

An architectural rendering of a modern, multi-story apartment building at dusk. The building features a mix of light gray panels, dark gray brick, and large black-framed windows. Many windows are illuminated from within, showing warm interior lights. Several balconies with black metal railings are visible, some with people standing on them. The building has a flat roof with greenery. In the foreground, there is a wet street reflecting the building and sky, a silver car driving, and a few pedestrians on the sidewalk. Small trees and landscaping are planted along the building's base.

81 Stephens Street

Belleville, NJ

40 Unit Approved Development Site



81 Stephens St



Stephens Street

Cortlandt Street

Academy Street



81 Stephens St

OFFERING

\$ 2,100,000

ASKING PRICE

40

APPROVED UNITS

\$52, 500

PRICE PER
APPROVED UNIT

KW Commercial is pleased to present this 40-unit approved multifamily development site at 81 Stephens Street in Belleville, NJ. This approved project consists of a five-story multifamily residential building featuring 32 one-bedroom and 8 two-bedroom apartments, with units ranging from 660 SF to 1,207 SF. This project includes 52 parking spaces + 2 tandem spaces along with a gym, residents lounge and rooftop terrace.

The site is located conveniently next to QuickChek Convenience Store and 2 short blocks from Washington Avenue's shopping corridor. We are also within close proximity to Route 21, Route 3, NJ Turnpike & the Garden State Parkway.



UNIT COUNT

1 st Floor	(1) 1 BR	(2) 2 BR
2 nd Floor	(6) 1 BR	(2) 2 BR
3 rd Floor	(8) 1 BR	(2) 2 BR
4 th Floor	(10) 1 BR	(2) 2 BR
5 th Floor	(7) 1 BR	-
TOTAL	32 (80% mix)	8 (20% mix)

40 Unit Total

Property Highlights

Approved 40-unit Development Site

Convenient Location
Adjacent To QuickChek

Rooftop Terrace

Central Lobby

Efficient Unit Sizes

Elevator Building

Gym & Residents Lounge

Close Proximity to:
Route 21 & 3, NJ Turnpike, GS Pkwy

Property Stats

Number of Units: 40 Units

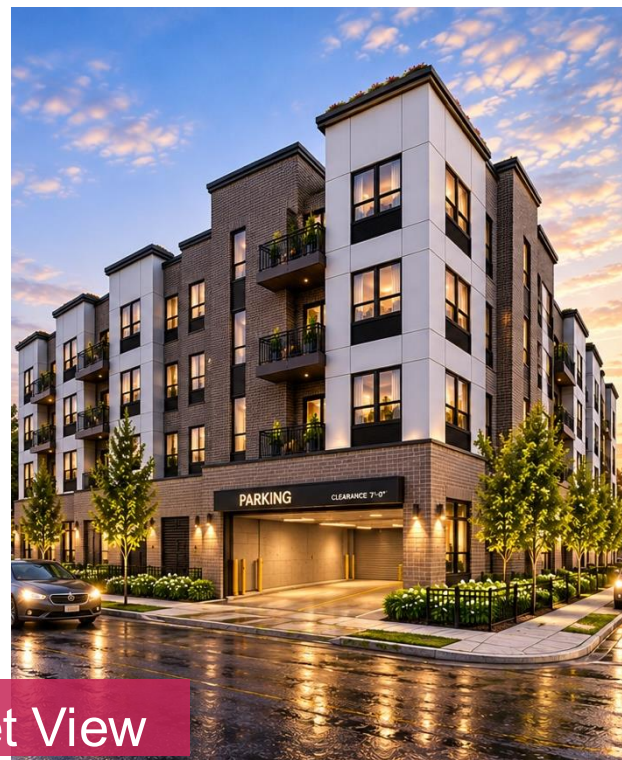
Block: 9403 | Lot: 1.02

Lot Size: 16,482 SF





Academy Street View



Cortland Street View



Stephens Street View

LOCATION



New York

260 Washington Ave
Belleville, NJ
110 Units
Under Construction



74 William St
Belleville NJ
(40 Units)

The Essex
102 Washington Ave
Belleville NJ
(158 Units)

LOCATION



Main St

187 Main St
Belleville, NJ
(18 Units)

NJ-21

PASSAIC RIVER

KW
COMMERCIAL



LOCATION

**74 William St
Belleville NJ
(40 Units)**

**The Essex
102 Washington Ave,
Belleville NJ
(158 Units)**

**67-71 Cortlandt St
Belleville NJ
(18 Units)**



Washington Avenue



LOCATION

Holmes Street

81 Stephens St
Belleville



260 Washington Ave
Belleville, NJ
110 Units
Under Construction

Washington Avenue

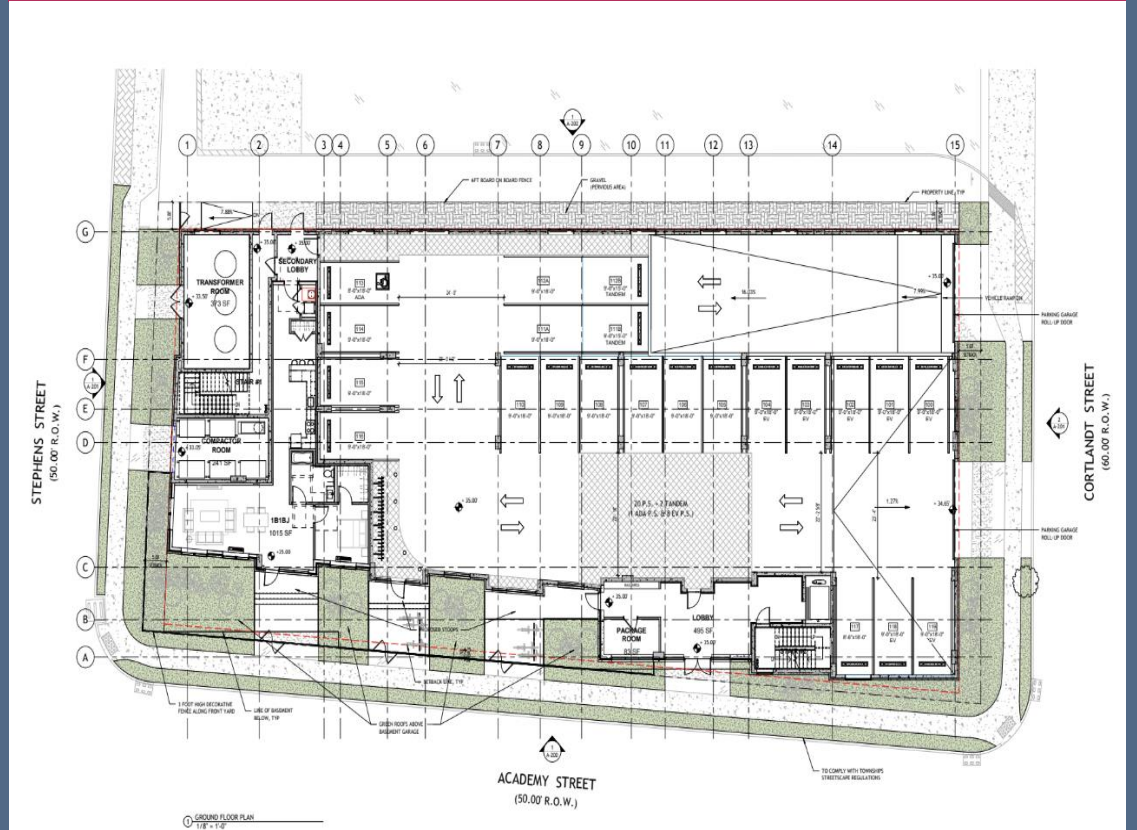
AERIAL & SITE PLAN

81 Stephens Street | Belleville, NJ

AERIAL VIEW



SITE / FLOOR PLAN

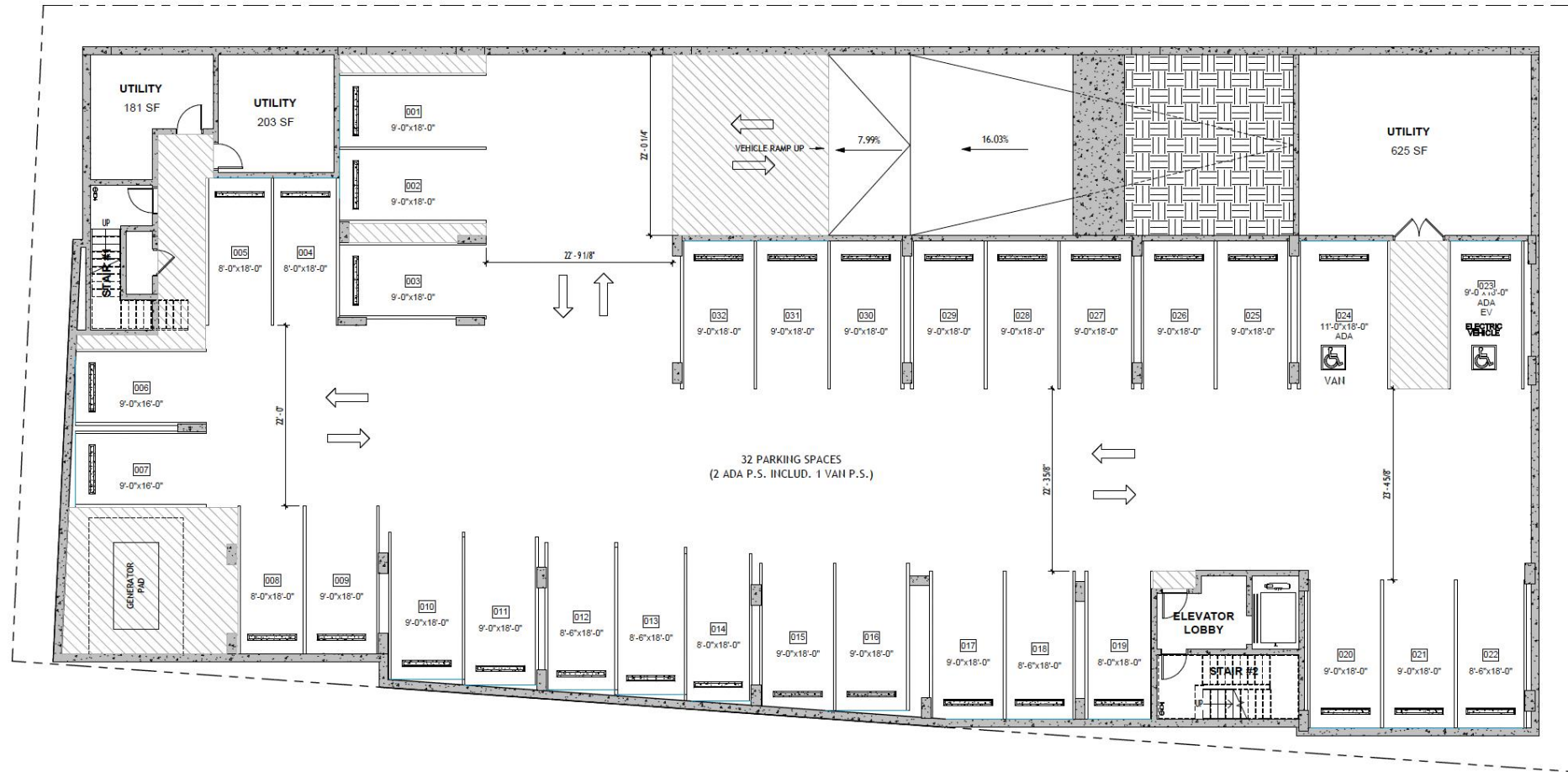


Vermella
630 Washington Ave
Belleville, NJ
268 Units
18k SF Retail

Washington Avenue



Basement Plan



(50.00' R.O.W.)

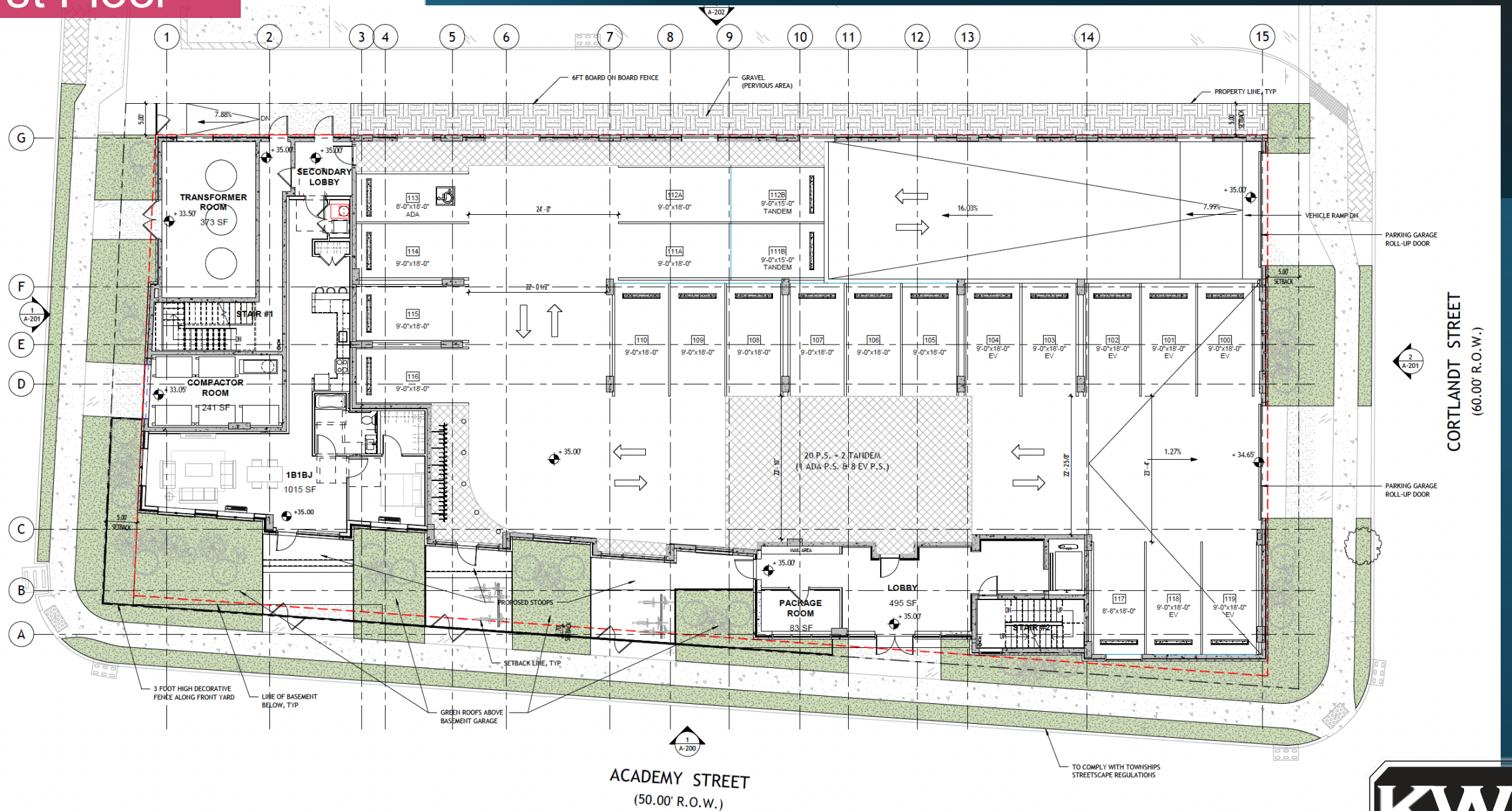
CORTLANDT STREET
(60.00' R.O.W.)

ACADEMY STREET
(50.00' R.O.W.)

1 BASEMENT PLAN
1/8" = 1'-0"

First Floor

STEPHENS STREET
(50.00' R.O.W.)



CORTLANDT STREET
(60.00' R.O.W.)

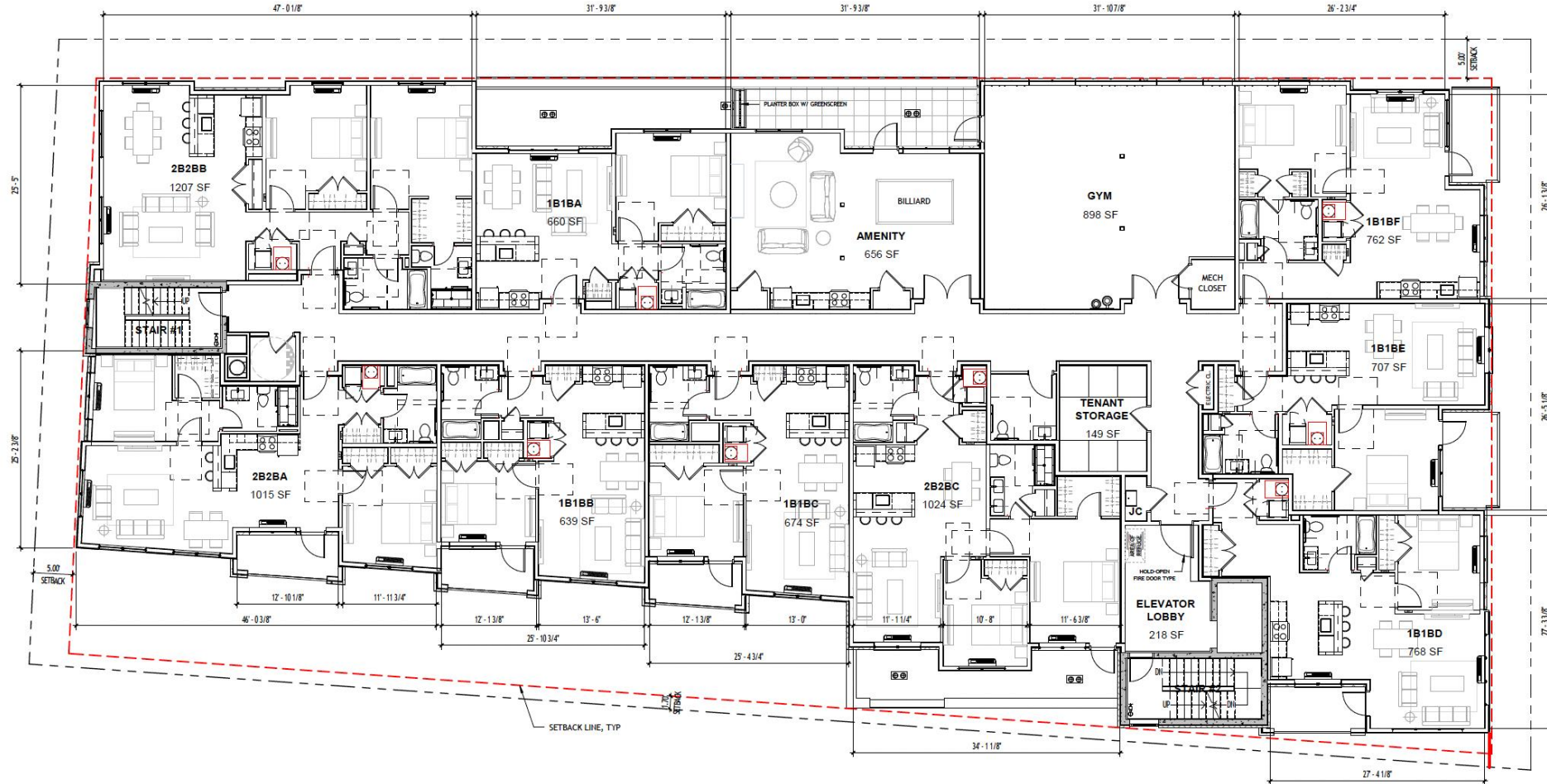
ACADEMY STREET
(50.00' R.O.W.)

1 GROUND FLOOR PLAN
1/8" = 1'-0"



Second Floor

STEPHENS STREET
(50.00' R.O.W.)



CORTLANDT STREET
(60.00' R.O.W.)

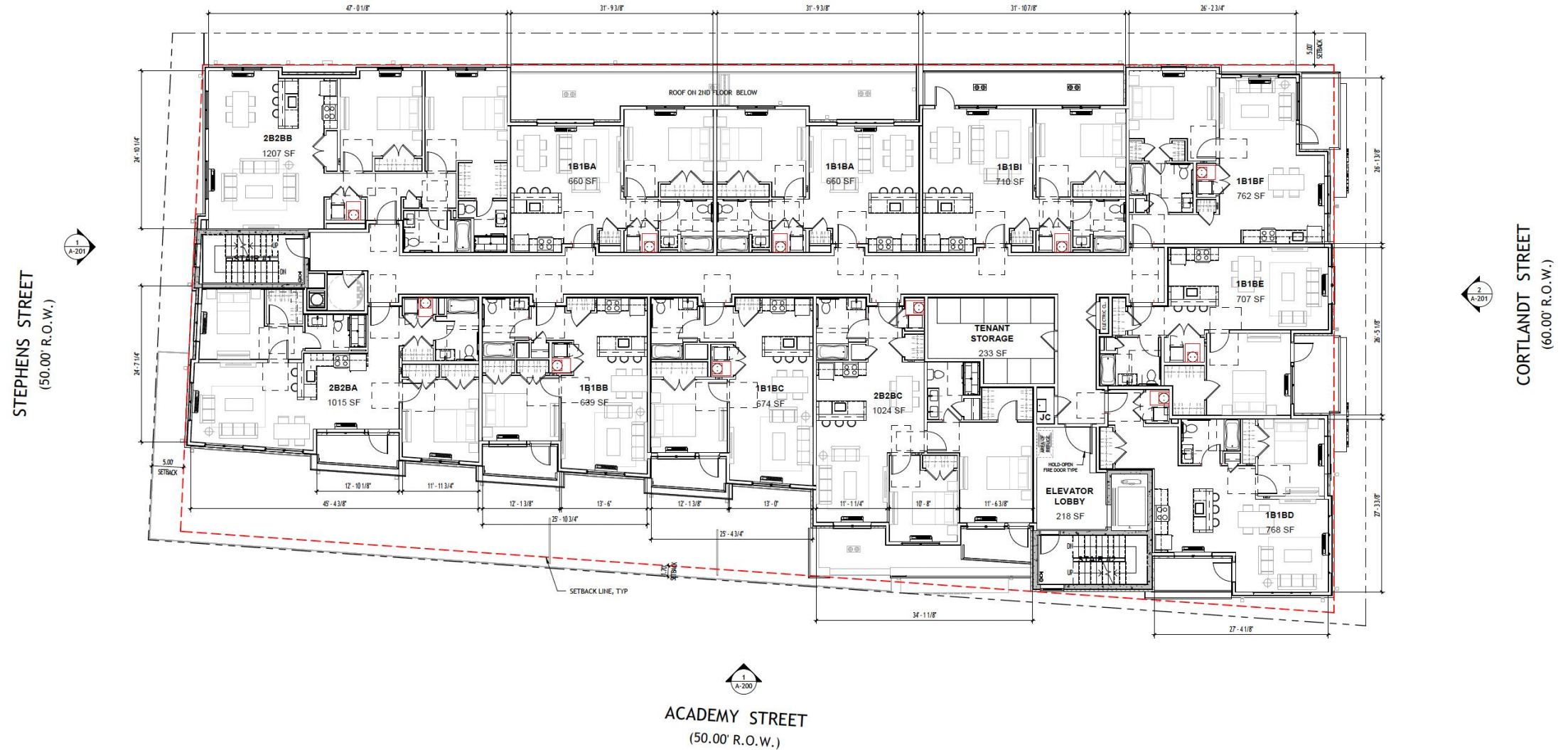


ACADEMY STREET
(50.00' R.O.W.)



① SECOND FLOOR PLAN
1/8" = 1'-0"

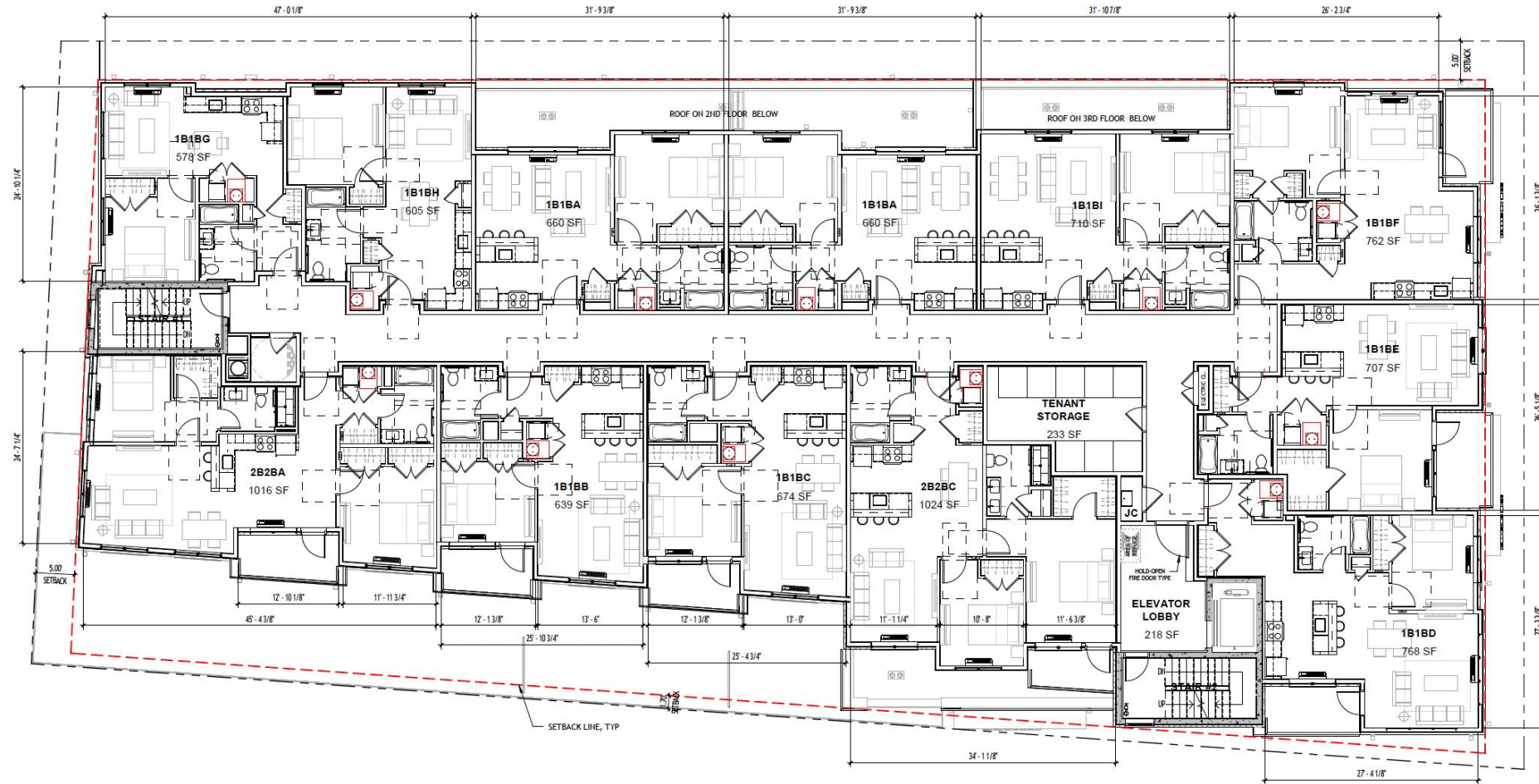
Third Floor



① THIRD FLOOR PLAN
1/8" = 1'-0"

Fourth Floor

STEPHENS STREET
(50.00' R.O.W.)



CORTLANDT STREET
(60.00' R.O.W.)

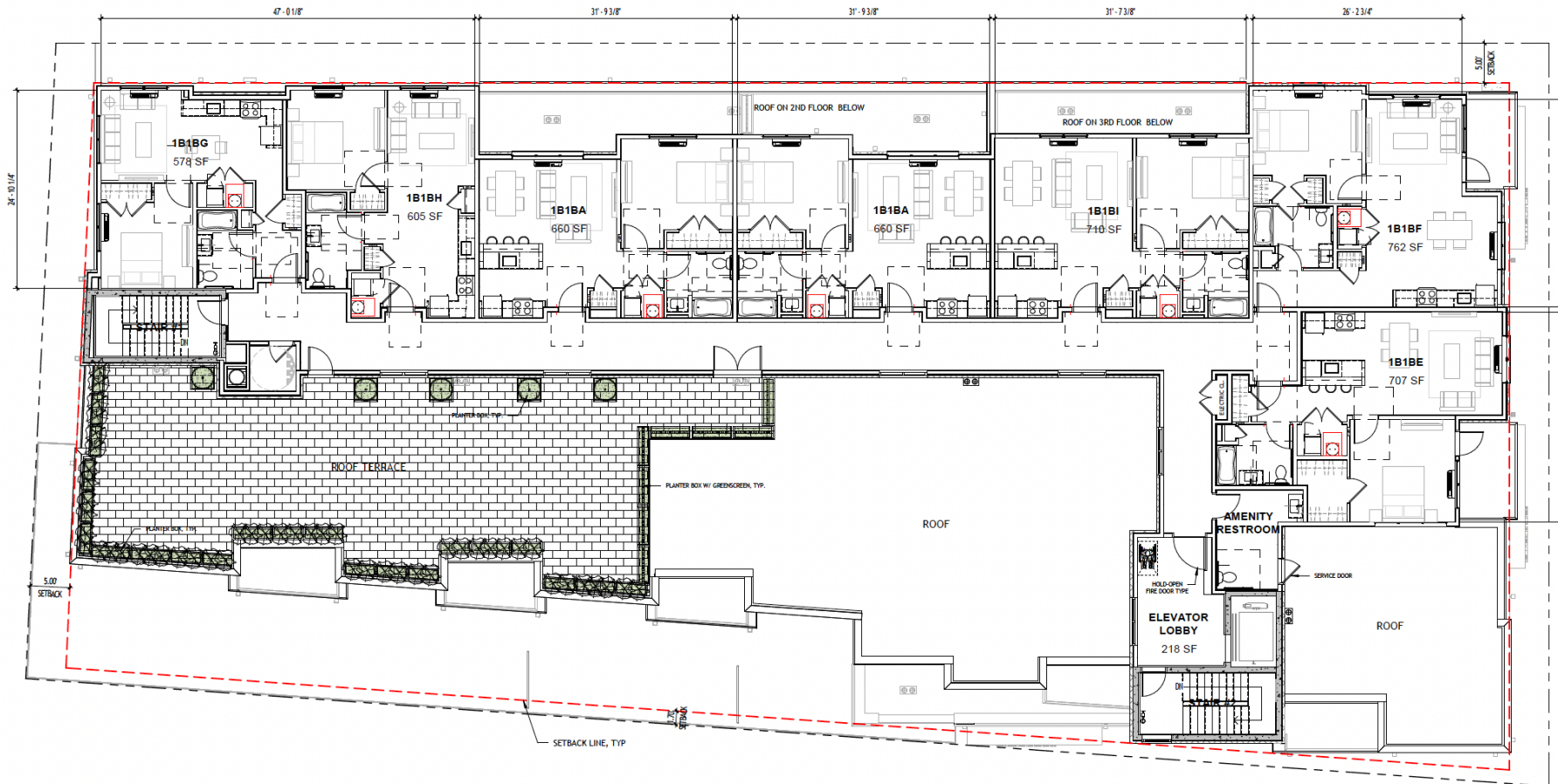


ACADEMY STREET
(50.00' R.O.W.)

① FOURTH FLOOR PLAN
1/8" = 1'-0"

Fifth Floor

STEPHENS STREET
(50.00' R.O.W.)



CORTLANDT STREET
(60.00' R.O.W.)



ACADEMY STREET
(50.00' R.O.W.)

① FIFTH FLOOR PLAN
1/8" = 1'-0"



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