



# 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

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

**Zoning - C-5 Commercial Zone** 

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



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### **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

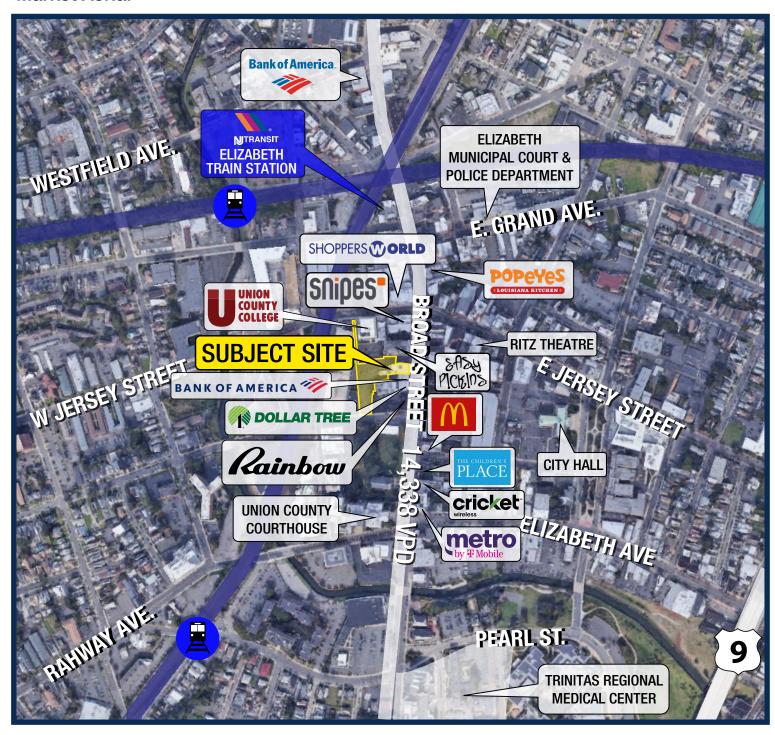
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#### **Market Aerial**



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