

# CONFIDENTIAL SALE OFFERING

117-119 Roosevelt Avenue, Plainfield, New Jersey



FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR

Dan De Palma

NORTH AMERICAN REALTY

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# PROPERTY SPECIFICATIONS

- **SQUARE FOOTAGE – 2 stories = 14,214 square feet + basement area**
- **Year Built - 1957**
- **Lot Acreage .29 or 12,720 square feet – Entrance to parking area via E 2<sup>nd</sup> St**
- **Development Zone of the Transit District – Transition District (TODD-TD)**
- **New Roof installed 2024**
- **Taxes TBD currently exempt – 2025 assessed value is \$828,000**
- **Lot 57 Block 324**
- **Located in Downtown Urban Enterprise Zone**
- **SALE PRICE \$2,199,000**

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Bel Vita Estates  
and Senior Services

Plainfield Senior  
Citizen Services

PAPAJOHNS®

DOLLAR TREE

U-HAUL  
HOLDING COMPANY



UCNJ Union College of  
Union County, NJ

AERIAL FOOTPRINT OF PROPERTY LINE

TRANSIT  
The Way To Go.

Image Landsat / Copernicus

40°37'14.65" N 74°25'04.31" W



# ZONING REGULATIONS

## LAND USE SCHEDULE A – TODD USE RESTRICTIONS (Section 17:9)

### TRANSIT ORIENTED DEVELOPMENT DOWNTOWN (TODD) DISTRICTS - SCHEDULE A

[MC 2012-20, November 26, 2012; MC 2015-34; amended 8-16-2021 by Ord. No. MC 2021-24; 12-13-2021 by Ord. No. MC 2021-39]

USES	TODD Central Business District (TODD/CBD)	TODD North Avenue Historic District (TODD/ NAHD)	TODD Cleveland Arts District (TODD/ CLAD)	TODD Parking District (TODD/PD)	TODD College District (TODD/CD)	TODD Civic Historic District (TODD/CHD)	TODD Transition District (TODD/TD)
Mixed-use structure	X	X	X	X	X	X	X
Apartments						X	X
Townhouses							X
Child-care center	X	X	X		X	X per N.J.S.A. 40:55D-66.6	X
Retail sales	X	X	X	X	X		X
Personal service establishment	X	X	X	X	X		X
Office	X	X	X	X	X	X	X
Art studio		X	X		X		X
Art gallery		X	X		X		X
Museum		X	X		X	X	X
Restaurants	X	X	X	X	X		X
Tavern	X	X	X		X		X
Nightclub	X	X	X		X		
Bank, with drive-through facility				X			X
Bank, excluding drive-through facility	X		X	X	X		X
Health and fitness club	X	X	X	X	X	X	X
Theater	X						
Hotel	X	X					
Banquet hall	X						X
Parking lot	X				X		X
Parking structure		17 Attachment 1:9		X			Supp 7, Mar 2022
Laundromat							X
Nursing home							X
Adult day care facility	X						X
Assisted living facility							X
Funeral home							X
Wireless communication facility	X			X			
House of worship							X
Fraternal organization	X						X
College					X		
Open space	X	X	X	X	X	X	X
Cannabis Class 5 (See § 17:9-24A)	X	X	X	X	X		X

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# DOWNTOWN DEVELOPMENT MAP



ONE PLAINFIELD ONE FUTURE  
MAYOR ADRIAN MAPP

**CITY OF PLAINFIELD  
DOWNTOWN DEVELOPMENTS  
TOD DOWNTOWN  
MARCH 2015  
DEPT. OF PW + UD**

## LEGEND

<span style="background-color: #f8d7da; border: 1px solid #f5c6cb; padding: 2px;"> </span> <b>APPROVED NOT BUILT</b>	<span style="background-color: #d1ecf1; border: 1px solid #bee5eb; padding: 2px;"> </span> <b>COMPLETE</b>
<span style="background-color: #fff3cd; border: 1px solid #ffeeba; padding: 2px;"> </span> <b>UNDER CONSTRUCTION</b>	<span style="background-color: #d1ecf1; border: 1px solid #bee5eb; padding: 2px;"> </span> <b>PLANNED MUNICIPAL DEVELOPMENTS</b>



**1 ESPINOZA BUILDING**  
4 APARTMENTS  
3,555 SQFT OF RETAIL SPACE  
LANDMARK DEVELOPERS

**2 COURIER-NEWS BUILDING**  
8 APARTMENTS  
4,056 SQFT OF RETAIL SPACE  
LANDMARK DEVELOPERS

**3 109 NEW STREET**  
7 APARTMENTS  
CHILDCARE CENTER  
PARAMOUNT ASSETS

**4 134-136 NORTH AVENUE**  
1 STOREFRONT  
6 APARTMENTS  
LANDMARK DEVELOPERS

**5 138-144 NORTH AVENUE**  
8 APARTMENTS  
2 STOREFRONTS  
LANDMARK DEVELOPERS

**6 109 EAST FOURTH STREET**  
8 APARTMENTS  
HISTORIC TELEPHONE BUILDING  
LANDMARK DEVELOPERS

**7 177-185 NORTH AVENUE**  
NORTH AVENUE HISTORIC DISTRICT  
REHAB  
3 STOREFRONTS,  
5 APARTMENTS  
LANDMARK DEVELOPERS

**8 GAVETT PLACE PROPERTIES**  
130 - 140 E. 2ND STREET  
12 APARTMENTS  
2,482 SQFT RETAIL  
COURTYARD AND KIOSK  
LANDMARK DEVELOPERS

**9 107-117 PARK AVENUE**  
TWO NEW STOREFRONTS  
NEW OFFICE SPACE ON 2ND  
AND 3RD FLOOR  
ARKAD GROUP

**10 ART LOFTS**  
20 LOFT APARTMENTS  
3,661 SQFT RETAIL  
COURTYARD AND AMPHITHEATER  
LANDMARK DEVELOPERS

**11 400 WEST FRONT STREET**  
FORMER SEARS SHOWROOM  
9 APTS: 4,000 SQFT RETAIL  
5,000 SQFT OFFICE  
SPARK PROPERTIES, LLC

**12 UNION COUNTY COLLEGE**  
225 ROOSEVELT AVENUE  
HEALTH SCIENCES BUILDING  
32,974 SQFT

**13 119 PARK AVENUE**  
TWO STOREFRONTS  
FACADE REHAB  
MAYAN MOBILE, LLC

**14 BELLA VISTA ESTATES**  
40 ROOSEVELT AVENUE  
SENIOR HOUSING  
80 APARTMENTS  
9,200 SQFT RETAIL

**15 PSEG UPGRADES**  
225 WEST SECOND STREET  
INFRASTRUCTURE IMPROVEMENTS

**16 130-132 NORTH AVENUE**  
8 APARTMENTS  
ONE STOREFRONT  
NORTH AVE HISTORIC DISTRICT  
ARKAD GROUP

**17 FRONT STREET OFFICES**  
216 - 232 WEST FRONT STREET  
26,830 SF OFFICE SPACE, RETAIL,  
AND ADULT DAY CARE  
LANDMARK DEVELOPERS

**18 FORMER RED CROSS BUILDING**  
326 WEST FRONT STREET  
12 APARTMENTS  
3,000 SQFT RETAIL  
SHUN CHENG, LLC

**19 THE BANK ON PARK**  
200 - 212 PARK AVENUE  
18,276 SQFT OF RETAIL  
15,376 SQFT BANQUET FACILITY  
WITH LIVE ENTERTAINMENT  
LANDMARK DEVELOPERS

**20 WEST SECOND STREET COMMONS**  
101 - 209 WEST SECOND STREET  
148 APARTMENTS  
12,300 SQFT RETAIL  
LANDMARK DEVELOPERS

**21 701 WEST SEVENTH STREET**  
14 APARTMENTS  
7,000 SQFT RETAIL  
ARKAD GROUP

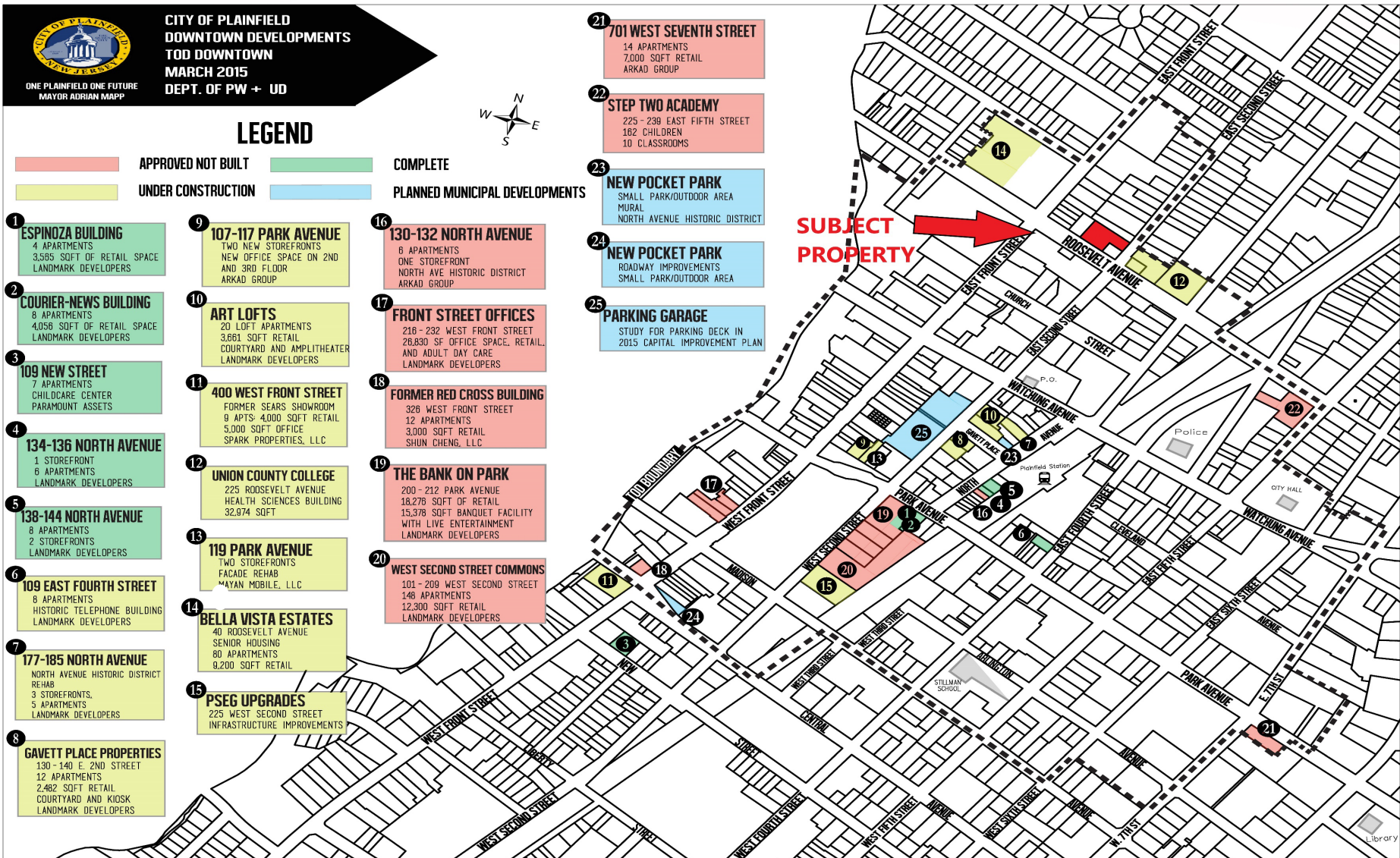
**22 STEP TWO ACADEMY**  
225 - 239 EAST FIFTH STREET  
162 CHILDREN  
10 CLASSROOMS

**23 NEW POCKET PARK**  
SMALL PARK/OUTDOOR AREA  
MURAL  
NORTH AVENUE HISTORIC DISTRICT

**24 NEW POCKET PARK**  
ROADWAY IMPROVEMENTS  
SMALL PARK/OUTDOOR AREA

**25 PARKING GARAGE**  
STUDY FOR PARKING DECK IN  
2015 CAPITAL IMPROVEMENT PLAN

**SUBJECT  
PROPERTY**

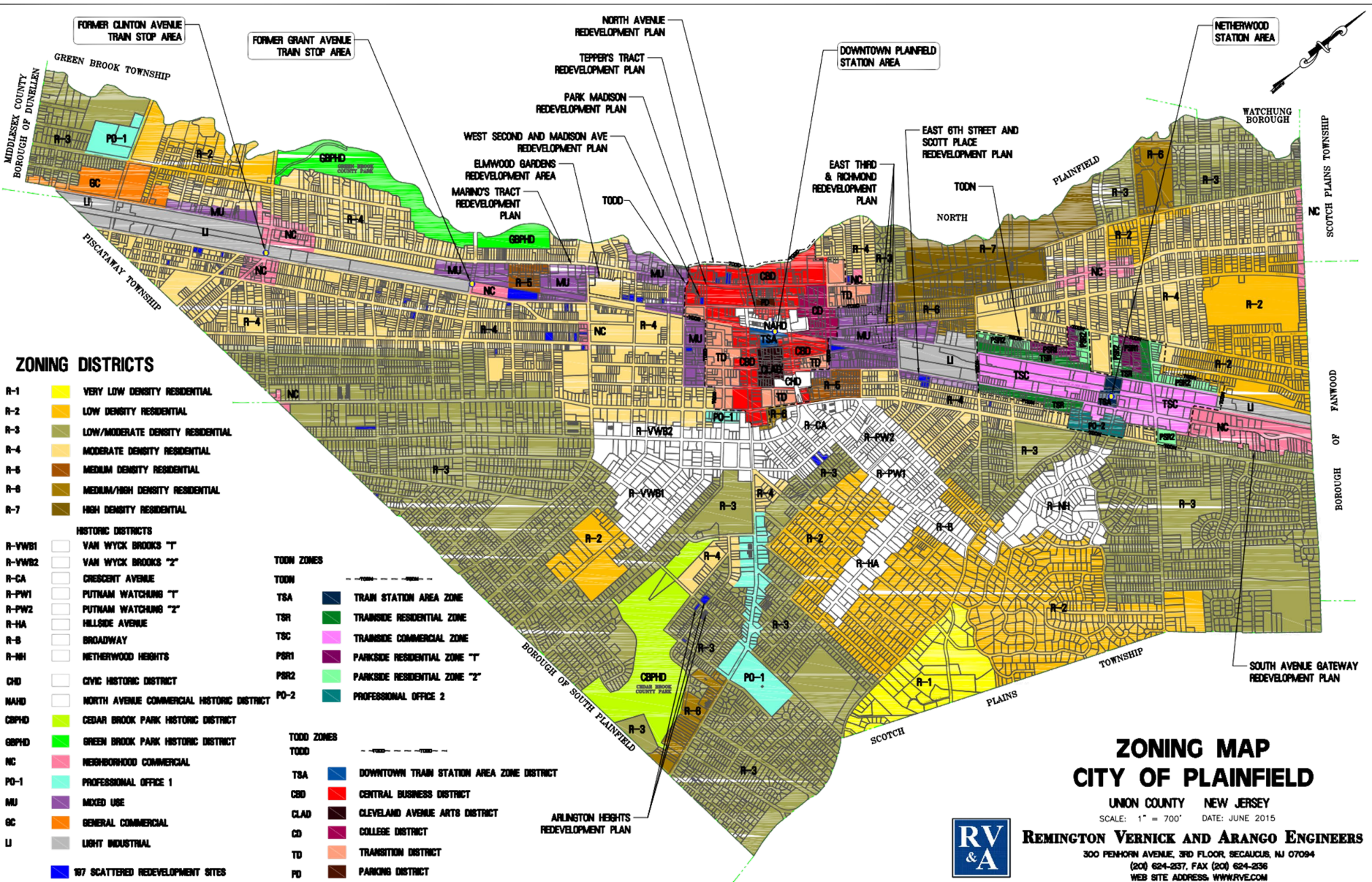


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# PLAINFIELD ZONING MAP

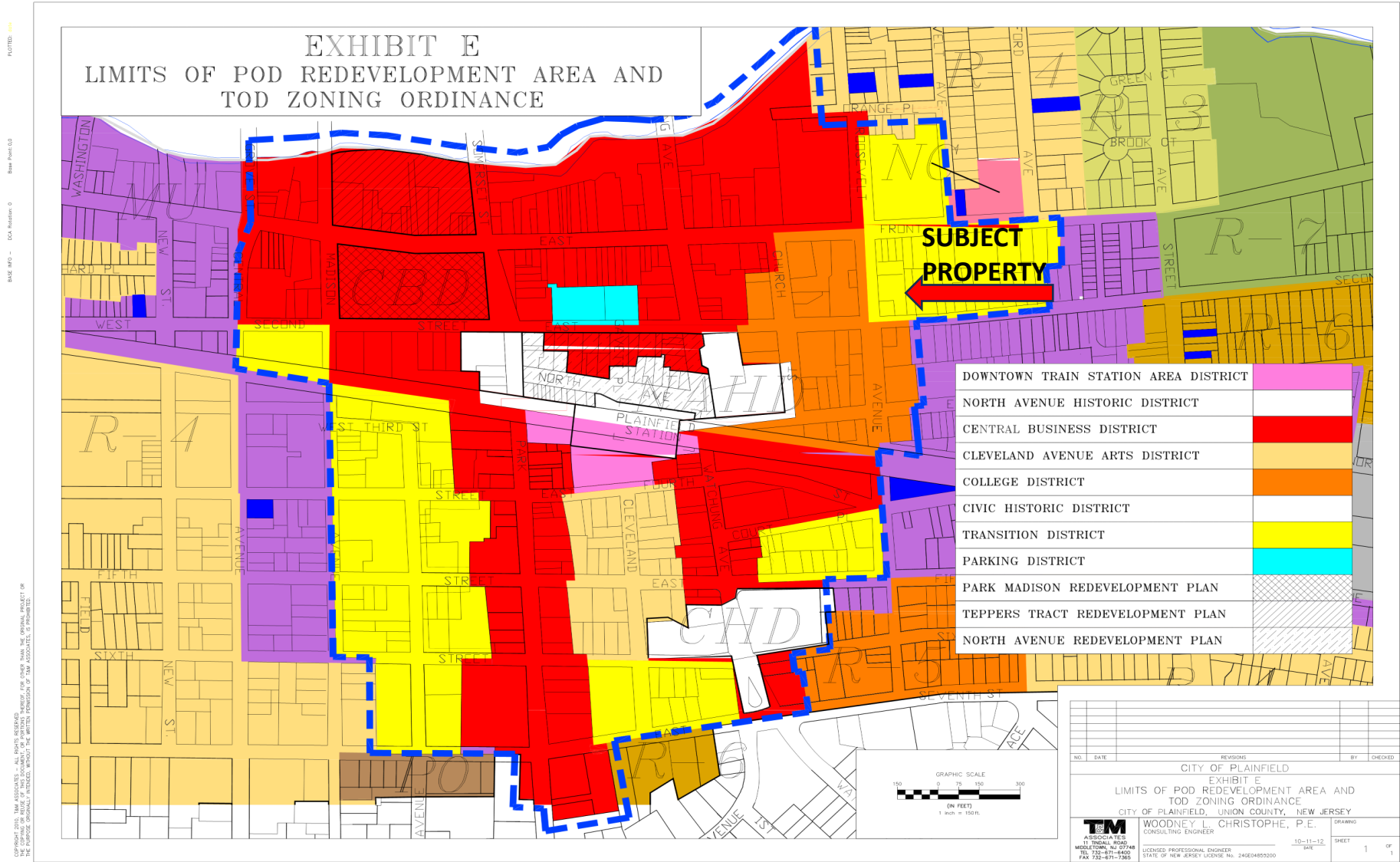


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# PLAINFIELD ZOOMED ZONING MAP



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# UEZ OVERVIEW

## *What Is The UEZ?*

The UEZ Program encourages the economic renaissance of selected urban communities, Plainfield being one of them. It is an invitation to inspire the evolution and development of businesses to grow and create private sector jobs through public and private investment. The UEZ Program offers participating businesses incentives and benefits for growth and a more appealing presence.

## *Why Should a Plainfield Business Join The UEZ?*

Your business will be eligible for many UEZ benefits, such as:

### **Reduced Sales Tax**

UEZ-certified businesses may charge their customers a lower Sales Tax Rate (currently 3.3125% effective 1/1/2018).

**Tax-free purchases** on certain items such as capital equipment, facility expansions, and upgrades.

**Financial Assistance** from agencies such as NJEDA.

**Subsidized Unemployment Insurance** costs for employees who earn less than \$4,500 per quarter.

**Energy Sales Tax Exemption** for qualified manufacturing firms with at least 250 employees, 50% working in manufacturing.

**Tax Credit Options** (owners may elect one of the following)

Up to \$1,500 for new permanent full-time employees hired

Up to 8% Corporate Business Tax credit on qualified investments.

**Sign & Façade Grant Program** - UEZ-certified businesses may be eligible for a reimbursement grant of up to \$25,000.00 or 75% of costs incurred (whichever amount is lesser) when making purchases to beautify the front of the UEZ business. Please refer to the Sign & Façade Grant Program Guide ([hyperlink to Sign & Façade Grant Program subpage](#))





**TO SCHEDULE AN INSPECTION OR FOR FURTHER INFORMATION  
PLEASE CONTACT  
DAN DE PALMA (201) 988-0949**