



INDUSTRIAL / RETAIL BUILDING

FOR SALE

±3,000 SF INDUSTRIAL / RETAIL OPPORTUNITY

65 Central Avenue, East Orange, NJ 07018

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Associate

jd@blauberg.com
973.379.6644



THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

- ±0.4 Miles to I-280
- ±1.2 Miles to Garden State Parkway Exit 144
- ±3.7 Miles to I-78
- ±10.7 Miles to Newark Liberty International Airport

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Sale Price: | Please Call for Sale Price |
| Building Size: | 3,000 SF |

PROPERTY HIGHLIGHTS

- ±3,000 SF Car Repair Facility
- Auto Mechanic / Tire Shop Business Included in Sale
- Auto Dealer License Available
- ±\$250,000 Gross Revenue
- 12' - 14' Ceiling Heights
- Redevelopment Opportunity
- Lot Size at ±0.23 Acres (Block 12, Lot 12)
- Corner Lot Location
- Taxes at \$11,425.54 (2022)

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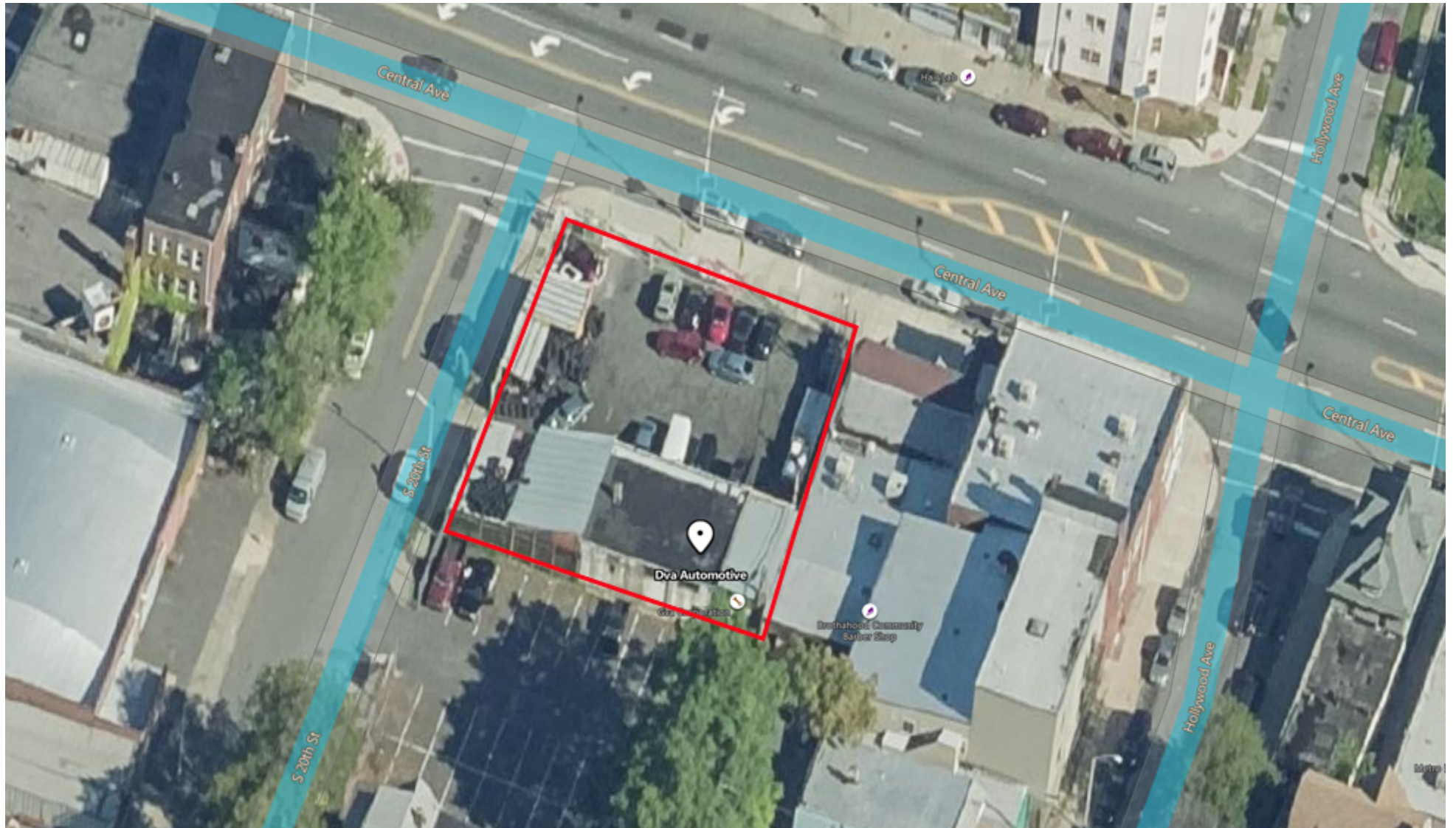
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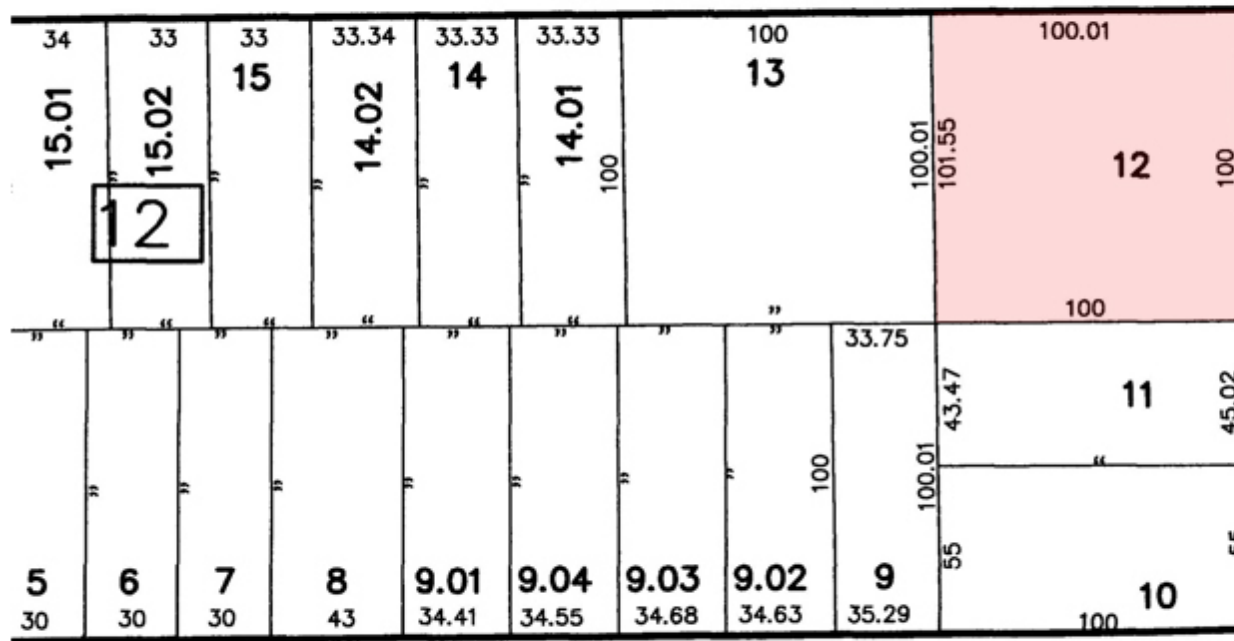
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SOUTH TWENTIETH STREET



HOLLYWOOD AVENUE

CENTRAL AVENUE

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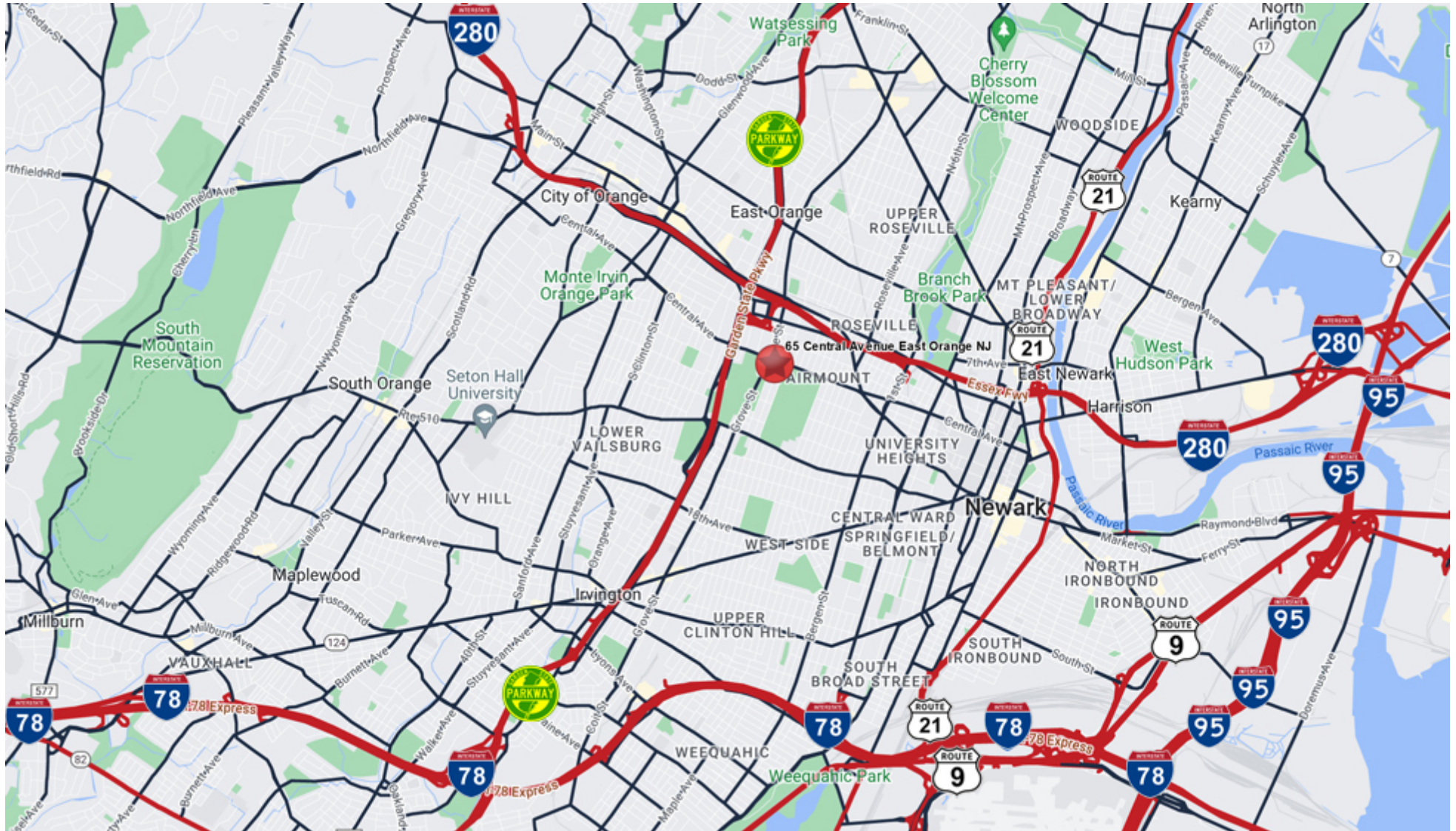
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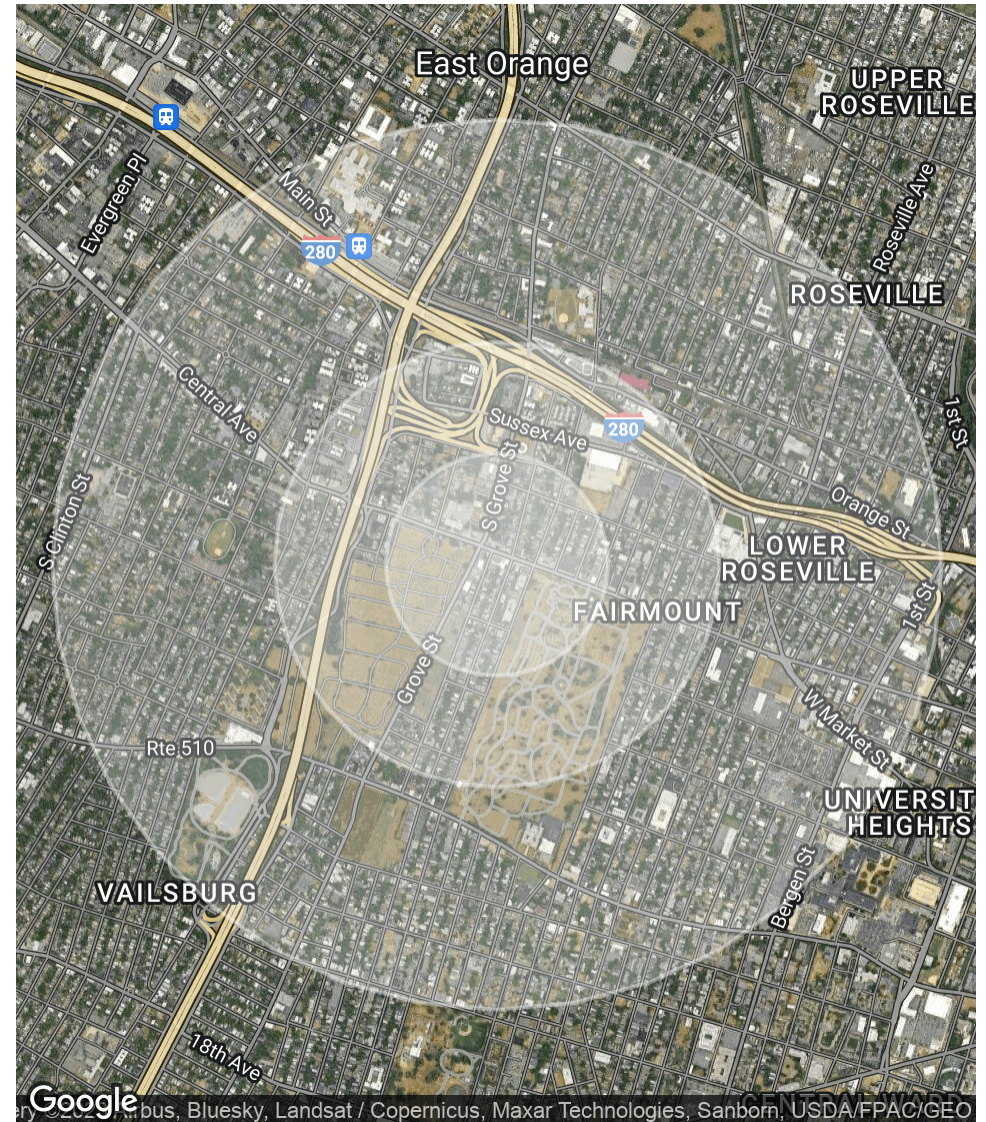
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 1,416 | 7,688 | 55,758 |
| Average Age | 35.0 | 35.1 | 33.5 |
| Average Age (Male) | 33.8 | 32.3 | 31.1 |
| Average Age (Female) | 41.1 | 37.3 | 34.9 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 600 | 3,646 | 23,211 |
| # of Persons per HH | 2.4 | 2.1 | 2.4 |
| Average HH Income | \$51,926 | \$41,585 | \$44,018 |
| Average House Value | \$240,026 | \$179,118 | \$167,388 |

* Demographic data derived from 2020 ACS - US Census



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Direct: 973.379.6644 | Cell: 201.279.8442

PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) *Magna Cum Laude

MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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