



80-88 Holmes Street

Belleville, NJ

Industrial Assemblage w/Oversized Lot





80-88 Holmes Street

Belleville, NJ



OFFERING

\$2,950,000

ASKING PRICE

Property Highlights

Expansive Corner Lot

2 Separate Entrances
Cortlandt Street & Holmes

20 Surface Parking Spaces

Future Development Potential

Owner/User of Investment Opportunity

Centrally Located a Block from
Washington Ave

Close Proximity to: Route 21, Route
3, NJ Turnpike, GS Parkway

Property Details

County: Essex

Municipality: Belleville

Zoning: BB-1, Belleville Business 1

Parking: 20 Surface Spaces

Lot Size: 39,000 SF





Price	\$2,950,000
Building Size	17,500 SF
Price Per SF	\$168
Lot Size	39,000 SF
Loading Docks	1
Entrances	2
Roll Up Doors	6
Power	Heavy
Taxes	\$62,920
Insurance (Est)	\$24,500



Entrance/Exit

Two Street Entrances/Exits

Cortlandt Street

Holmes Street













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LOCATION

NEW YORK

ExtraSpace
Storage

PASSAIC RIVER

Holmes
Street

260 Washington Ave
Belleville, NJ
110 Units
Under Construction

KW
COMMERCIAL

LOCATION

THE ESSEX
102 Washington Ave
158 Units

THE ESSEX
102 Washington Ave
158 Units

Walgreens

Belleville Public Library

Valley

260 Washington Avenue
(110 Units)

Belleville Public School
(Annex)

Washington Ave

State Farm

verizon

US Bank

QuickChek

SILVA'S AUTO

Provident BANK

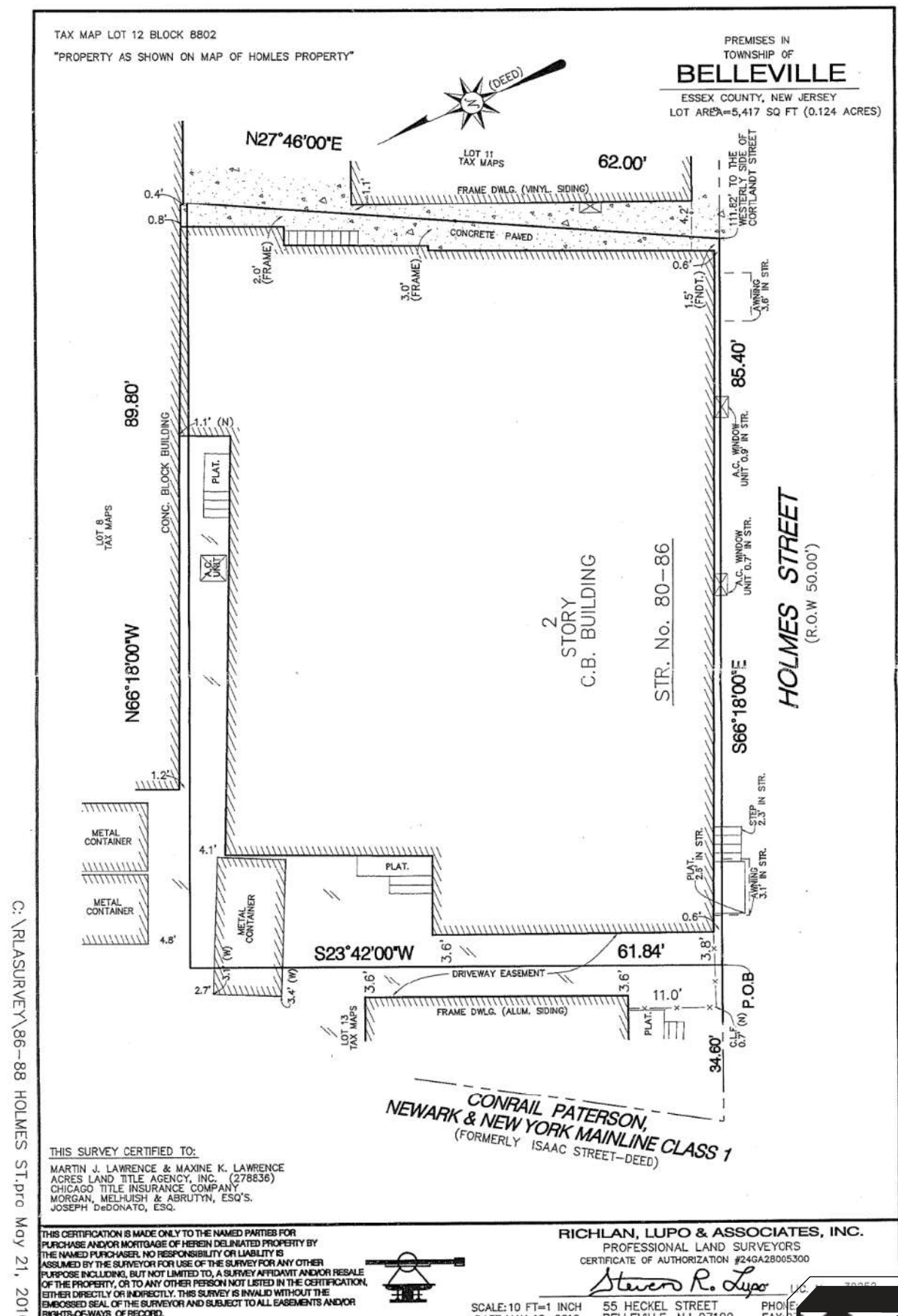
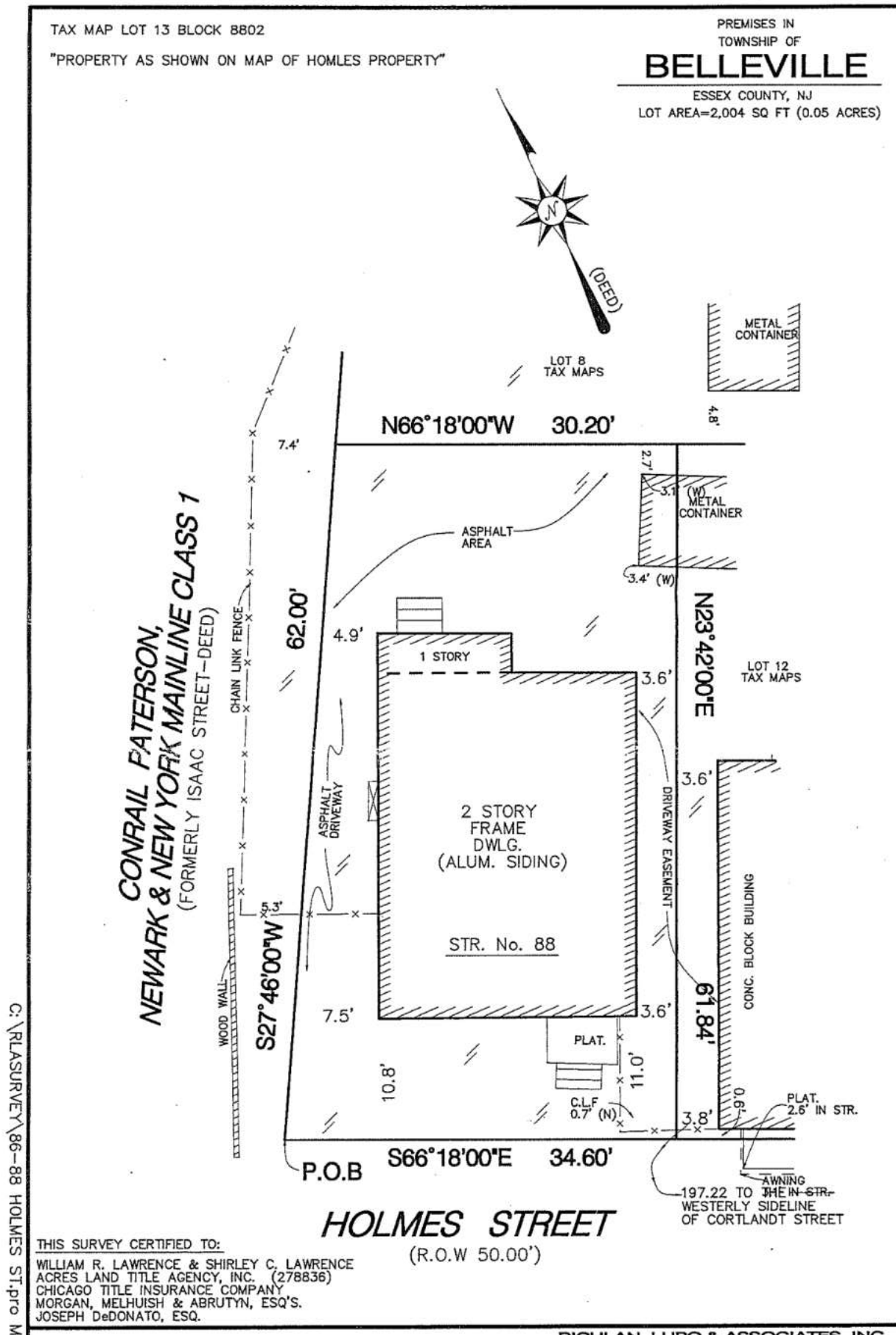
ExtraSpace Storage

PASSAIC RIVER
NJ-21



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Survey



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BB-1 Zone



Permitted Usage

Purpose. The intent of the Belleville Business District 1 (BB-1) district is situated closer to and adjacent to the Washington Avenue corridor. Its location, with immediate access to this commercial corridor, makes it especially suitable to provide for flexible spaces to meet the needs of modern businesses and industries. Uses permitted within this zone contain the characteristics of both traditional commercial and semi-industrial operations, while also serving as an economic development zone to complement the businesses nearby on Washington Avenue. Such uses include but are not limited to artisanal manufacturing, research and development, opportunities for demonstration projects, craft manufacturing, and light fabrication.

Permitted Uses

1. All such uses including, but not limited to, artisanal manufacturing, research and development, opportunities for demonstration projects, craft manufacturing, light fabrication.
2. Indoor/outdoor greenhouse/growing facilities.
3. Health/athletic/fitness facilities.
4. Laboratory, research and design.
5. Laundry, commercial.
6. (Reserved) [Amended 3-28-2023 by Ord. No. 07-23]
7. Nursery, horticulture.
8. Indoor commercial recreation facility.
9. Outdoor recreation.
10. School, business.
11. Brewery.
12. Brew pub.
13. Distillery.
14. Maker-space.
15. Office, business.
16. Office, flex space.
17. Office, co-working.
18. Artist's live/work studio.
19. Permanent make up.
20. Municipal off-street parking facilities.

Permitted Uses

21. Restaurants
22. Restaurant, fast food.
23. Restaurant, carry out/walk up.
24. Bar/tavern.
25. Automobile/vehicle sales within an enclosed building.
26. Public utility facilities.
27. Retail.
28. Grocery store.
29. Retail shopping center.
30. Catering and banquet facilities.
31. Tattoo establishments.
32. Theaters.
33. Dance studios.
34. Cigar shops.
35. Cigar lounges.
36. Music recording studios.
37. Sound stages.
38. Movie studios.
39. Massage, body work and somatic therapy establishments.
40. Chair massage establishments.

Conditional Uses

1. Cannabis Cultivator.
2. Cannabis Manufacturer.
3. Cannabis Retailer.
4. Cannabis Delivery Service.

Demographics

POPULATION	1- MILE	3- MILES	5- MILES	3- MILE RADIUS DEMOGRAPHICS	
2026	38,347	288, 067	725,848		288,067 POPULATION
HOUSEHOLDS	1 – MILES 14,792	3 - MILES 114,726	5 - MILES 289,824		114,726 TOTALHOUSEHOLDS
INCOME Average HH	1 – MILES \$95,904	3 - MILES \$90,043	5 - MILES \$85,150		\$90,043 AVERAGE HOUSEHOLDINCOME



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