



1444 Broad St

1444 Broad St, Hillside, NJ 07205



SIGNATURE REALTY NJ



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1444 Broad St

\$1,995,000

This mixed-use property sits on 0.27 acres with two commercial spaces on the first floor and upper levels with potential for apartments or condos. Even better—the sale includes the adjacent vacant lot (8,814 sq ft), offering room for expansion or new development.

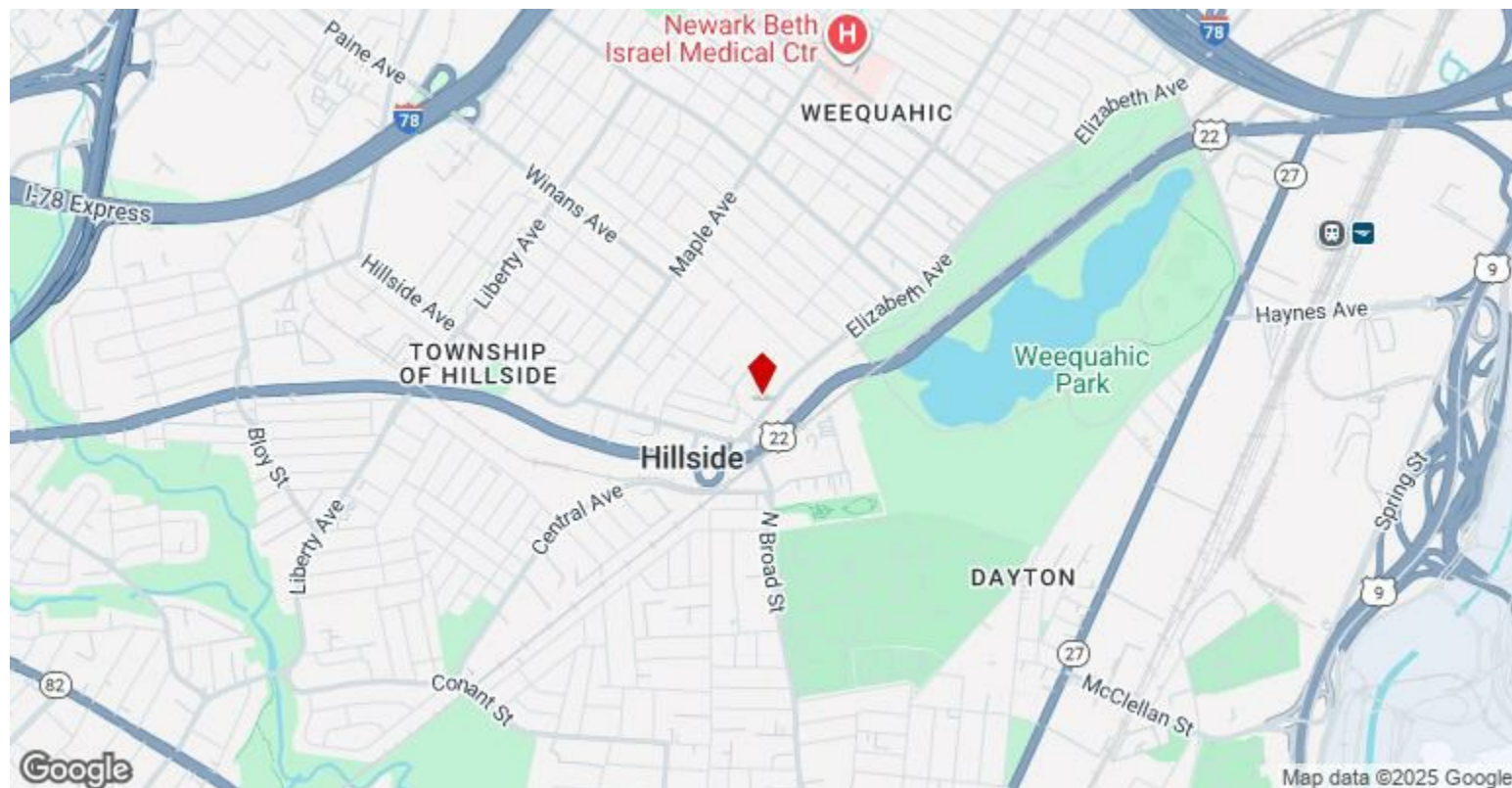
Zoned OC (Office Commercial), the property has potential for offices, professional buildings, retail stores, personal services, townhouses, condos, and accessory uses like parking and signage.

?? Prime location with outstanding visibility, strong foot traffic, and just minutes from Newark, Jersey City, and NYC....

- Outstanding visibility, strong foot traffic
- Just minutes from Newark, Jersey City, and New York City
- Great bones



Price:	\$1,995,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment
Lot Size:	0.28 AC
Gross Building Area:	23,000 SF
Rentable Building Area:	23,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	3
Year Built:	1919
Tenancy:	Multi
No. Drive In / Grade-Level Doors:	2
Zoning Description:	OC
APN / Parcel ID:	07-01007-0000-00024



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Property Photos

