

Versatile Commercial Property For Sale

14,712 SF Building on a +/- 50,500 SF Lot with On-Site Parking*

* Source: City of Elizabeth Assessor's Office.

352-362 Union Ave

Elizabeth, NJ 07208

DESIGNATED OPPORTUNITY ZONE



Walsh Commercial Real Estate, LLC

3 Village Road, Suite 200 | Horsham, PA 19044

215-836-1340 | walshcre.com

Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors and omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.

CONTACT:

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215-603-1234

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Property Address:	352-362 Union Ave Elizabeth, NJ 07208
Lot Size:	+/- 50,500 SF
Building Size:	14,712 Gross SF
Building Description:	A recently renovated, first class, one and two story versatile commercial building presently outfitted for general office use
On-Site Parking:	Gated parking, with +/- 36-striped parking spaces
Zoning:	Office Commercial – 2 (OC-2)
Utilities:	Public water Public Sewer Natural Gas Electric
Tax ID Number:	04-00184-00013
Block and Lot:	Block 11, Lot 13
Deed Book and Page:	Book 4305, Page 165
Tax Record Update:	4/3/24
Real Estate Taxes:	\$0.00
Land Assessment:	\$93,300
Building Assessment:	\$363,800
Total Assessment:	\$457,100
Total Exempt:	\$457,100
Tax Record Notes:	This is a deed consolidation with Block Number 11, Old Lot Number 1648. (Parcel Number: 04-00011-01648)

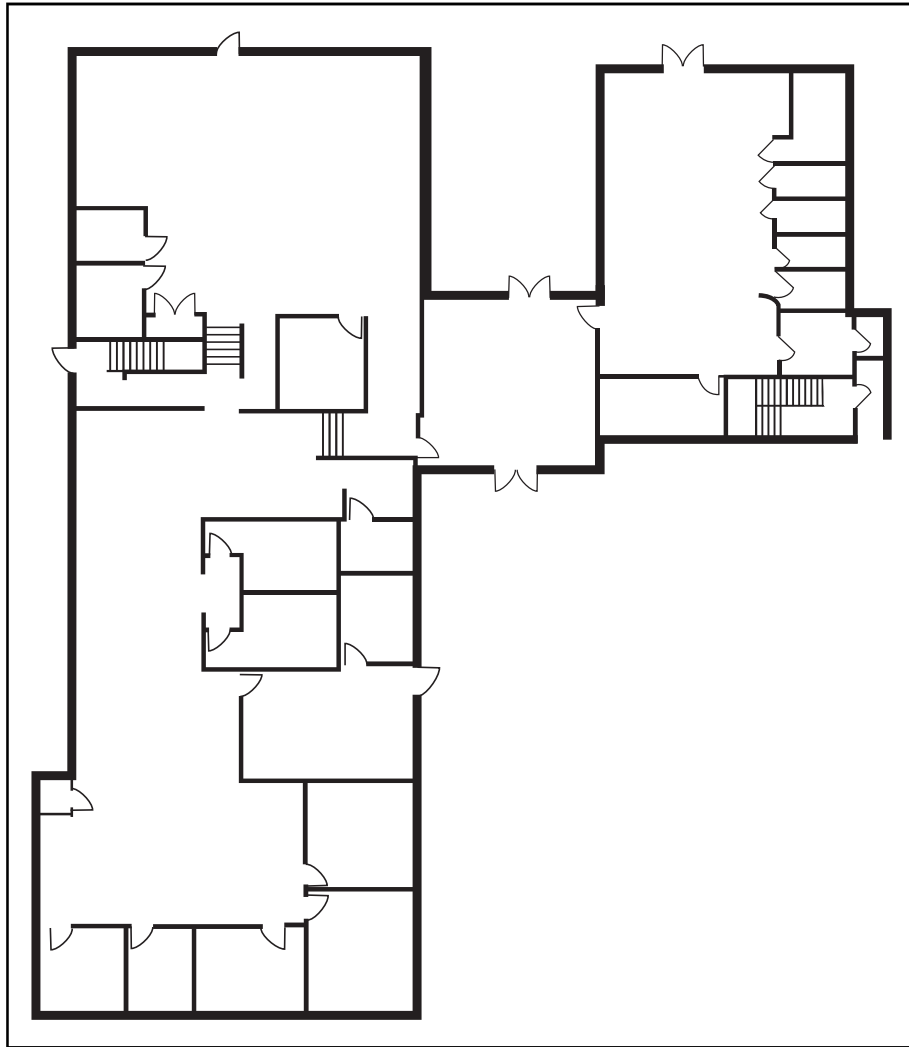
Permitted Use by Zoning

7.36.170 - Office Commercial-2 (OC-2) Zone.

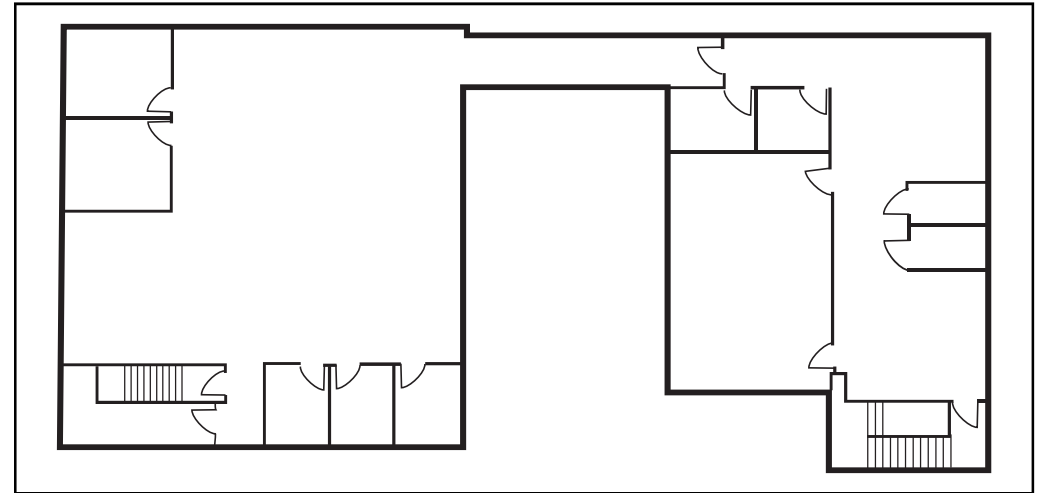
- A. Purpose. The purpose of the Office—Commercial-2 (OC-2) Zone District is to encourage the mix of office and commercial uses with low intensity residential development within areas depicted on the zoning map, last amended March 15, 2016.
- B. Principal Permitted Uses.
1. Professional offices, studios and clinics;
 2. Business offices;
 3. Reserved;
 4. Instructional and educational uses;
 5. Governmental uses, including governmental and administrative offices;
 6. Specialized shops and boutiques;
 7. Residential uses as allowed in the R-3 Zone District provided that no site is developed with more than twelve (12) residential units and provided that all open space and off-street parking requirements are satisfied.

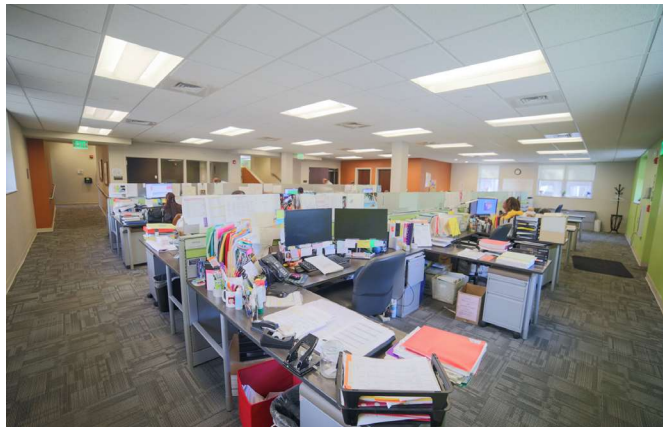


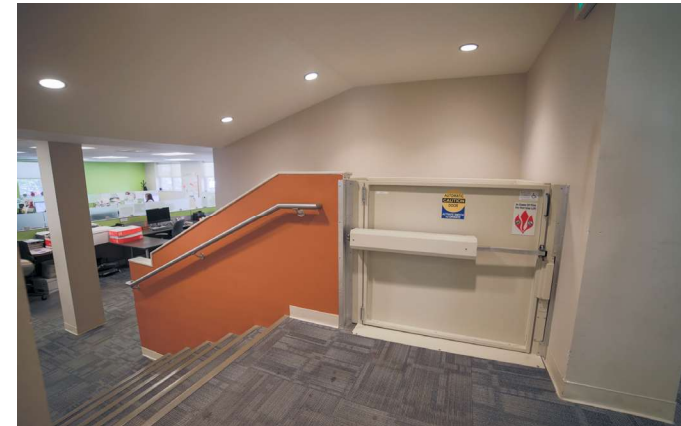
FIRST FLOOR



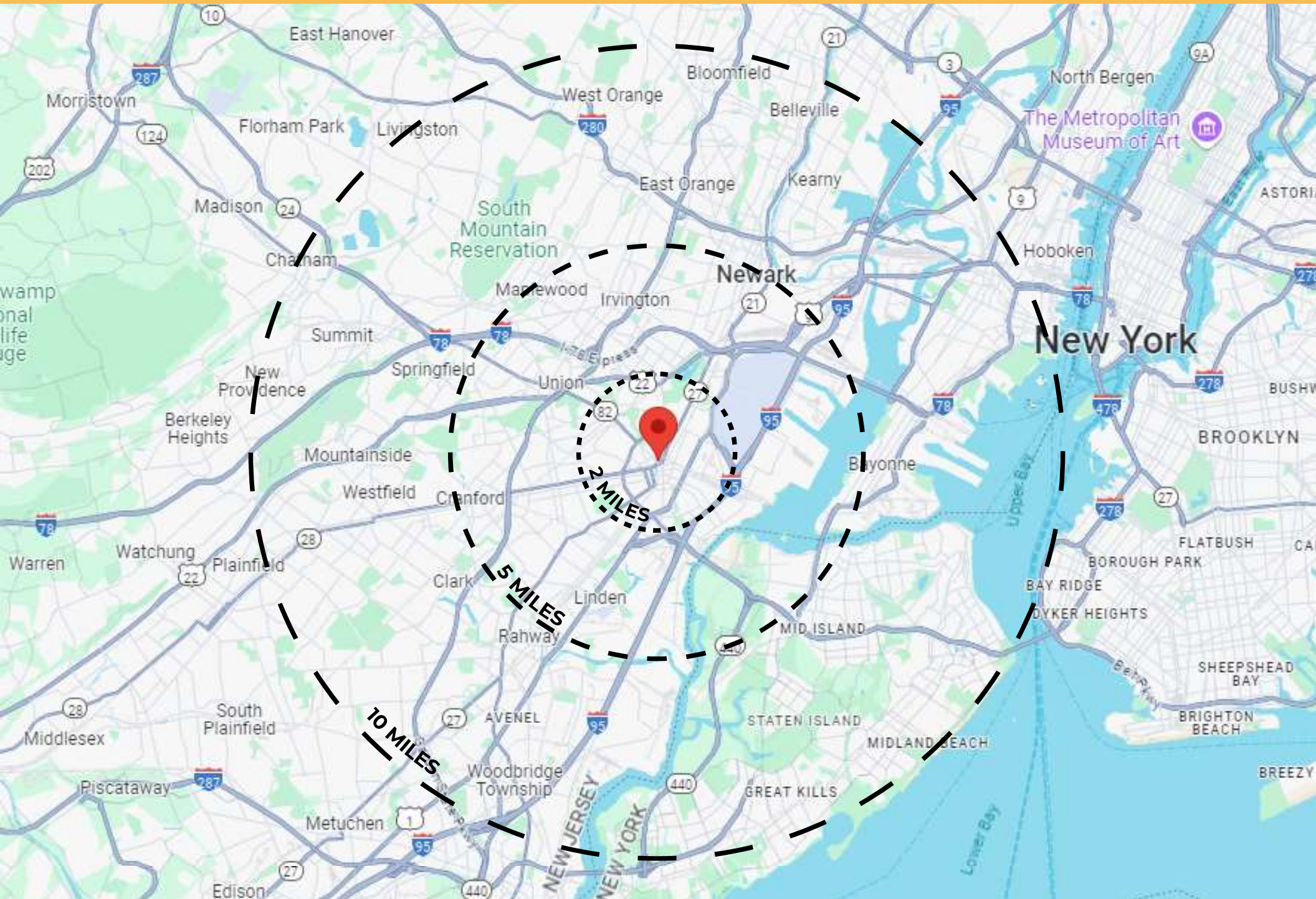
SECOND FLOOR







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"From Concept to Closing, with Integrity"

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