

1 W Washington Ave and 15-17 Broad Street | Washington, NJ 07882

# FOR SALE: APPROVED FOR DEVELOPMENT



## PROPERTY DESCRIPTION

The property consists of a 8,356 SF building located at 1 W Washington Ave (AKA 1WW) and a vacant, two family home located at 15 - 17 Broad Street. 1WW is fully approved to be converted into a mixed use development consisting of approximately 7,228 sf of ground level restaurant and retail space with 20 residential units, of which 4 are affordable, on the second and third floors. The project has received all necessary approvals and has a 30 year tax abatement. 15 - 17 Broad Street will be demolished to provide parking for 1WW.

## PROPERTY HIGHLIGHTS

- Not subject to rent control
- 30-year tax abatement
- Fully approved, permits pulled, shovel ready
- Ownership completed structural work
- 55% two- and three-bedroom apartments
- Easily accessible via Routes 31 and 57

## OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	20
Lot Size:	0.38 Acres
Building Size:	8,356 SF

## DROPBOX LINK

<https://bit.ly/4pHPSU>

## UNIT MIX

## COUNT

Studio	4
One Bedroom	5
Two Bedrooms	10
Three Bedrooms	1
<b>Total</b>	<b>20</b>



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## ADDITIONAL PHOTOS



15-17 Broad Street



Structural Repairs



Structural Repairs



Structural Repairs


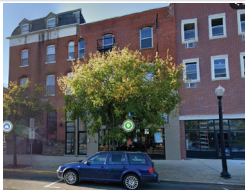



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# RENT COMPARABLES

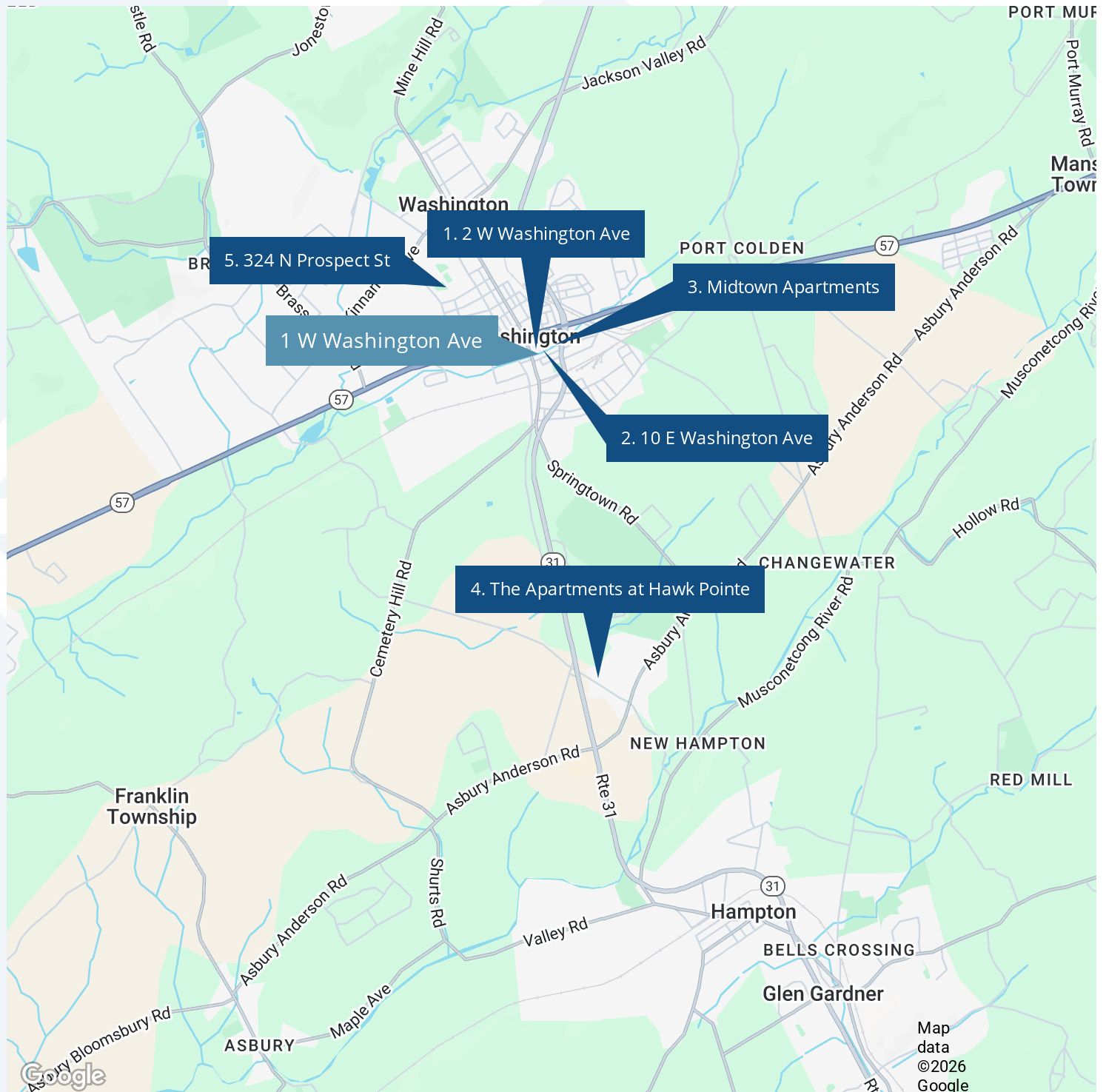
#	Property	Photo	Studio	1BR/1BA	2BR/1BA
1	2 West Washington Avenue Washington, New Jersey		N/A		\$2,100
2	10 East Washington Avenue Washington, New Jersey		\$1,250	\$1,500	N/A
3	Midtown Apartments 62-68 East Washington Avenue Washington, New Jersey		N/A	\$1,600	N/A
4	The Apartments at Hawk Pointe 200 Limestone Blvd Washington, New Jersey		N/A	\$1,950	\$2,250
5	324 North Prospect Street Washington, New Jersey		N/A	\$1,895	\$2,095

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# RENT COMPARABLES MAP



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