



FOR SALE

Special Purpose Transitional Living Facility Off Market Opportunity

OFFERING MEMORANDUM | 146 SOUTH MUNN AVENUE | EAST ORANGE, NJ

Exclusively Listed by

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KW COMMERCIAL
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Professional Bio



CHERYL DARMANIN

Broker

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Direct: (973) 783-7400

111786, New Jersey

CHERYL DARMANIN, MCNE, CSMS, ABR, SFR
Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl Darmanin joined Keller Williams Commercial in 2017 and has since built a reputation as a trusted advisor and skilled negotiator in the commercial real estate sector. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative, and Short Sale and Foreclosure Resource. In addition, she is a certified Real Estate Advisor through the National Association of Expert Advisors.

Cheryl actively contributes to the commercial real estate community and beyond, serving on several boards and organizations. Her affiliations include CREWNJ (Commercial Real Estate Women of NJ), FIABCI (International Real Estate Federation), Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, and the Board of Advisors for the Touro College Graduate School of Business. She is a past president of the Harding Township Education Foundation (HTEF), past co-chair of the South Orange Village Alliance Business Recruitment Committee, and has been involved with AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), and the Overlook Hospital Auxiliary. She also coaches new real estate agents entering the profession.

Based in New Jersey, Cheryl has successfully represented clients in the acquisition and disposition of assets across all major commercial real estate classes, including retail, hospitality, industrial, multifamily, office, and medical. Her client base ranges from tenants and local property owners to institutional investors.

Before transitioning into real estate, Cheryl built a 20-year career in media and marketing sales. She began in local ad sales for The Weather Channel in Atlanta and later helped establish network operations in London, Düsseldorf, and Amsterdam. Upon returning to the U.S., she became Operations Manager for TWC's Ad Sales Division in New York. She then expanded into digital marketing sales, holding senior sales executive roles with ABCNews.com/ABC Entertainment, Women.com (iVillage.com), and USAToday.com.

Cheryl's leadership career advanced further at Yahoo!, where she served as Managing Director of Account Management for the U.S., Canada, and Latin America. In this role, she was responsible for over \$1 billion in revenue and led a team of 250 professionals.

Her commercial real estate career has been consistently recognized with top honors. Cheryl is a multi-year recipient of the NAR Circle of Excellence Award (2014, 2019–2024). She has also been recognized with KWRI's Gold and Silver Awards, Top Associate awards for units and volume, Top 25 Producer recognition, Sale of the Year, and Top Ten Agent honors.

Cheryl's background blends deep expertise in sales, marketing, and negotiation with a passion for real estate economics. This combination allows her to provide clients with informed, strategic, and results-driven guidance across all aspects of commercial real estate.

Website: www.thedarmaningroupcre.com

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YouTube: https://www.youtube.com/channel/UCEDH8A2rZo6UmjCX4KLhf-A?view_as=subscriber

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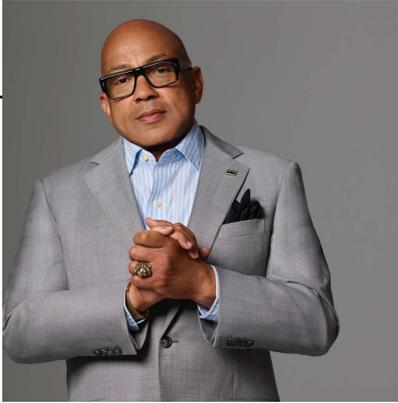
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Professional Bio



JAMES HUGHES

Agent

sold@jameshughesteam.com

Direct: +1 (201) 675-1210

For more than 21 years, clients across New Jersey have trusted James Hughes with one of their most significant assets. As a seasoned Broker-Salesperson known for disciplined pricing strategy, advanced valuation skills, and steady, solutions-oriented negotiation, James delivers clarity and results in every market condition.

James represents sellers, buyers, builders, and investors across both urban and suburban communities in Northern New Jersey. His approach blends rigorous market analytics, multiple data sources, and comprehensive comparable-market evaluations to guide clients in making informed decisions that align with their goals. Whether navigating a competitive purchase, preparing a property for market, or advising on a development or investment opportunity, James brings structure, strategy, and a high level of care to each relationship.

He leads The James Hughes Team at Keller Williams NJ Metro Group, a group of agents and support professionals who reflect his commitment to high-touch communication, strategic marketing, and an elevated client experience. The team has earned consistent 5-star ratings on Zillow and other major real estate platforms and is recognized for its data-driven guidance and standards of excellence.

James holds the Pricing Strategy Advisor (PSA), Accredited Buyer Representative (ABR), and Certified Distressed Property Expert (CDPE) designations, as well as the Short Sale and Foreclosure Resource (SFR) and At Home With Diversity (AHWD) certifications from the National Association of Realtors®. He is a six-time recipient of the New Jersey Realtors® Circle of Excellence Sales Award and previously served on the New Jersey Realtors® Equal Opportunity / Cultural Diversity Committee, including as Chairperson in 2018 during the 50th anniversary of the Fair Housing Act.

A long-time New Jersey resident and committed community advocate, James helps sellers, buyers, builders, and investors move forward with confidence, supported by precise information and a thoughtful approach to every transaction.

Property Summary



Property Summary

Building SF: Floor	5,476
s: Frontage:	3
Lot Size:	127 Feet
Permitted Uses:	19,049 SF
	Veteran Housing, Half way House, Domestic Violence,
Price:	\$1,215,000
Utilities:	Public Water, Public Sewer, Electric, and Gas
Zoning:	Residential / Institutional

Location Overview

Located in East Orange, New Jersey, the property is situated within a densely populated and transit-connected area. The location offers walkability and access to surrounding services, making it well-suited for residential healthcare and supportive housing operations. While there is no on-site parking, the central location supports accessibility for residents, staff, and service providers.

Property Overview

146 S. Munn Avenue | East Orange, NJ
Income-Producing Residential Asset | Multifamily Redevelopment Opportunity

146 S. Munn Avenue is a ±5,476 SF residential building on 0.41 acres in East Orange's R-4 Multifamily District.

The property is licensed for 33–34 residents and currently houses 23 long-term tenants under annual agreements. The building includes 14 rooms (single, double, and triple occupancy), several private rooms, commercial kitchen facilities, dining area, office space, and required life-safety systems. Average tenant tenure exceeds 12 years, reflecting stable operations supported primarily by state and federal assistance programs.

Redevelopment Potential

- R-4 zoning permits substantial multifamily density, including:
- Up to 100 units per acre
- Up to 20 stories / 230 feet (subject to bulk standards)
- 60% maximum lot coverage

Five-story multifamily is permitted by right, with high-rise potential subject to approvals—allowing for affordable housing, supportive housing, adaptive reuse, or future redevelopment.

Offering

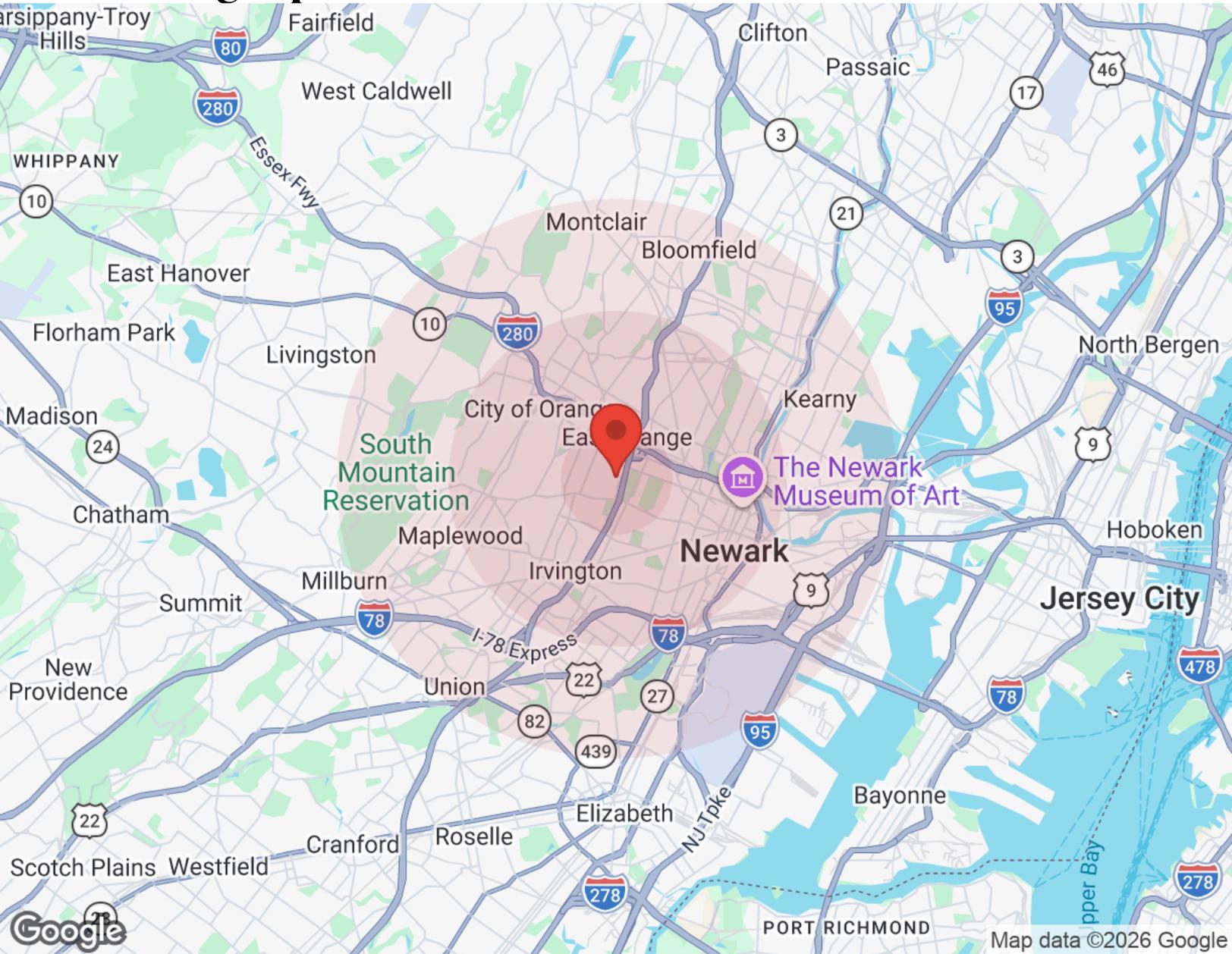
Offered at \$1,215,000, the property provides immediate income with long-term redevelopment upside in a strong Essex County rental market.

Financials available upon execution of a confidentiality agreement.

Property Photos



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	30,246	240,141	415,852
Female	35,560	260,996	437,057
Total Population	65,806	501,137	852,908

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	13,502	99,319	160,457
Ages 15-24	8,924	72,074	114,151
Ages 25-54	27,631	211,605	363,792
Ages 55-64	7,504	56,408	100,455
Ages 65+	8,246	61,733	114,053

Race	1 Mile	3 Miles	5 Miles
White	6,120	78,478	191,393
Black	46,545	268,609	361,633
Am In/AK Nat	53	351	512
Hawaiian	7	50	85
Hispanic	11,095	126,738	234,635
Asian	790	18,091	47,763
Multi-Racial	934	6,866	13,220
Other	263	2,005	3,668

Income	1 Mile	3 Miles	5 Miles
Median	\$59,972	\$63,822	\$75,150
< \$15,000	3,797	27,378	36,307
\$15,000-\$24,999	2,215	15,545	22,672
\$25,000-\$34,999	1,863	13,772	21,055
\$35,000-\$49,999	2,679	19,781	30,434
\$50,000-\$74,999	3,816	29,336	47,274
\$75,000-\$99,999	3,300	21,804	38,171
\$100,000-\$149,999	3,276	26,493	48,925
\$150,000-\$199,999	1,372	13,100	26,361
> \$200,000	2,066	18,923	44,743

Housing	1 Mile	3 Miles	5 Miles
Total Units	25,688	194,247	329,338
Occupied	24,382	186,134	315,942
Owner Occupied	5,741	48,183	106,566
Renter Occupied	18,641	137,951	209,376
Vacant	1,305	8,112	13,396

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