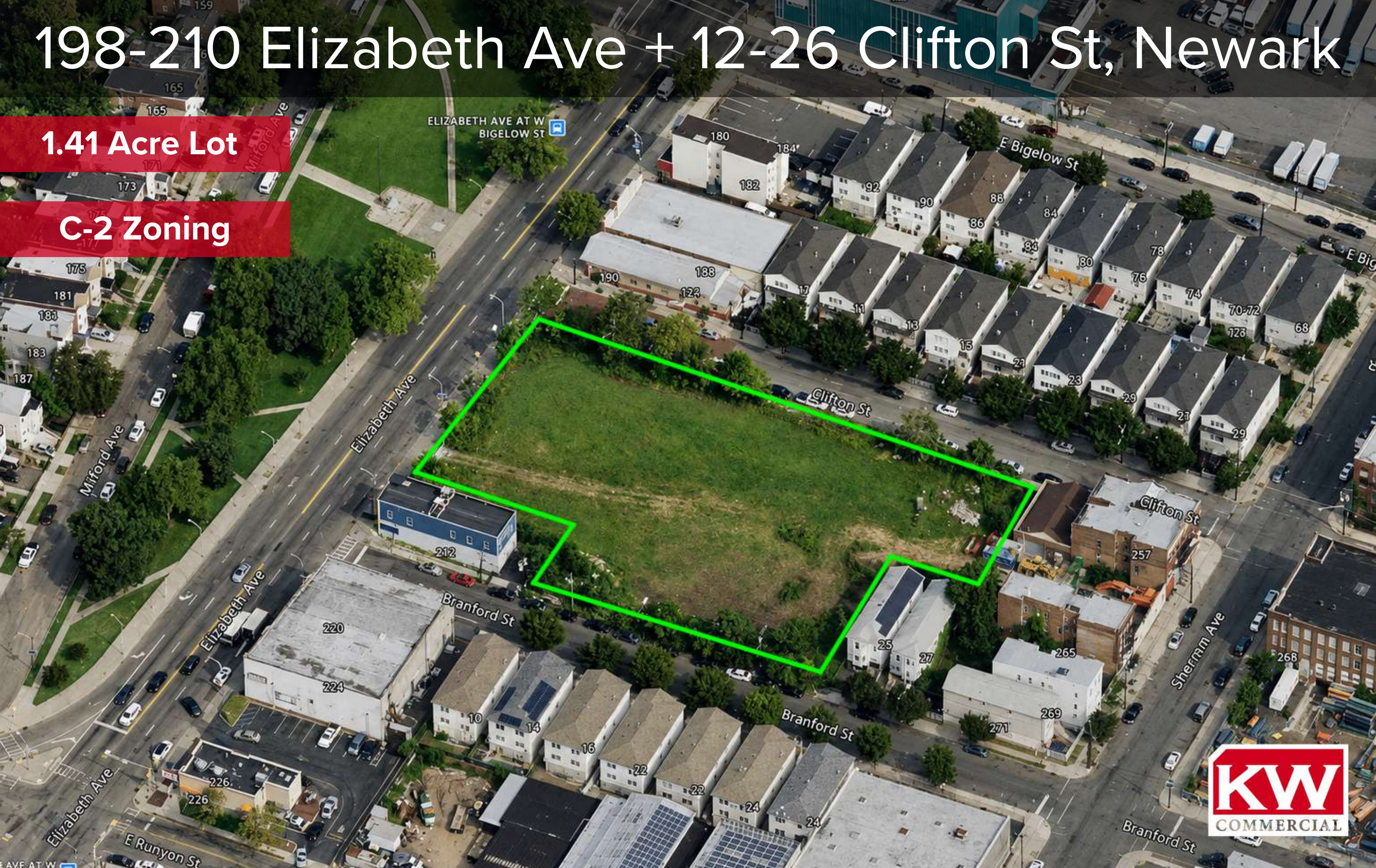


198-210 Elizabeth Ave + 12-26 Clifton St, Newark

1.41 Acre Lot

C-2 Zoning



\$6,800,000

**ASKING
PRICE**

Property Highlights

PROPOSED 200 Unit Multi-family Development

1 Deck Concrete Parking + 4 Floors Wood Above

Long Term PILOT Potential

Easy Build - Vacant & Flat Land

Block 2761 Lots: 2, 3, 4, 5, 6, 12, 45

1.41 Acre Lot

C-2 Zoning





Clifton St

Branford St

Branford St

Elizabeth Ave

Elizabeth Ave



Zoning



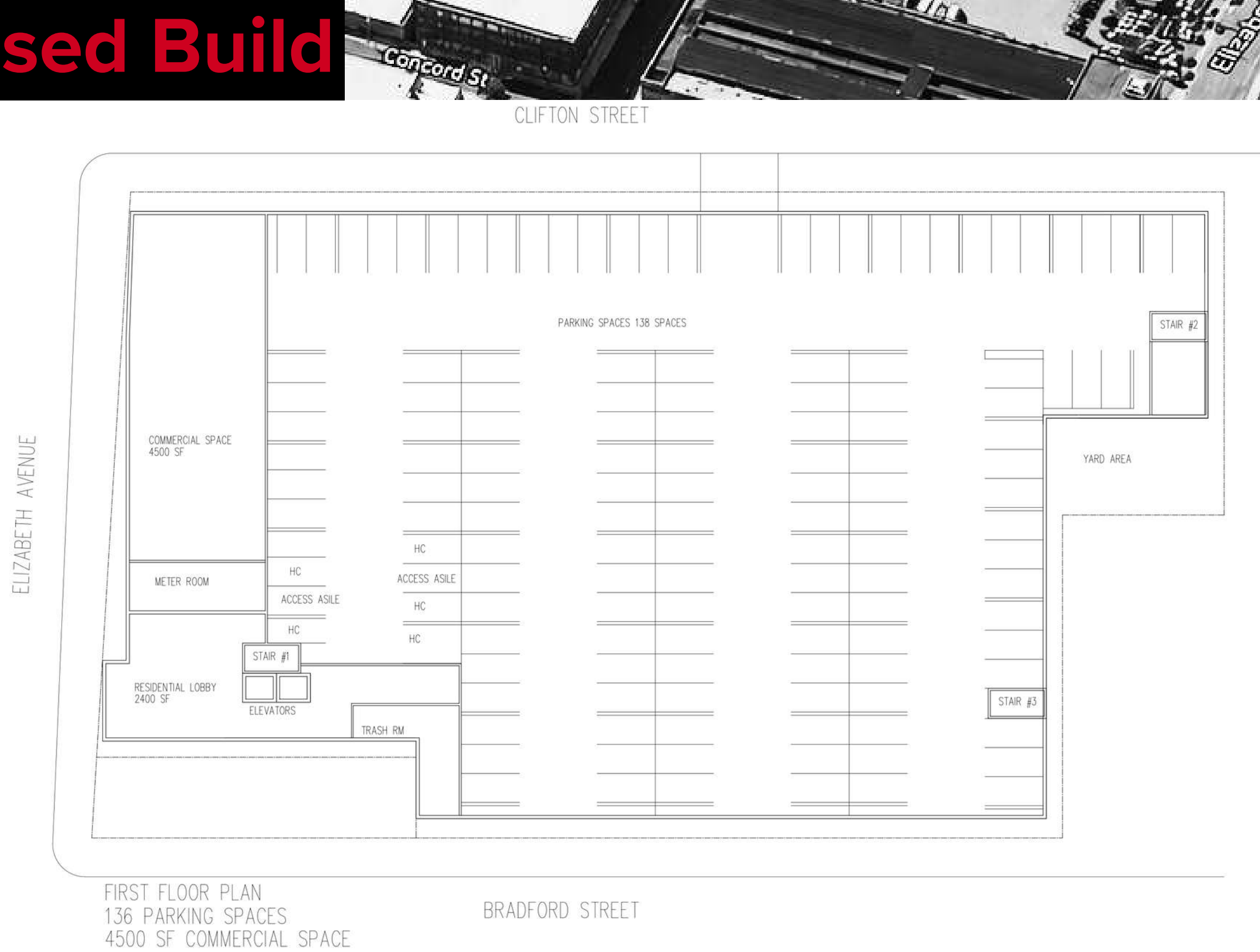
C-2

Community Commercial and Residential





Proposed Build



FIRST FLOOR PLAN
136 PARKING SPACES
4500 SF COMMERCIAL SPACE

WILL NEED BUILDING COVERAGE VARIANCE

**PROPOSED CONCEPT ONLY — SUBJECT TO ALL MUNICIPAL AND GOVERNMENTAL APPROVALS.
FINAL DESIGN, DIMENSIONS, AND UNIT COUNT MAY VARY.**



An aerial photograph showing the proposed development site. The site is bounded by Clifton Street to the north, Bradford Street to the south, Stanton Street to the west, and Elizabeth Avenue to the east. The surrounding area includes existing residential buildings and parking lots.

Proposed Build

CLIFTON STREET

ELIZABETH AVENUE

COURTYARD 2ND FLOOR

STAIR #2

STAIR #3

ELEVATORS

TRASH RM

BRADFORD STREET

TYPICAL FLOOR PLAN 2ND-5TH
46 UNIT PER FLOOR
ONE 3 BEDROOM
NINE 2 BEDROOM
THIRTY SIX EIGHT 1 BEDROOM

184 TOTAL UNIT
4 THREE BEDROOM
22 TWO BEDROOM
144 ONE BEDROOM

Unit Type	Count
One Bedroom	144
Two Bedroom	22
Three Bedroom	4
Total Units	184

**PROPOSED CONCEPT ONLY — SUBJECT TO ALL MUNICIPAL AND GOVERNMENTAL APPROVALS.
FINAL DESIGN, DIMENSIONS, AND UNIT COUNT MAY VARY.**

KW
COMMERCIAL



TYPICAL FLOOR PLAN 2ND-5TH
46 UNIT PER FLOOR
ONE 3 BEDROOM
NINE 2 BEDROOM
THIRTY SIX EIGHT 1 BEDROOM

BRADFORD STREET

184 TOTAL UNIT
4 THREE BEDROOM
22 TWO BEDROOM
144 ONE BEDROOM

**PROPOSED CONCEPT ONLY — SUBJECT TO ALL MUNICIPAL AND GOVERNMENTAL APPROVALS.
FINAL DESIGN, DIMENSIONS, AND UNIT COUNT MAY VARY.**







Exclusively Marketed By:

Presented by



BILLY PENA

SERVICING BROKER

Dedicated buyer broker focused on understanding your goals, identifying the right opportunities, and guiding you through every step of the buying process with insight and integrity.



BRUCE ELIA JR

SERVICING BROKER

Leads Trelia, Elia Realty Group, and KW Commercial City Views. Focused on investment strategy, negotiation, and market analysis built on decades of real estate success.

Call or Text Us

☎ (201) 232-4339

✉ billypena@kw.com

☎ (201) 315-1223

✉ BruceJr@kw.com



EXPERTISE. STRATEGY. RESULTS.

Your Property. Our Priority.



For all properties go to ergteam.com/all-properties