

Asking Price
\$2,500,000

3 Unit Mixed Use
Apartment Building

Westfield Ave

211 Westfield Ave,
Clark, NJ

34,400 SF Development Lot



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An aerial photograph of a residential property. A large yellow outline highlights the main building and its surrounding parking lot and landscaping. The building has a grey roof and multiple gables. To the right is a large paved area, possibly a parking lot or driveway. In the foreground, a multi-lane road with traffic is visible. A blue semi-transparent overlay covers the left side of the image, containing a table of contents. The text 'TABLE OF CONTENTS' is at the top in white on a dark blue background. Below it are five entries, each with a page number and a title, also in white on a dark blue background. The background image shows a suburban neighborhood with houses, trees, and a clear sky.

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Property Summary

Building Gross SF	5,324 SF
Year Built	1889
Zoning	DTV - Downtown Village
Lot Block	10 77
Lot Size	34,403 SF
Frontage	135'
Taxes	\$29,000
Surrounding Businesses	Dunkin Donuts, CVS, Dairy Queen Quick Check, Exxon, Holiday Inn, Target ShopRite, McDonalds, Burger King, Marshalls, Citizens, Walgreens & More.
As of Right Development	25 Units – 32 units per acre

Investment Highlights

Rare 34k+ SF lot along Westfield Ave

Centralized Location

Many Development Projects
In the Pipeline Along Westfield Ave

Directly Adjacent to CVS, Dunkin Donuts
& more

APPROVED DEVELOPMENTS

Mixed Use Development

Ground Floor Retail- Apartments Above

Retail
Restaurants
QSRs – Medical
Childcare
& more



LOCATION



TARGET

LA FITNESS



Wendy's



WHOLE FOODS MARKET



Holiday Inn

Walnut Hill Apartments

177 Apartments



Marshalls



ShopRite

Walgreens

EXXON



DUNKIN' DONUTS

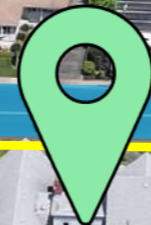


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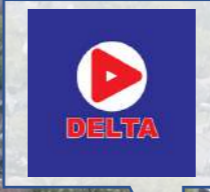
QuickChek

Westfield Ave

CVS



LOCATION

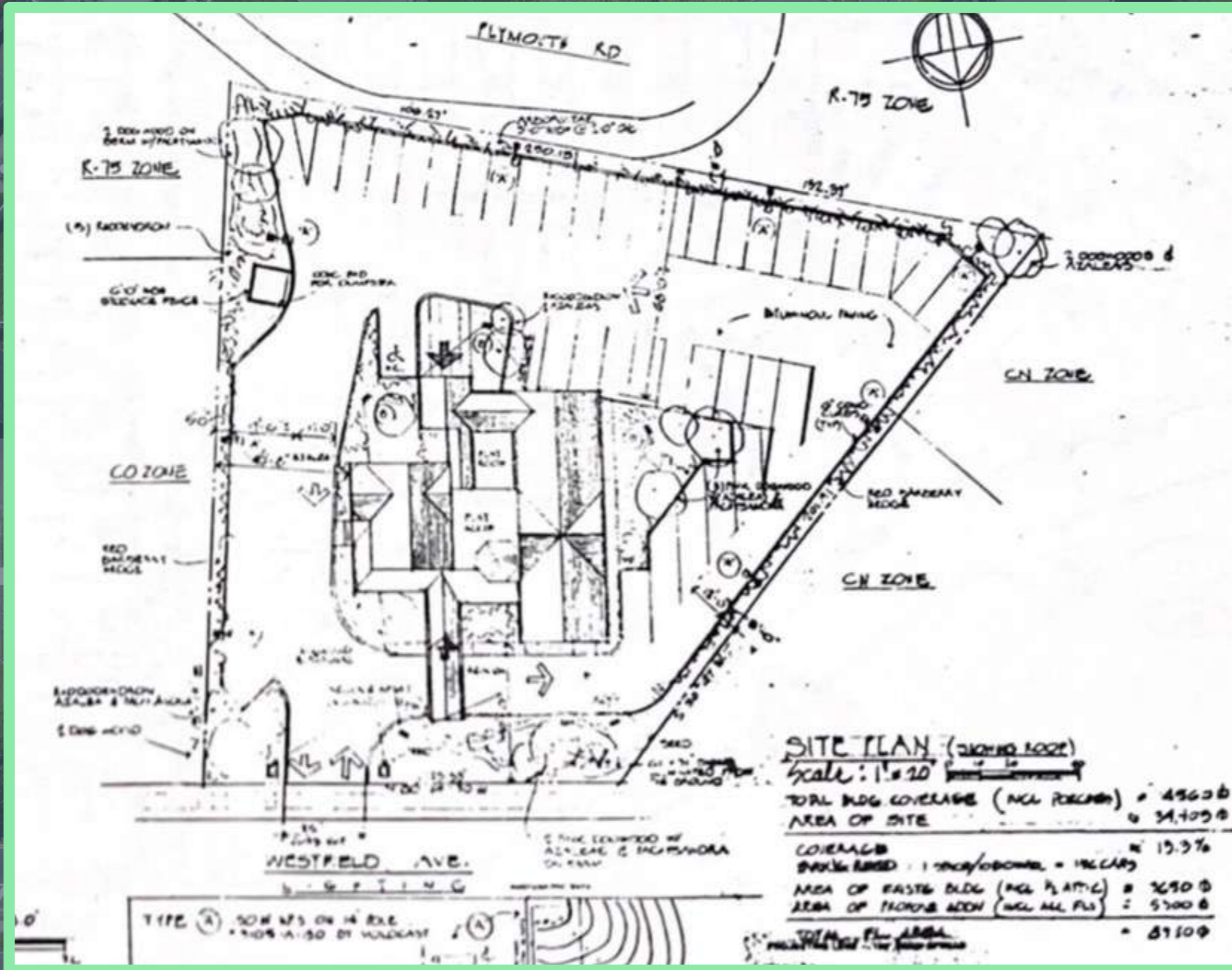


Westfield Ave



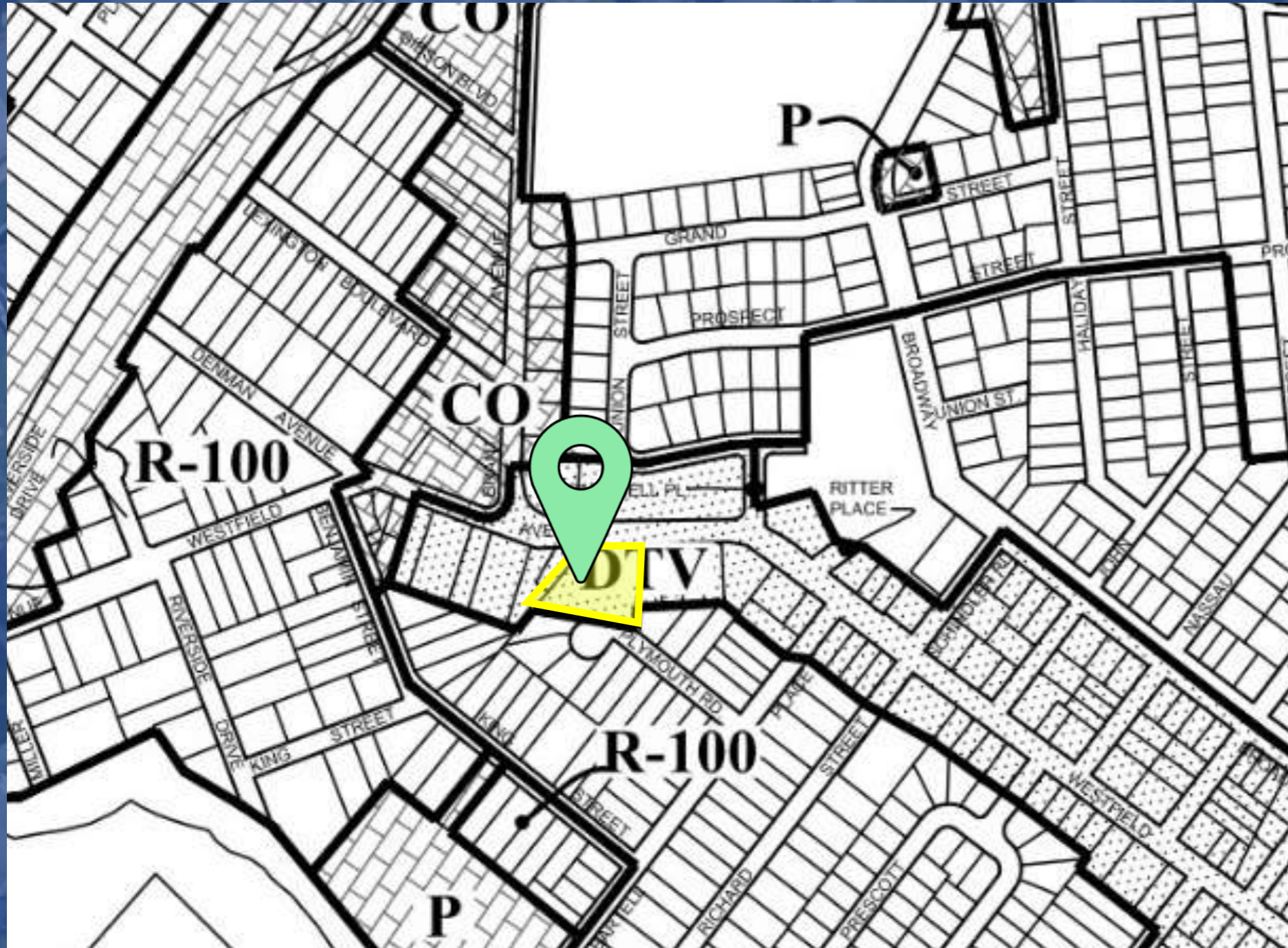


SITE PLAN



ZONING

DTV ZONE



LEGEND	
ZONES	
	CG GENERAL COMMERCIAL DISTRICT
	CI COMMERCIAL INDUSTRIAL DISTRICT
	CN NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT
	CO COMMERCIAL OFFICE DISTRICT
	COH COMMERCIAL OFFICE, MULTI-STORY DISTRICT
	DTV DOWNTOWN VILLAGE DISTRICT
	GC GOLF COURSE DISTRICT
	LCI LIGHT COMMERCIAL INDUSTRIAL DISTRICT
	O CONSERVATION DISTRICT
	P PUBLIC DISTRICT
	R-60 ONE-FAMILY DETACHED RESIDENTIAL DISTRICT, 6,000 S.F.
	R-75 ONE-FAMILY DETACHED RESIDENTIAL DISTRICT, 7,500 S.F.
	R-100 ONE-FAMILY DETACHED RESIDENTIAL DISTRICT, 10,000 S.F.
	R-150 ONE-FAMILY DETACHED RESIDENTIAL DISTRICT, 15,000 S.F.
	R-A MULTIPLE-FAMILY APARTMENT RESIDENTIAL DISTRICT
	R-B MULTIPLE-FAMILY RESIDENTIAL DISTRICT
	RB-16 MULTIPLE-FAMILY RESIDENTIAL DISTRICT (16 UNITS/ACRE)
	RB-20 MULTIPLE-FAMILY RESIDENTIAL DISTRICT (20 UNITS/ACRE)
	R-TH RESIDENTIAL TOWNHOUSE DISTRICT
	R-SH AGE-RESTRICTED/SENIOR HOUSING DISTRICT
OVERLAYS	
	(COR) CORPORATE OFFICE RESEARCH OVERLAY DISTRICT

DTV - Downtown Village District

ZONING



DTV - Downtown Village District

Purpose of the District

The downtown of any community should be a mixed-use center with many diverse retail shops and restaurants where the community can gather on nights and weekends. The Downtown Village District has been created in that area along Westfield Avenue between Washington Street and Broadway, from Denman Avenue and Benjamin Street to the Rahway border. The purpose of the DTV Downtown Village District is to permit construction of a multifamily residential development with a fifteen-percent affordable housing set-aside in accordance with the Township's adopted Housing Element and Fair Share plan and the terms and conditions of the Township's Court-approved Affordable Housing Ordinance (Chapter 66 of the Township Code). The DTV Zone District is intended to encourage retail sales and personal services oriented to pedestrian shopping on the ground floor. Second floors may be commercial or residential, and shall have only one use, commercial or residential in any one building. Only residential uses are allowed on the third and fourth floors of any building.

Authentic period (Colonial, Federal or Victorian) reproductions are encouraged to complement the established character of more recently constructed buildings. In any case, as a minimum, in order to assure compatibility of new building construction or alterations of existing buildings, the building design standards in this section shall be adhered to, except that the Planning Board may grant waivers of specific requirements on a showing by the developer of unavoidable hardship.

Exterior walls shall be finished with face brick, integrally colored masonry units (not panels), or wood clapboards, cedar shingles or vertical boards. All exterior walls of buildings shall be finished with the same materials or combinations of materials. Exceptions require Board of Adjustment or Planning Board approval.

Visible sections of roof areas shall be cedar shingle or textured asphalt shingle, in dark colors. Mansard roofs, when provided, shall be full canopies of textured asphalt shingle, or fiberglass in dark colors.

All design features applied to building exteriors shall be functional, rather than superimposed for decorative purposes only, unless part of authentic period architecture. Shutters, when provided, shall be designed to fit the windows to which they are attached.

No rooftop mechanical structures shall be permitted in the DTV Zone without Planning Board or Board of Adjustment approval. All mechanicals shall be adequately screened so as to conceal them.

All development applications containing proposed new buildings and structures or alterations or modifications to existing structures shall conform to the building site design standards set forth in § 195-182 of this chapter.

ZONING

Permitted Uses

Business establishments devoted primarily to the retail sales of goods and personal services on the premises. Retail establishments that serve local needs may include the sale of baked goods, office supplies, flowers and the dispensing of pharmaceutical products

Taverns and restaurants and food establishments intended for food consumption on the premises. Outdoor dining is permitted as an accessory use; [Amended 2-16-2021 by Ord. No. 21-08]

Takeout of food is permitted as an accessory use, provided that the food is consumed off -premises; [Amended 2-16-2021 by Ord. No. 21-08]

Personal and consumer service establishments, such as hair salons; [Amended 2-16-2021 by Ord. No. 21-08]

Banks and other financial institutions engaged in the business of accepting deposits from the public and/or extending credit to the public in the form of loans. Such business must be conducted on the premises and must be the principal activity of the use on the premises; drive-through service is permitted as an accessory use only; [Amended 2-16-2021 by Ord. No. 21-08]

Business, administrative and professional offices or other business establishments providing the following services:

- a. Finance, insurance or real estate sales or services;
- b. Business or professional services;
- c. Health services;
- d. Social services;
- e. Consulting services;
- f. Private clubs and service organizations;

Museums, art galleries and indoor motion-picture theaters and theaters for conducting live entertainment or cultural performances; music and dance studios;

Child-care centers;

Governmental buildings and municipal parking facilities;

Public parks and playgrounds;

Residential dwelling units limited to the second, third and fourth floors, which shall include a fifteen-percent set-aside for very-low-, low- and moderate-income housing, if the affordable units will be for rent, and a twenty-percent set-aside for low- and moderate-income housing, if the affordable units will be for sale;

Commercial parking lots.

ZONING

Area, yard and building dimensions. In any DTV District, the following dimensional requirements shall be applied, unless otherwise excepted:

Minimum lot dimensions:

- a. Lot area: 7,500 square feet.
- b. Lot frontage: 75 feet.

Minimum yards.

- a. Front yard. There shall be a minimum front yard of 15 feet, except that when abutting a residential district, the front yard requirement of such residential district shall apply to the abutting yard. No parking service shall be located closer than five feet to any street line.
- b. There shall be no minimum single side yard requirement except that 1) when abutting a residential district, the side yard requirement of such residential district shall apply to the abutting property, and 2) when developing adjacent to existing structures which are to remain on an adjacent property, a combined minimum distance of 10 feet shall be maintained between structures. [Amended 12-2-2019 by Ord. No. 19-23]
- c. Rear yard: 20 feet for principal structures; five feet for accessory structures.

Maximum building dimensions.

- a. Height shall be a maximum of 35 feet and three stories, except that a height of 45 feet and four stories will be permitted, provided the building setback from the property line is a distance equal to or exceeding the proposed height of the structure. [Amended 12-2-2019 by Ord. No. 19-23]
- b. Building coverage: 80%.
- c. Impervious cover: 90%.
- d. Floor area ratio: 3.0.
- e. Density: 32 units per acre.

Open space. There shall be a minimum of 10% open space. When open space is adjacent to a designated parking space, the owner shall be prohibited from conducting snow removal or stockpiling activities where those activities infringe upon the designated parking area. Snow removal plans shall be provided as a part of any application for development. Snow shall promptly be removed from any open space area.

[Amended 12-2-2019 by Ord. No. 19-23]

DEMOGRAPHICS

POPULATION

2021 Projection

1- MILE

10,763

3- MILES

139,510

5- MILES

381,075

3- MILE RADIUS DEMOGRAPHICS



139,510

DAYTIME POPULATION

HOUSEHOLDS
2021 Households

1 - MILES
4,772

3 - MILES
55,848

5 - MILES
146,444



55,848

TOTAL HOUSEHOLDS

INCOME
Median

1 - MILES
\$89,376

3 - MILES
\$83,118

5 - MILES
\$83,423



\$83,118

AVERAGE HOUSEHOLD INCOME

Located in Union County, New Jersey, Clark is a charming township with a population of approximately 15,000 residents. Situated about 20 miles southwest of New York City, Clark offers a suburban lifestyle with easy access to urban amenities.

Clark is well-connected to neighboring towns and cities by major roadways, including the Garden State Parkway, Route 22, and Route 28. NJ Transit buses provide public transportation options for commuters, connecting Clark to nearby towns and cities.

Clark boasts several parks and recreational facilities, including the Arthur L. Johnson High School Memorial Field, which offers sports fields, playgrounds, and walking paths. The Oak Ridge Park Sports Complex provides additional recreational opportunities, including tennis courts and a spray park.

Clark's downtown area features a mix of local shops, restaurants, and cafes. Residents and visitors can enjoy a variety of dining options, from casual eateries to upscale restaurants, offering a diverse culinary experience.

Clark hosts various community events throughout the year, including the annual Clark UNICO Italian-American Feast, which celebrates Italian culture with food, music, and entertainment. Other events, such as the Clark Relay for Life and the Fourth of July Celebration, bring residents together for a day of fun and camaraderie.

Clark, New Jersey, is a township that offers a peaceful suburban lifestyle with a strong sense of community. Its dedication to preserving its natural beauty, enhancing its infrastructure, and fostering a welcoming atmosphere make it a desirable place to live and visit for those seeking a close-knit and family-friendly environment.



Union County is a county in the northern part of the U.S. state of New Jersey. The county was the state's seventh-most-populous county with a population of 575,345. The county serves as a transition point between the Central Jersey and North Jersey regions of the state.





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