



## Land Available

### 49-55 Evergreen Avenue

NEWARK, NJ 07114

**Land Available:** 0.33 acres

**Land Description:** 100 x 145 - 14,500 SF

**Location:** Easy access: directly off Frelinghuysen Avenue, I-78, I-95, I-280, 1&9, 22, 21, I-287, Garden State Parkway, Newark Airport, Port of Newark

**Features:** • Fenced in lot

- Zoning: MX-1 Commercial/Mixed Use, truck parking, outdoor storage, towing/contruction company, recreation park, see zoning chart for permitted uses

**Sale or Lease:** Call for pricing

#### Maria Lima

Senior Vice President

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#### David R Williams

Senior Vice President

201-218-0658 cell

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Exclusive Broker

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## 49-55 Evergreen Avenue

### Aerial



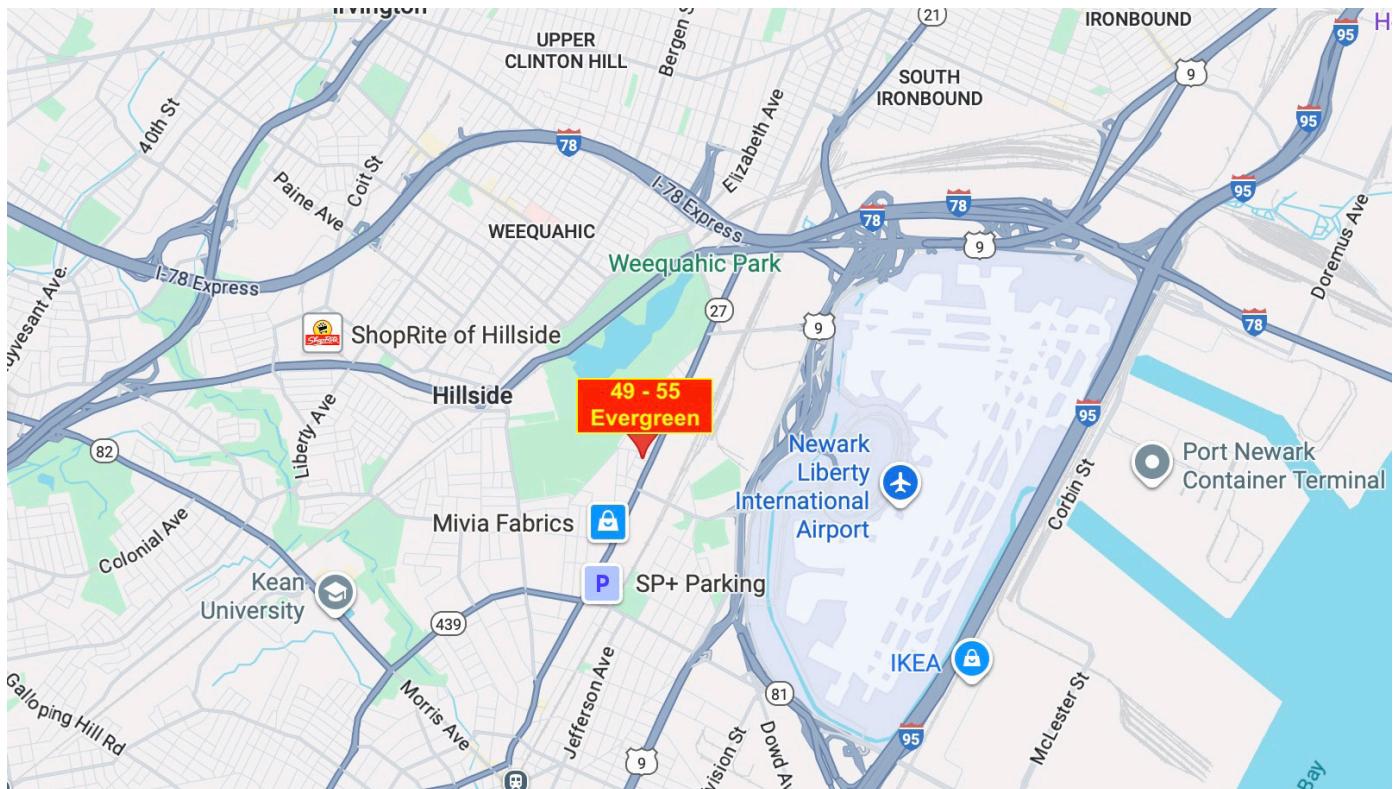
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## 49-55 Evergreen Avenue

### Map



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# 49-55 Evergreen Avenue

## Permitted Uses

### § 41:4-2 Permitted Uses in Commercial & Mixed-Use Districts.

Principal Uses	C-1	C-2	C-3	MX-1	MX-2	MX-3
Single-Family Dwelling	-	-	-	P	P	-
Two-Family Dwelling	-	-	-	P	P	-
Three-Family Dwelling	-	-	-	P	P	P
Town House, Dwelling	-	-	-	P	P	-
Low-Rise Multi-Family Dwellings	P	-	-	P	P	P
Mid-Rise Multi-Family Dwellings	-	-	-	-	C	P
High-Rise Multi-Family Dwellings	-	-	-	-	-	P
Mixed-Use Buildings with Multi-Family Dwellings and Non-Residential Uses	P	P	P	P	P	P
Mixed-Use Buildings with Multi-Family Dwellings and Non-Residential Uses exceeding 5 stories / 60 feet in height	-	C	P	-	C	P
Mixed-Use Buildings with Multi-Family Dwellings and Non-residential Uses exceeding 8 stories / 96 feet in height	-	-	-	-	-	C
Single Room Occupancy Dwellings / Boarding / Rooming House	P	P	P	P	P	-
Active Recreation Park	P	P	P	P	P	P
Animal Boarding, Kennel	-	-	C	-	C	-
Animal Café	-	P	P	-	P	P
Animal Daycare, Animal Grooming	-	P	P	-	P	P
Artisan and Craft Workspace	P	P	P	P	P	P
Artist Live/Work Studio (Nuisance Producing)	-	-	-	-	C	-
Automobile Car Wash	-	-	C	-	-	-
Automobile Rentals	-	-	C	-	-	-
Automobile Repair and Tire Repair	-	-	C	-	C	-
Automobile Sales	-	-	C	-	-	-
Bail Bond Agency	-	P	P	-	-	-
Bar/Lounge, Cigar or Hookah (See Section 41:4-6, Additional Standards)	-	P	P	-	P	P
Bars, Taverns, Lounges	-	P	P	-	P	P
Billboards	-	-	-	-	-	-
Body Art Studio	-	P	P	-	P	P
Brewery, Limited	-	P	P	-	P	P
Brewery, Restricted	-	P	P	P	P	P
Business, Specialized or Vocational Schools	P	P	P	P	P	P
Cannabis Delivery	C	C	C	C	C	C
Cannabis Retailer	C	C	C	C	C	C
Cannabis Microbusiness	C	C	C	-	-	-
Check-Cashing Establishments	-	-	P	-	-	-
Child Care / Adult Daycare Center	P	P	P	P	P	P

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# 49-55 Evergreen Avenue

## Permitted Uses

Table 4-2: Commercial & Mixed-Use Districts

P = Permitted - = Not Permitted C = Conditionally Permitted

Any use not listed below is also prohibited, unless the Zoning Officer determines it is sufficiently similar to a listed use to be permitted. Multiple principal uses shall be permitted within a mixed-use building or buildings where permitted.

Principal Uses	C-1	C-2	C-3	MX-1	MX-2	MX-3
Cigar/Tobacco/Vape Retail Sales Establishment (See Section 41:4-6, Additional Standards)	-	P	P	-	P	P
Commercial Antennas and Microwave Dishes, Collocation	P	P	P	P	P	P
Commercial Antennas & Microwave Dishes, Building Mounted	C	C	C	C	C	C
Commercial Recreation, Large Scale	-	-	P	-	P	P
Commercial Recreation, Small Scale	P	P	P	P	P	P
Community Centers	P	P	P	P	P	P
Community Gardens	P	P	P	P	P	-
Consumer Repair Services	P	P	P	P	P	P
Convenience Retail	P	P	P	P	P	P
Co-Working, Incubator, or Shared Office	P	P	P	P	P	P
Department Store	-	-	P	-	-	-
Dry Cleaning and Laundry Pick-Up / Drop-Off Establishment without on-site dry cleaning	P	P	P	P	P	P
Dry Cleaning and Laundry Establishment	-	-	-	-	-	-
Emergency Food Distribution Center, Food Pantry & Soup Kitchen	-	P	P	-	P	-
Event Space	-	P	P	-	P	P
Finance, Insurance, Real Estate, or Securities Brokerage Consumer Services	P	P	P	P	P	P
Fish, Meat and Poultry Markets	-	P	P	P	P	P
Fitness Center	P	P	P	P	P	P
Flex Space, Light Industrial	-	-	-	-	P	-
Fresh Food Market	P	P	P	P	P	P
Funeral Home or Mortuary	-	C	C	-	C	-
Gasoline Station	-	-	C	-	-	-
Governmental (Non-Municipal) Uses	P	P	P	P	P	P
Gun, Ammunition/Weapons Dealers	-	-	-	-	-	-
Homeless Shelter	-	C	C	-	C	-
Hotels (See Section 41:4-6, Additional Standards)	-	-	P	-	-	P
Hotels, Boutique	-	P	P	P	P	P
Hybrid / Flexible Businesses or Uses (Comprising any combination of permitted uses)	P	P	P	P	P	P
Large Format Retail and/or Shopping Centers	-	-	P	-	-	-
Laundromat	P	P	P	P	P	P
Liquor Stores	-	C	C	-	C	C
Live-Work Space (Non-Nuisance Producing)	P	P	P	P	P	P
Makers Space	-	-	P	P	P	P
Market Gardens	P	P	P	P	P	-
Massage Facility	-	C	C	C	C	C
Medical Clinic or Emergency Care Facility	-	P	P	-	P	P

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Principal Uses	C-1	C-2	C-3	MX-1	MX-2	MX-3
Medical Marijuana Alternative Treatment Center	-	-	C	-	-	-
Medical Marijuana Safety Compliance Facility	-	-	C	-	-	-
Medical Marijuana Manufacturing Facility	-	-	C	-	-	-
Medical Marijuana Cultivation Facility	-	-	-	-	-	-
Medical Offices	P	P	P	P	P	P
Methadone Maintenance Clinic	-	-	C	-	C	-
Municipal Uses	P	P	P	P	P	P
Museums	-	P	P	-	P	P
Nightclubs, Discotheques & Cabarets	-	C	C	-	-	-
Offices	P	P	P	P	P	P
Pawn Shops	-	-	P	-	-	-
Personal Service Establishment	P	P	P	P	P	P
Pet Shop (See Section 41:4-6, Additional Standards)	-	-	P	-	P	-
Places of Worship	C	C	C	C	C	C
Primary & Secondary Schools	C	C	C	C	C	C
Private Clubs (See Section 41:4-6, Additional Standards)	-	P	P	P	P	P
Research and Development	-	-	-	-	P	P
Retail Sales, General Consumer Goods	P	P	P	P	P	P
Shared Kitchen	-	-	P	P	P	P
Sit-Down Restaurant	P	P	P	P	P	P
Substance Abuse Treatment Center	-	-	C	-	C	-
Supermarket	P	P	P	P	P	P
Take-Out Restaurant	P	P	P	P	P	P
Theaters	-	P	P	-	P	P
Urban Farm (See Section 41:6, Additional Standards)	P	P	P	P	P	-
Veterinary Clinic or Office	P	P	P	P	P	P
Veterinary Hospital	-	-	P	-	-	-
Warehousing, Micro-Fulfillment	-	-	-	-	C	-
Wholesale Bakeries	-	C	C	-	P	-

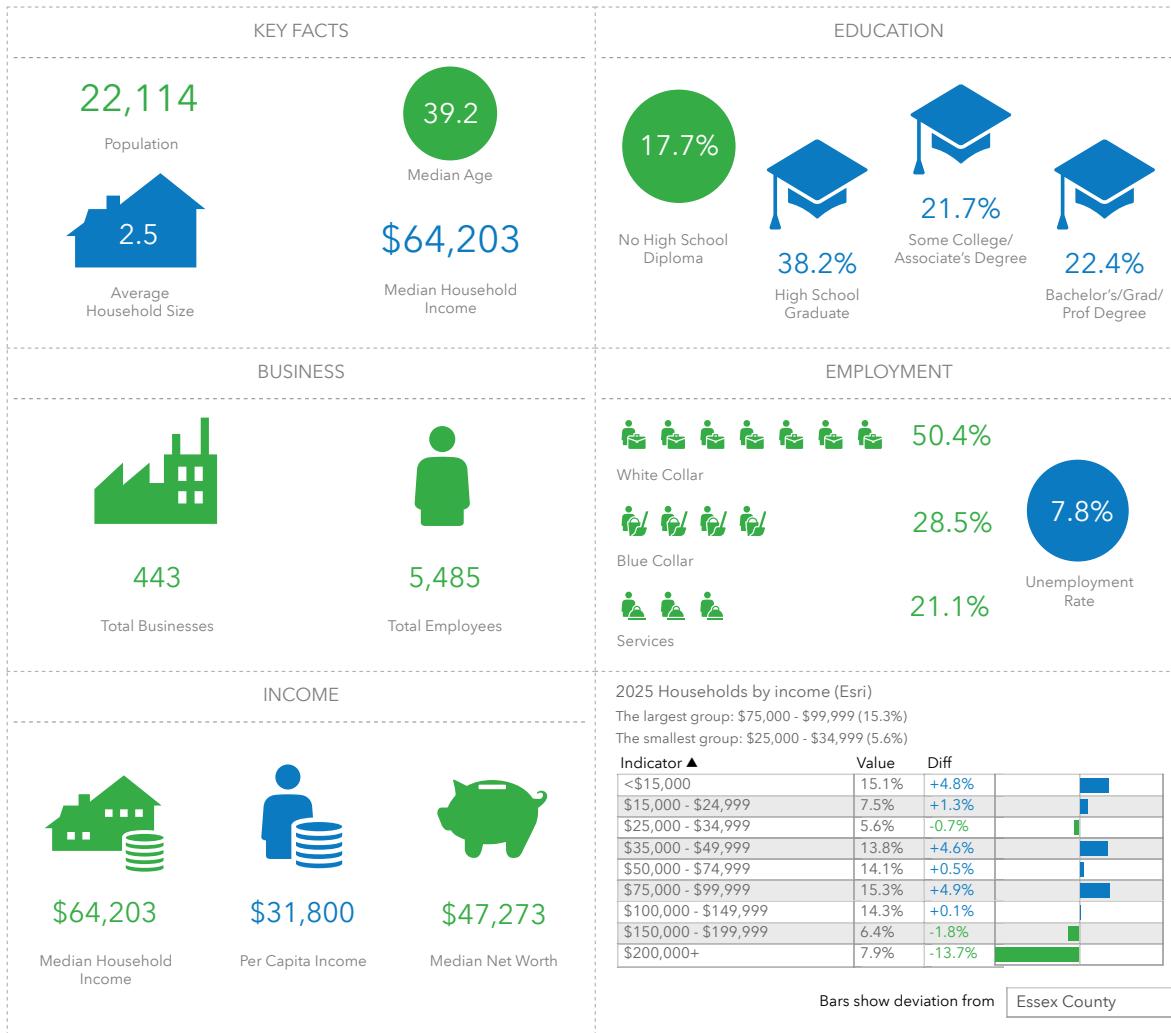
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## Key Facts



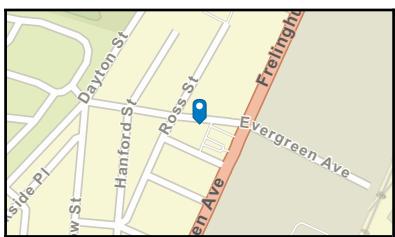
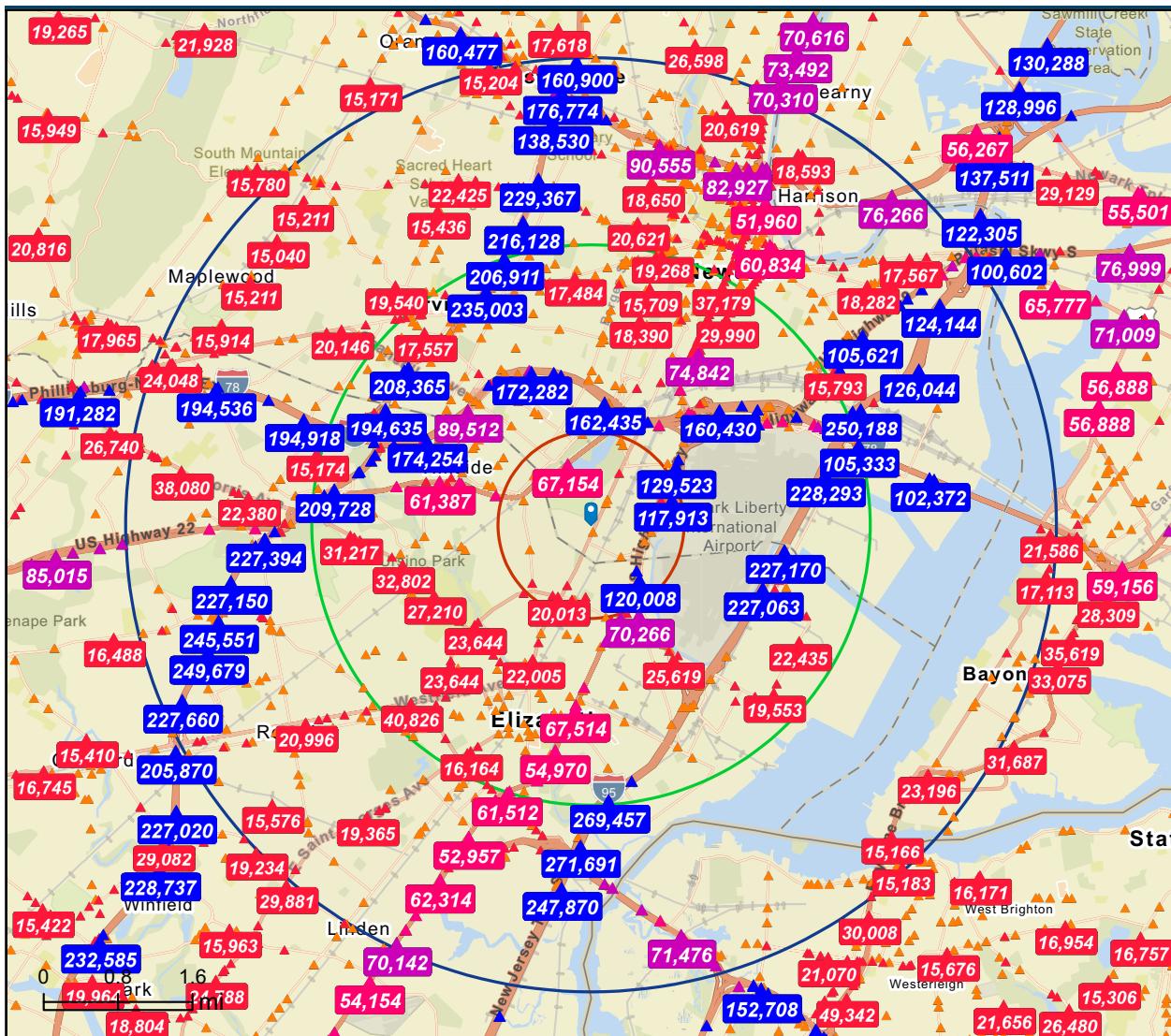
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## 49-55 Evergreen Avenue

### Traffic Count



**Average Daily Traffic Volume**

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



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