

FOR SALE

431 E 1st Ave

Roselle, NJ 07203

Industrial / Commercial Property with Yard



PRICE UPON REQUEST



±5,000 SF Building



±18,000 SF Lot



13' Ceiling Height



2 Drive-In Doors



Delivered Vacant



**Zoning Allows Commercial,
Retail or Business Use**



**Great for Showroom,
Flex or Yard Use**



431 E 1st Ave | Block 701, Lot 6



Sam Zupnick

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**STRATEGIC LOCATION.
FLEXIBLE USES.
DELIVERED VACANT.**

431 E 1st Ave | Roselle, NJ 07203

Block 701, Lot 6

431 E 1st Ave presents an opportunity to acquire a vacant industrial / commercial property with yard in Roselle, New Jersey. The offering consists of an approximately 5,000 SF building on an approximately 18,000 SF lot, featuring 13' ceiling height and two drive-in doors. Zoning allows commercial, retail or business use, making the property suitable for showroom, flex or yard users.



PROPERTY DETAILS	
	Address: 431 E 1st Ave, Roselle, NJ 07203
	Block / Lot: 701 / 6
	Building Size: ±5,000 SF
	Lot Size: ±18,000 SF
	Ceiling Height: 13'
	Loading: 2 Drive-In Doors
	Occupancy: Delivered Vacant
	Taxes: \$16,281.66
	Zoning: Commercial / Retail / Business
	Best Use: Showroom, Flex or Yard Use



HIGHLIGHTS	
	Vacant at Closing
	Standalone Building with Yard
	Flexible Commercial Use
	Strong Frontage on E 1st Ave



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423 E 1st Ave Available Separately

Potential Expansion Opportunity Adjacent to 431 E 1st Ave



In addition to 431 E 1st Ave, a purchaser may also have the opportunity to acquire the adjacent property located at 423 E 1st Ave. This is a separate optional opportunity and is not required in order to purchase 431 E 1st Ave. The adjacent parcel adds approximately 7,500 SF and may provide expanded parking, additional frontage, or future assemblage potential.



Combined Assemblage: 423 & 431 E 1st Ave

423 E 1st AVE DETAILS

- Address: 423 E 1st Ave, Roselle, NJ 07203
- Block / Lot: 702 / 5
- Lot Size: ±7,500 SF
- Current Improvement: House
- Taxes: \$4,422
- Availability: Optional / Separate Acquisition
- Potential Benefit: Expand Parking or Assemblage



423 E 1st Ave (House) – Frontage on E 1st Ave

COMBINED OPPORTUNITY

- 431 E 1st Ave: ±18,000 SF
- 423 E 1st Ave: ±7,500 SF

Total Potential Assemblage: ±25,500 SF

- Optional Adjacent Acquisition
- Expand Parking / Yard Area
- Additional Frontage
- Potential Assemblage Value



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