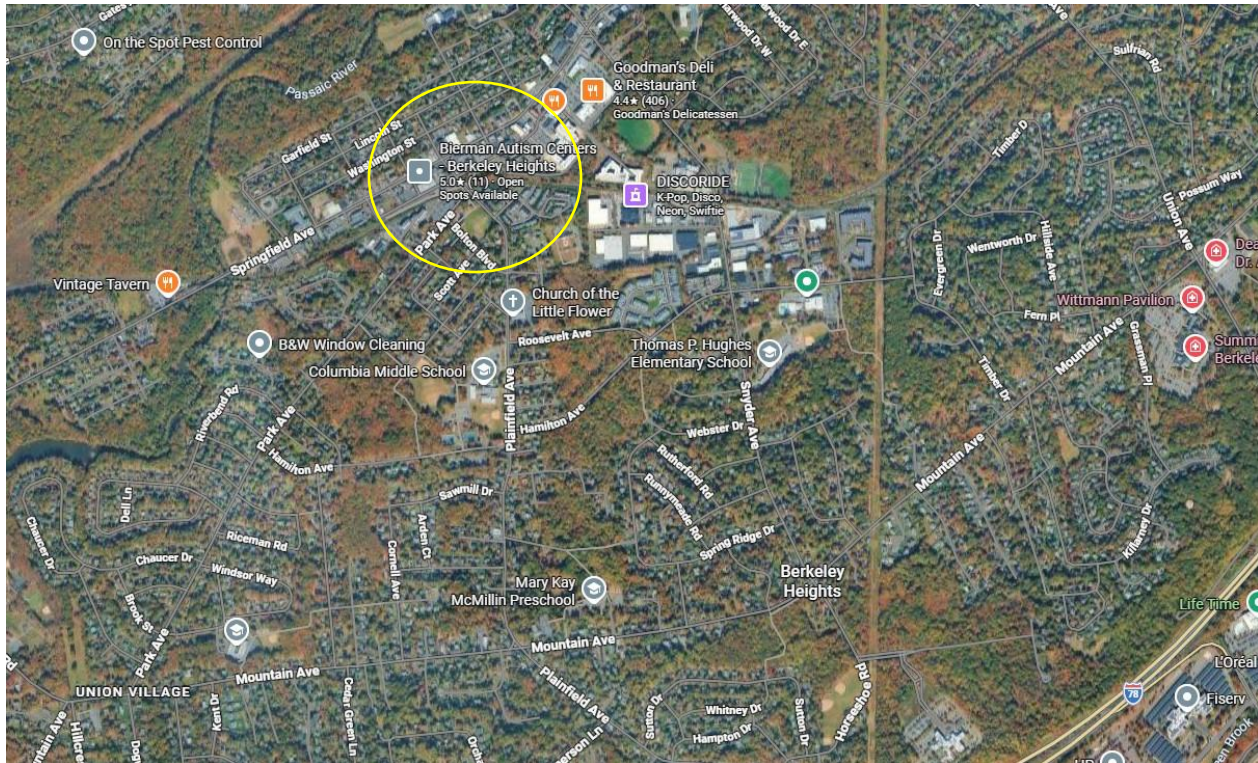
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LOCATION MAP



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