



66-70 Broad Street (Block 6/Lots 46 & 1595)

Elizabeth, New Jersey

Lot Size

• +/- 1.19 Acres

Asking Price

• \$3,800,000

Taxes

• +/- \$69,103 Per Annum

Building Size

1st Floor: +/- 6,894 SF

2nd Floor: +/- 5,452 SF

3rd Floor: +/- 5,471 SF

4th Floor: +/- 4,697 SF

Basement: +/- 6,340 SF

Total: +/-28,854 SF

Zoning - C-5 Commercial Zone

- Hotels
- Professional & Business Offices
- Residential (Minimum 850 SF Per Unit)
- Retail

Demographics

| Radius | Daytime Population | Residential Population | Average HH Income |
|--------|--------------------|------------------------|-------------------|
| 1 Mile | 63,066 | 66,536 | \$64,533 |
| 3 Mile | 201,675 | 221,633 | \$80,575 |
| 5 Mile | 453,448 | 477,223 | \$82,983 |

For Sale - Contact

Jason Pierson

Ph. 732-707-6902

jason@piersonre.com

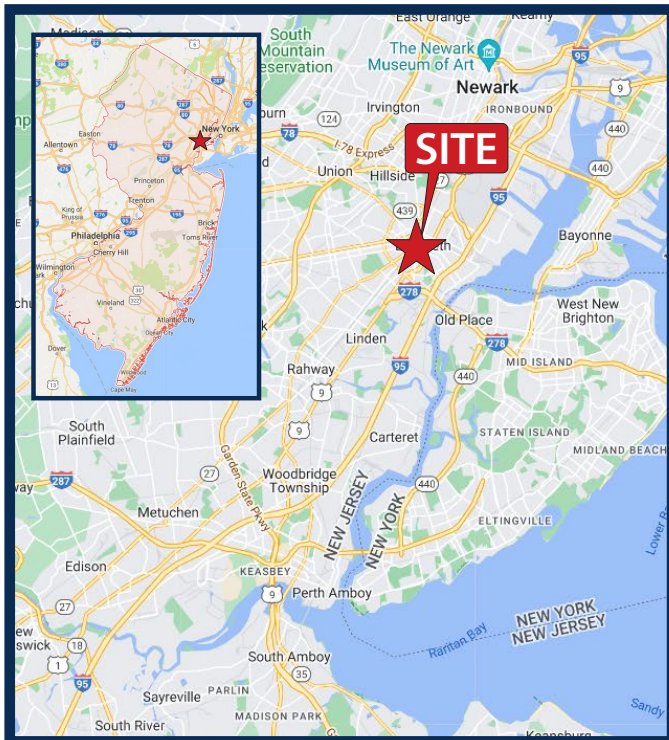
PIERSON
COMMERCIAL REAL ESTATE®

66-70 Broad Street (Block 6/Lots 46 & 1595) Elizabeth, New Jersey

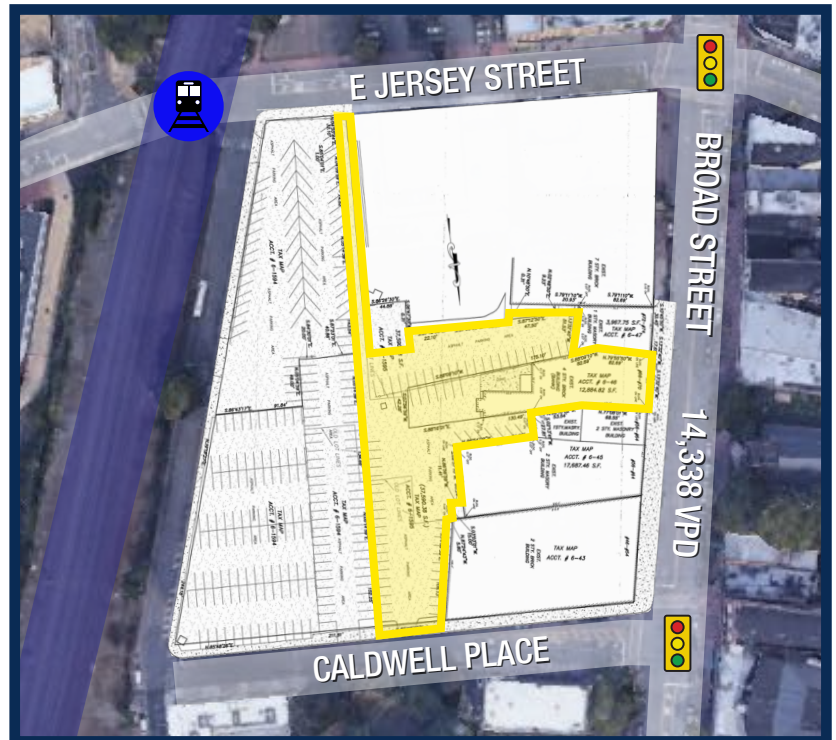
Site Description

- Rare opportunity to purchase a +/-1.19 acre property with +/-67 parking spaces on Broad Street in the heart of Downtown Elizabeth including a 4-story existing bank building
- Parking lot access from 2 side streets – East Jersey Street and Caldwell Place
- 2 blocks from the Elizabeth New Jersey Transit train station
- Property will be deed restricted for 2 years against any financial institution
- Delivered free and clear of any tenancies – Subject building has entrances from Broad Street and rear parking lot
- Zones and Tax Credit Market Eligibility:
 - Opportunity
 - Transit Village
 - Urban Enterprise (UEZ)
 - New Market Tax Credit
 - Neighborhood Revitalization

State Map



Site Plan



For Sale - Contact

Jason Pierson

Ph. 732-707-6902

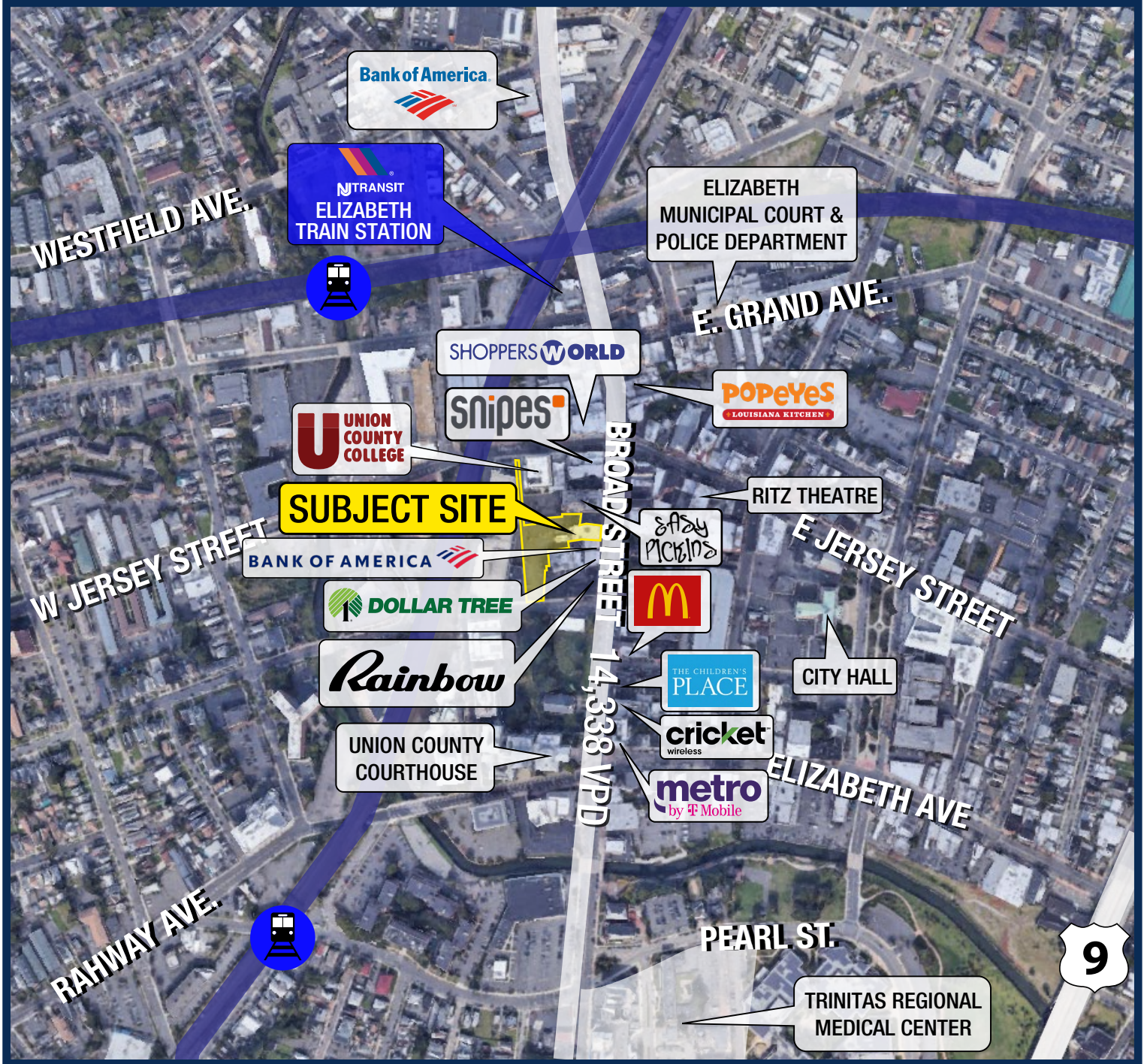
jason@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

66-70 Broad Street (Block 6/Lots 46 & 1595)

Elizabeth, New Jersey

Market Aerial



For Sale - Contact

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®