



433 Elizabeth Ave

Elizabethport, NJ

2500 SF

# OFFERING

**\$925,000**

ASKING PRICE

## Property Highlights

3-Unit Mix

Centrally Located

Close Proximity To: U.S. Route 1/9, New Jersey Turnpike (I-95), Exit 13a, Interstate 278 / Goethals Bridge

Central HVAC In Each Unit

Renovated Apartments

Oversized Ground Floor Commercial

Oversized 2nd Floor Apartment

New Plumbing, New Electrical, New Roof  
New Windows, New Central Air Systems,  
New Water Heaters.

Building Completely Remodeled in 2019.

## Property Stats

Taxes: \$20,250

Block: 680 | Lot: 41

Lot Size: 2,500 SF

Building Size: 4,828 SF

Zoning: R-3A



Property Lot





Commercial Unit





Commercial Unit





Unit 2





Unit 2





Unit 2





Unit 2





Unit 3



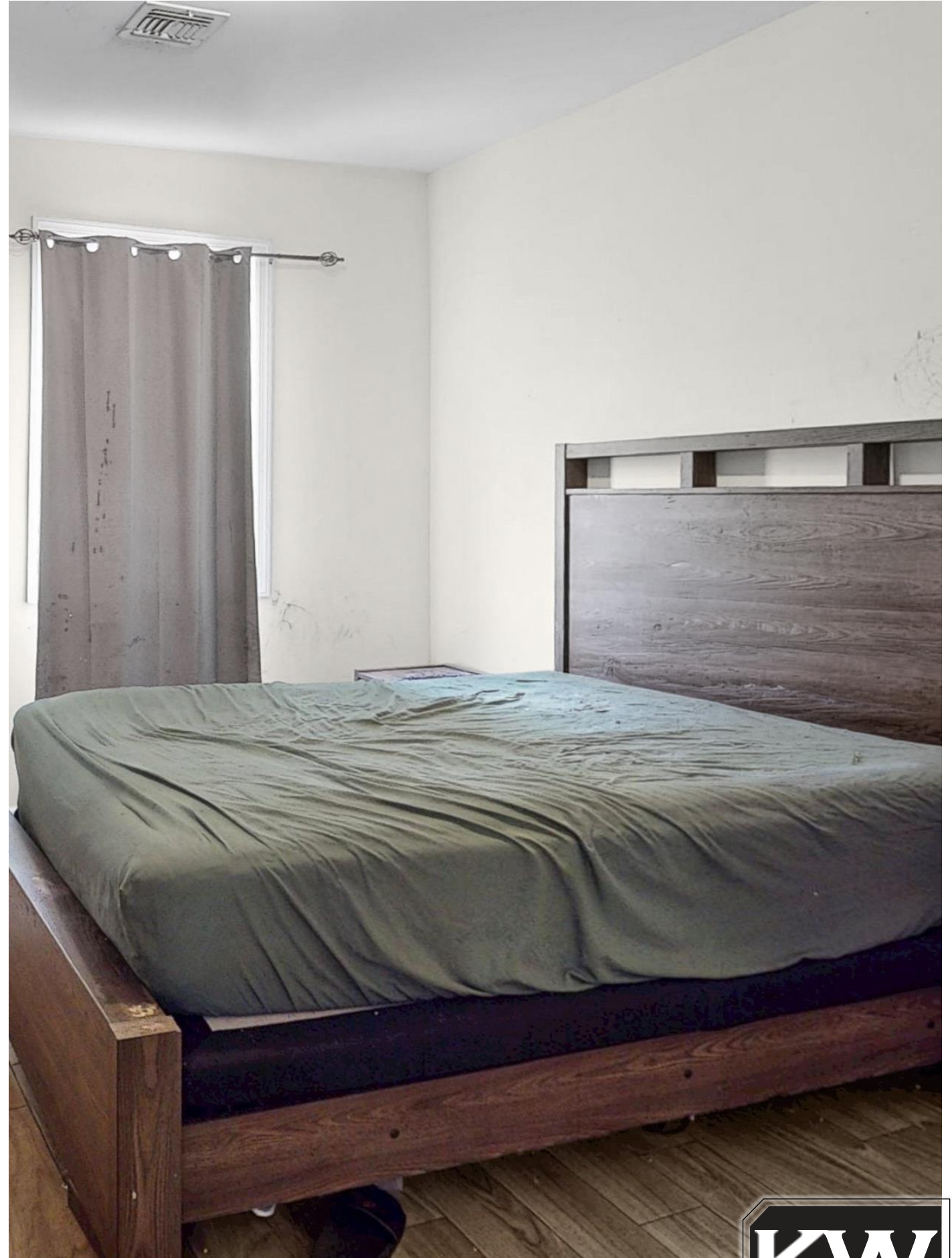


Unit 3





Unit 3



# LOCATION

New York

Newark Liberty  
International Airport



5th Street



NEW KING FOO

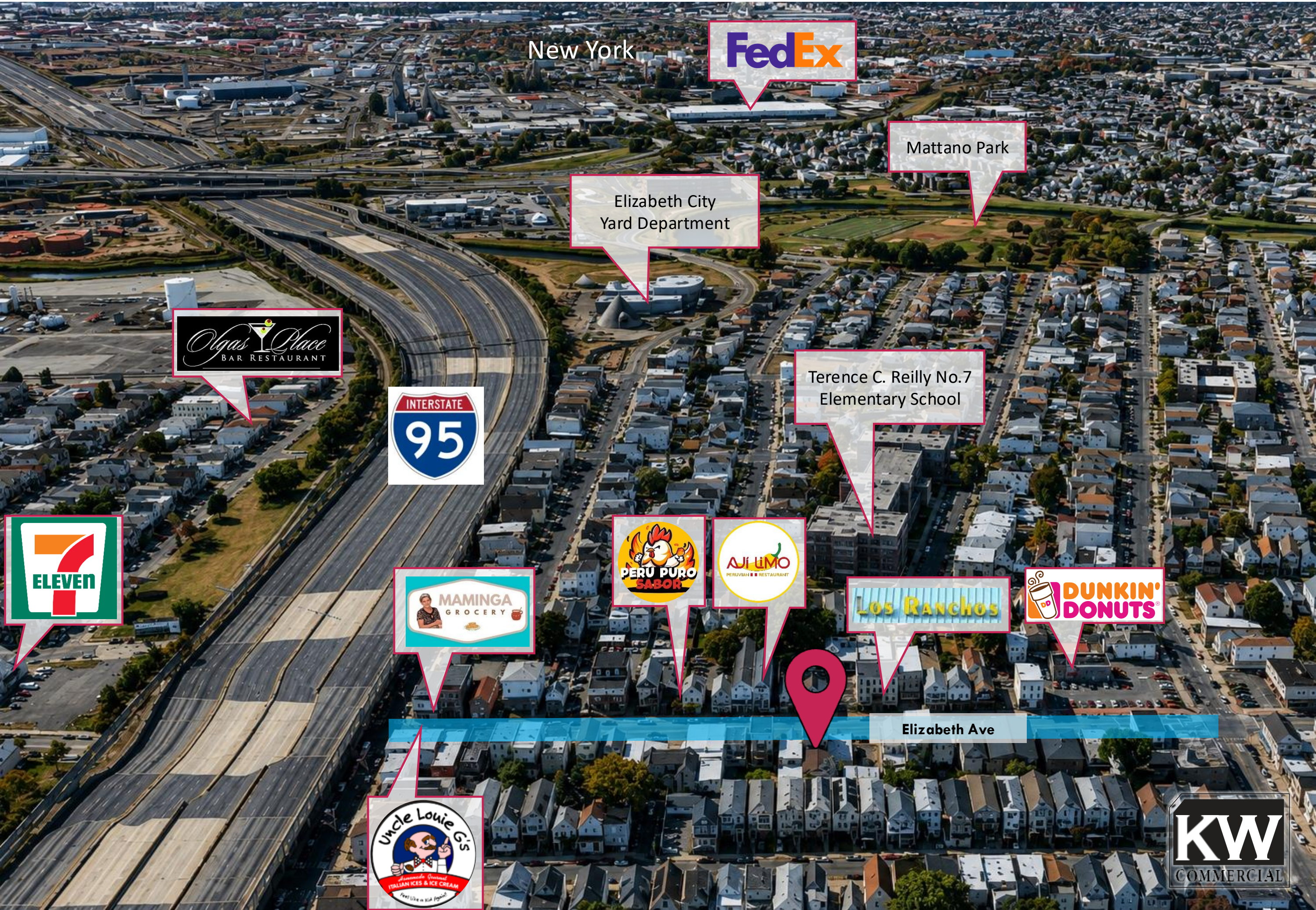


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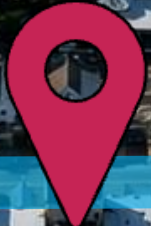
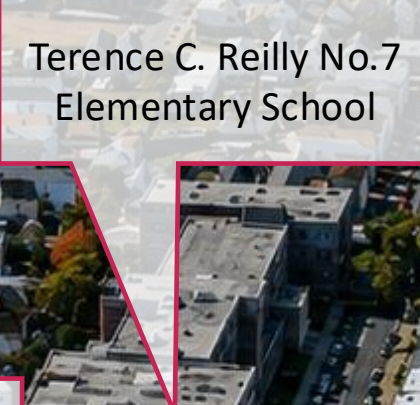
Elizabeth Ave



# LOCATION



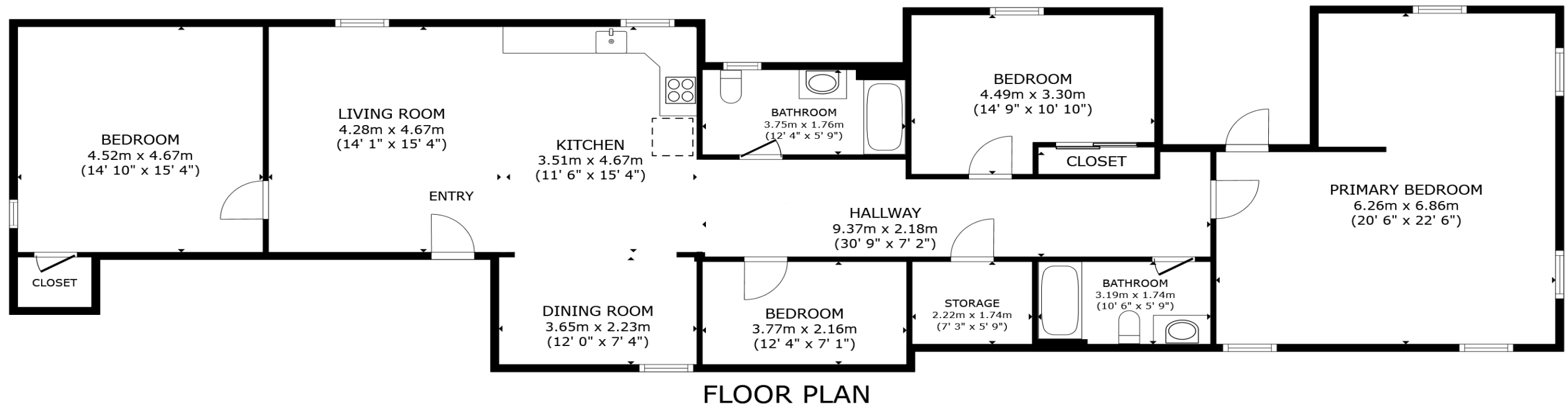
New York



Elizabeth Ave



# Floor Plans

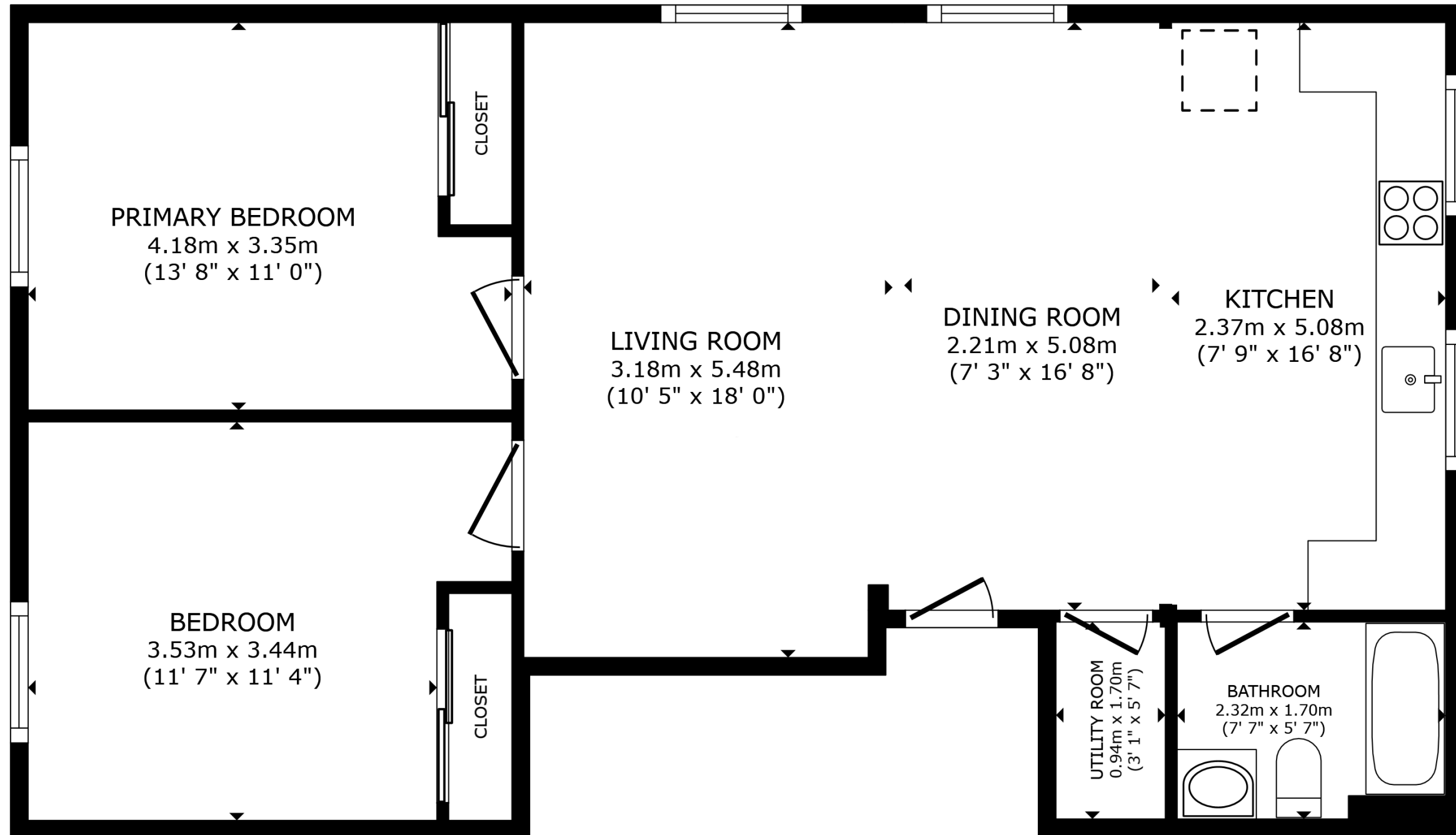


GROSS INTERNAL AREA  
FLOOR PLAN 111.0 m<sup>2</sup> (1,195 sq.ft.)  
TOTAL : 111.0 m<sup>2</sup> (1,195 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Unit 2



# Floor Plans



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 77.0 m<sup>2</sup> (829 sq.ft.)  
TOTAL : 77.0 m<sup>2</sup> (829 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Unit 3

# Matterports



Unit 2

Click to Tour

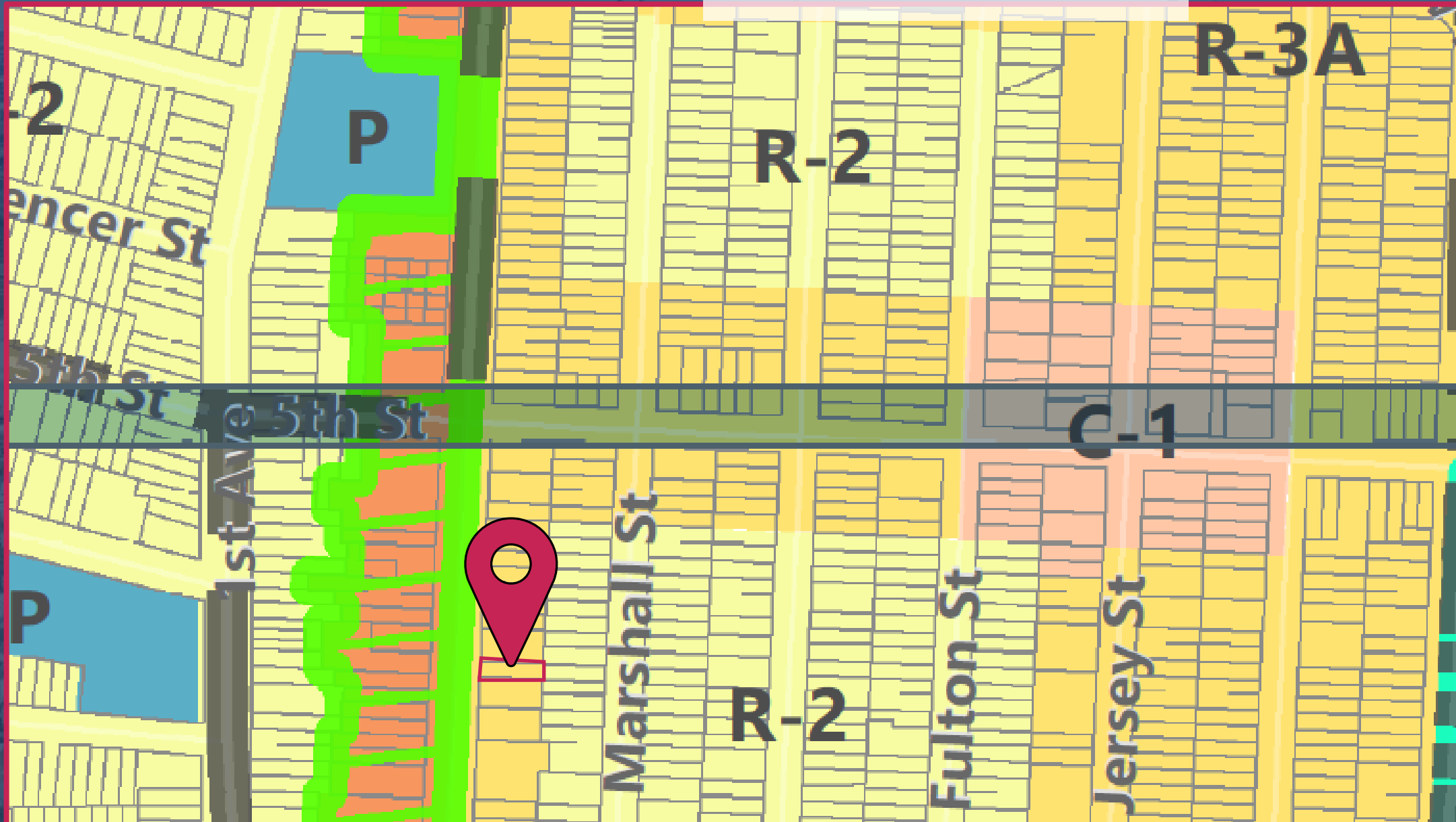


Unit 3





# Zoning

## R-3A Zone



R-3A Four-family Residential Zone

### ELIZABETH ZONES

	R-1 Single-Family Residential
	R-2 Two-Family Residential
	R-3 Multifamily Residential
	R-3A Four-Family Residential
	R-4 Elevator Apartment
	C-1 Neighborhood Commercial
	C-2 Community Commercial
	C-3 Central Commercial
	C-4 Special Commercial
	C-5 Commercial
	HC Highway Commercial
	RC Regional Commercial
	OC-1 Office/Commercial - 1
	OC-2 Office/Commercial - 2
	MRC-1 Manufacturing, Research, & Commercial
	MRC-2 Manufacturing, Research, & Commercial
	M-1 Light Industrial
	M-2 Heavy Industrial
	O Open Space
	P Public
	T Transportation

## R-3A Zone

### Principal uses.

1. Single-family detached dwelling
2. Detached duplex
3. Rowhouses or townhouses
4. Two-family dwelling
5. Three-to-four family
6. Garden apartment
7. Multifamily
8. Elevator apartment
9. Quasi-public uses, such as community buildings, country clubs, social halls, lodges, fraternal organizations and similar uses
10. Governmental services and uses of an educational or religious nature
11. Medical facilities, such as infirmaries, health clinics and hospitals
12. Professional offices
13. Business offices
14. Neighborhood convenience retail and services
15. Local convenience retail and services
16. Community retail and services
17. General and specialty retail and services, such as wearing apparel stores; and jewelry and gift shops

## R-3A Zone

### Principal uses.

18. Indoor amusement enterprises, including theaters, billiard or pool parlors, bowling alleys, skating rinks or similar uses or places of assembly; and bars and cocktail lounges without live entertainment

19. Hotels

20. Major entertainment facilities intended and designed to serve the city as a whole, such as nightclubs

21. Major retail and commercial services, such as major department stores; specialty shops and personal service enterprises which are intended and designed to serve the city as a whole; office buildings exceeding twenty thousand (20,000) square feet in floor area; and banks and other financial institutions

22. Arterial commercial services

23. Auto-related services, such as vehicle sales, servicing and washing; boat sales and service; automobile radio sales and service; and motels

24. Selected commercial and light industrial uses

25. Wholesale, storage and agricultural uses

26. Distribution and trucking services

27. Light manufacturing uses, such as laboratories; manufacture of food products, pharmaceuticals and cosmetics

28. General industrial uses, such as any manufacturing use involving primary production from raw materials

29. The manufacture of sulfuric and nitric acids.

# Zoning

## R-3A Zone

### Bulk Regulations

DEVELOPMENT STANDARD	REQUIREMENT
Zone Purpose	Four-Family Residential
Minimum Lot Area	3,750 SF
Minimum Lot Width	Varies by Ward
Minimum Front Yard	Prevailing setback or 20 ft minimum
Minimum Side Yard	10% of Lot Width
Minimum Rear Yard	25 ft
Maximum Building Height	35 ft (2½ Stories)
Maximum Accessory Structure Height	30 ft (1½ Stories)

# Demographics

POPULATION	1- MILE	3- MILES	5- MILES	3- MILE RADIUS DEMOGRAPHICS
2026	52,636	203,663	586,091	 <b>203,663</b> POPULATION
HOUSEHOLDS	1- MILES 16,933	3- MILES 71,514	5- MILES 213,905	 <b>71,514</b> TOTAL HOUSEHOLDS
INCOME Average HH	1- MILES \$76,659	3- MILES \$79,549	5- MILES \$86,342	 <b>\$79,549</b> AVERAGE HOUSEHOLD INCOME



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