



391-393 Hawthorne

391-393 Hawthorne Ave, Newark, NJ 07112

real



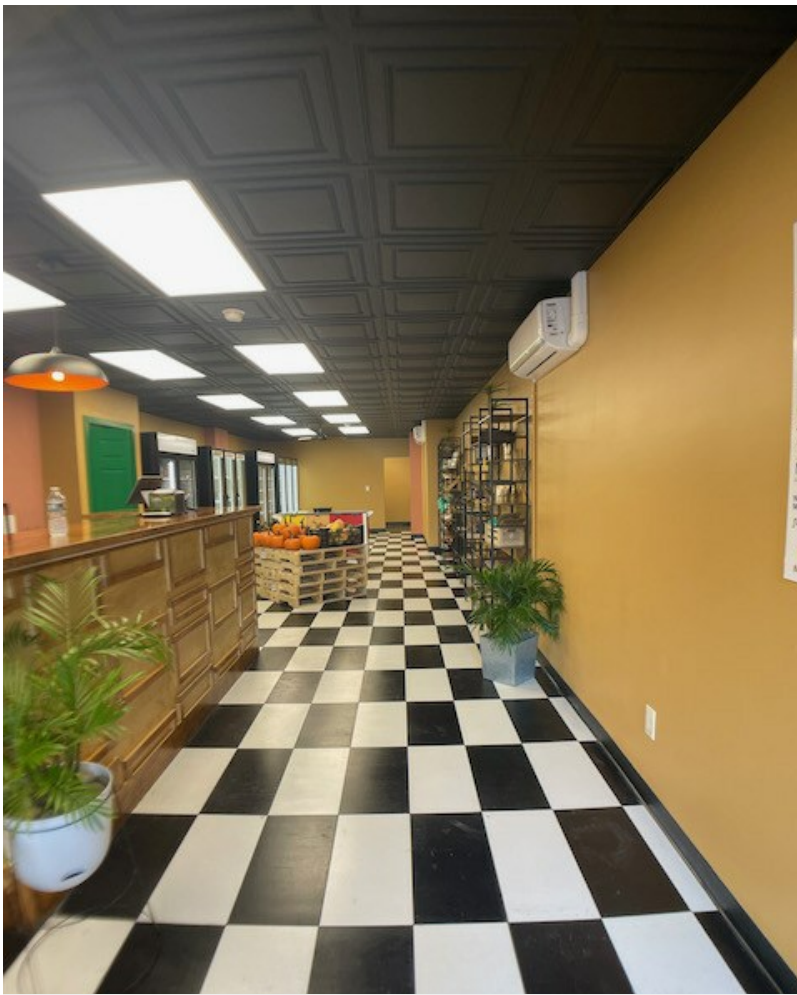
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Real Broker

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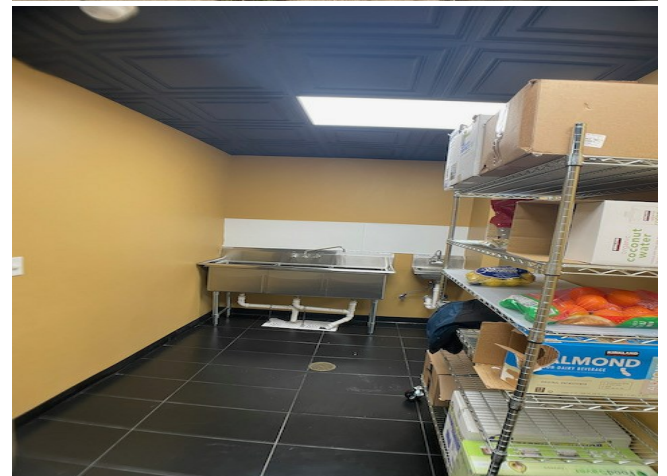
391-393 Hawthorne

\$900,000

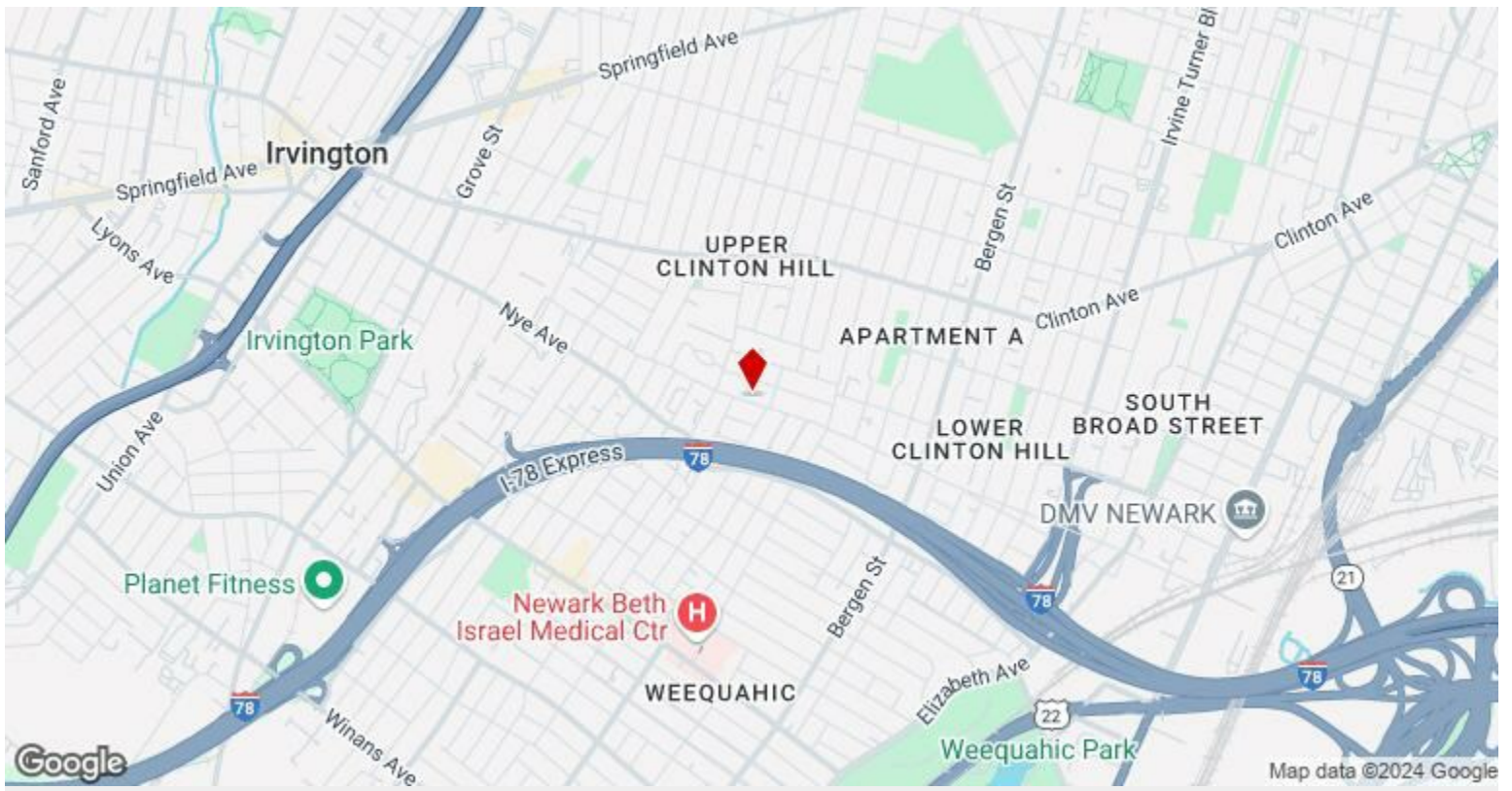
Newark is full of opportunity and 391-393 Hawthorne Ave has become your oyster. The original building of Bragman's is up to date where all you have to do is buy and start collecting rents! If all three units are rented, can easily make \$7,000/month. Sorry, THE BUSINESS IS NOT FOR SALE ONLY THE PROPERTY ITSELF!

STATS AS FOLLOWS:

- Two of three units are rented out for the next five years on a NNN w/right of renewal after five years
- Each unit pays their own utilities and meters are seperated. Water is divided by the three units
- Roof done in 2021
- Newer hot water heaters
- Each unit (1,500sqft) has its own basement for an additional 1,000sqft storage space
- Unit 1: is occupied by a community grocery store
- Unit 2: originally occupied Bragman's Deli (has a walk in cooler, stove, and other equipment may be available)
- Unit 3: occupied - Owner of building has an option to expand w/first right of refusal on buildings next to Bragman's...

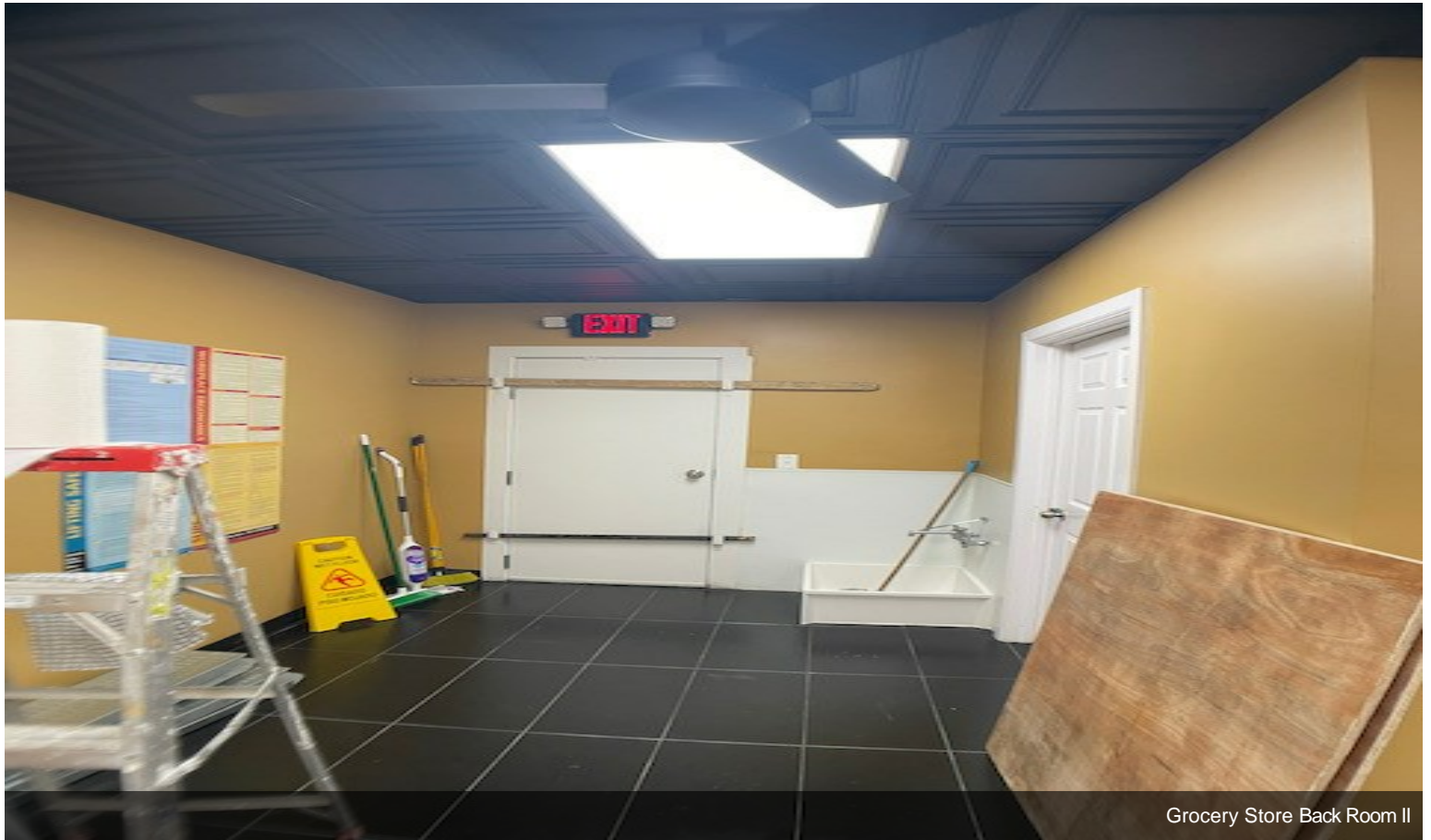


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|----------------------|--------------------------|
| Price: | \$900,000 |
| Property Type: | Retail |
| Sale Type: | Investment or Owner User |
| Lot Size: | 0.12 AC |
| Gross Building Area: | 5,201 SF |
| No. Stories: | 1 |
| Year Built: | 1930 |
| APN / Parcel ID: | 14-03037-0000-00021 |
| Walk Score ®: | 70 (Very Walkable) |
| Transit Score ®: | 56 (Good Transit) |

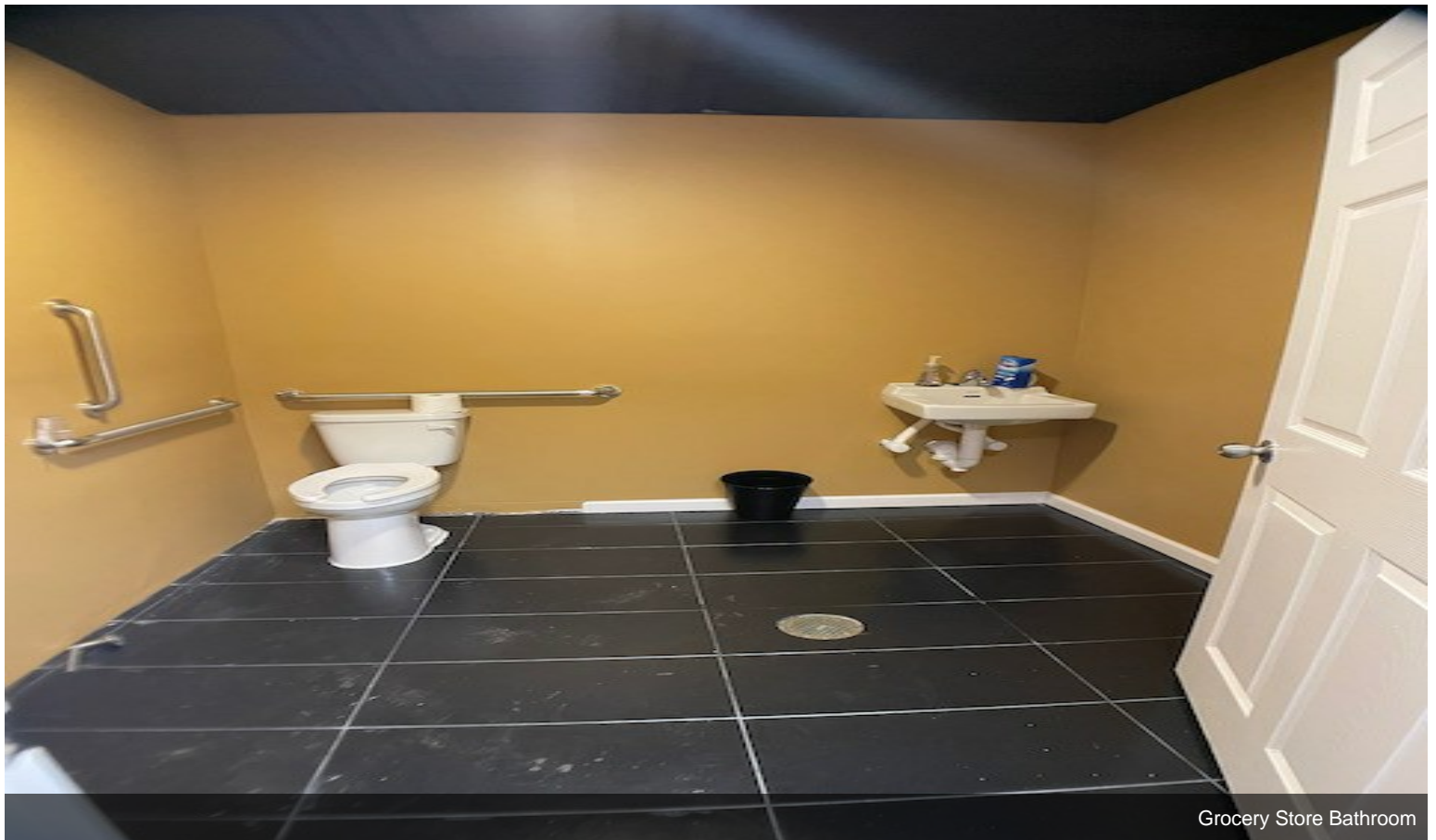


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Property Photos

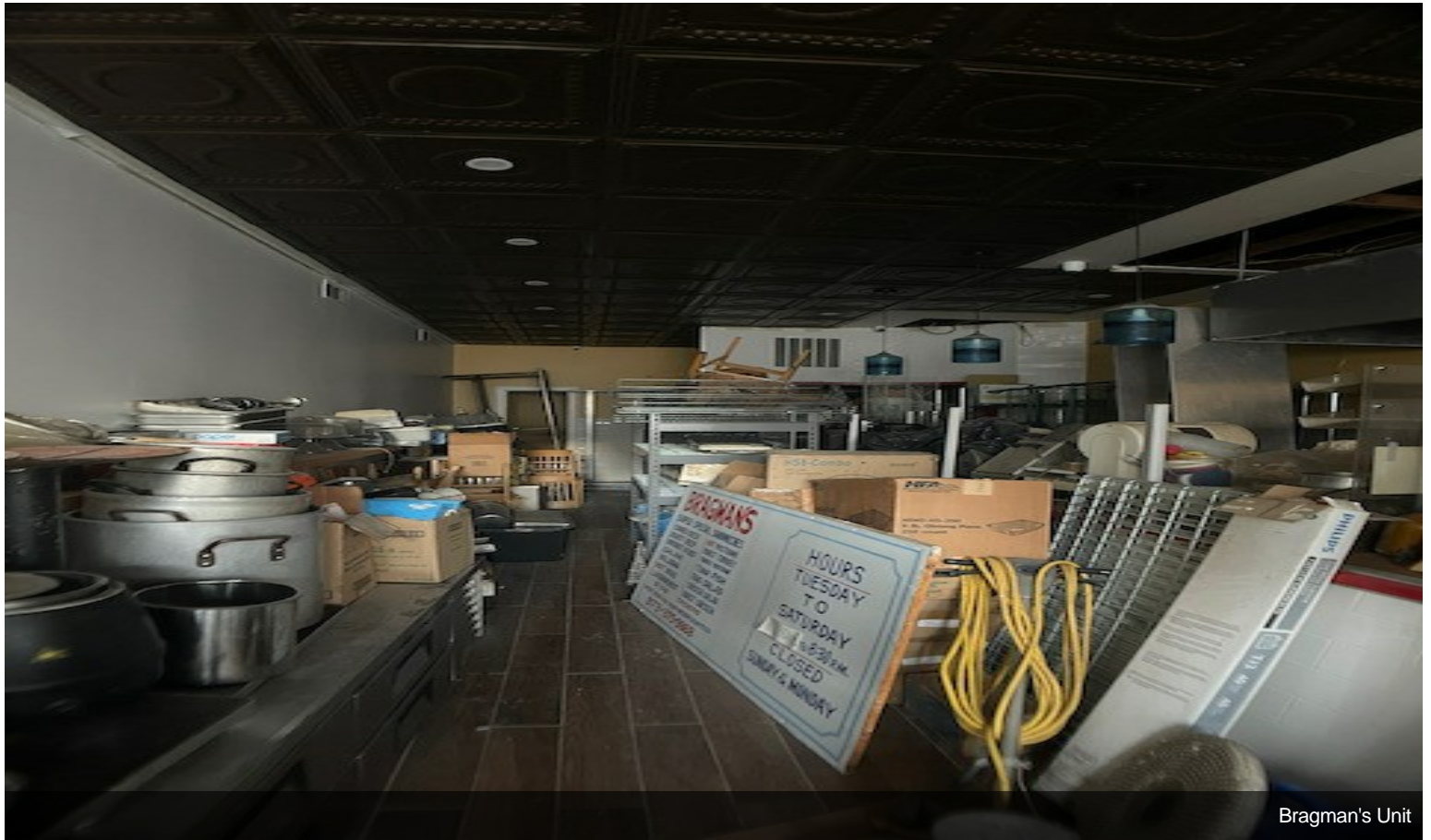


Grocery Store Back Room II



Grocery Store Bathroom

Property Photos



Bragman's Unit



Bragman's Unit II

Property Photos



Bragman's Kitchen



Bragman's Walkin Cooler

Property Photos



Individual Meter