

AVAILABLE FOR SALE  
ASKING PRICE \$1,300,000

# 230 TRUMBULL STREET

ELIZABETH, NJ



**RIPCO**  
INVESTMENT SALES

## PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been retained to arrange for the sale of **230 TRUMBULL STREET**.

230 Trumbull Street, Elizabeth, NJ is located at the corners of Monsignor Kemezis Pl and Second St. The building has 2 floors, both 1,750 SF. The site is currently an operating seafood bar and restaurant called "Bossa Fish". Nearby are Jersey Gardens, Newark Airport, and Ikea.

The property was recently renovated from the exterior to the interior including a beautiful sit down restaurant with outdoor patio for outdoor dining.

The sale includes a full C Liquor license good for consumption and package goods. This is a turnkey restaurant. All furniture, fixtures and equipment included in the sale.

The property is R-3A Zoning which is Four-Family Residential.

### FINANCIAL SNAPSHOT

<b>Asking Price</b>	\$1,300,000
<b>Building Sq. Ft. (basement, floor 1 and 2)</b>	± 5,250 SF

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	230 Trumbull Street
City	Elizabeth
Block / Lot	11 / 1075
Ward	6

#### BUILDING INFORMATION

Number of Buildings	1
Stories	2
Building Sq. Ft.	
	basement – restaurant ± 1,750 SF
	1st floor – restaurant ± 1,750 SF
	2nd floor – rental units ± 1,750 SF
	<b>TOTAL + 5,250 SF</b>
Lot	3,920 SF

#### INCLUDING IN OFFERING

- Class C broad liquor license. Consumption plus package goods.
- All Furniture, Fixtures, and Equipment included in the sale.

#### ZONING INFORMATION

Zoning	R-3A
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#### TAX INFORMATION

Real Estate Taxes (2022)	\$14,464
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**230 TRUMBULL STREET  
FOR SALE**

# SURVEY

**BLOCK: 822**

**LOT: 1**

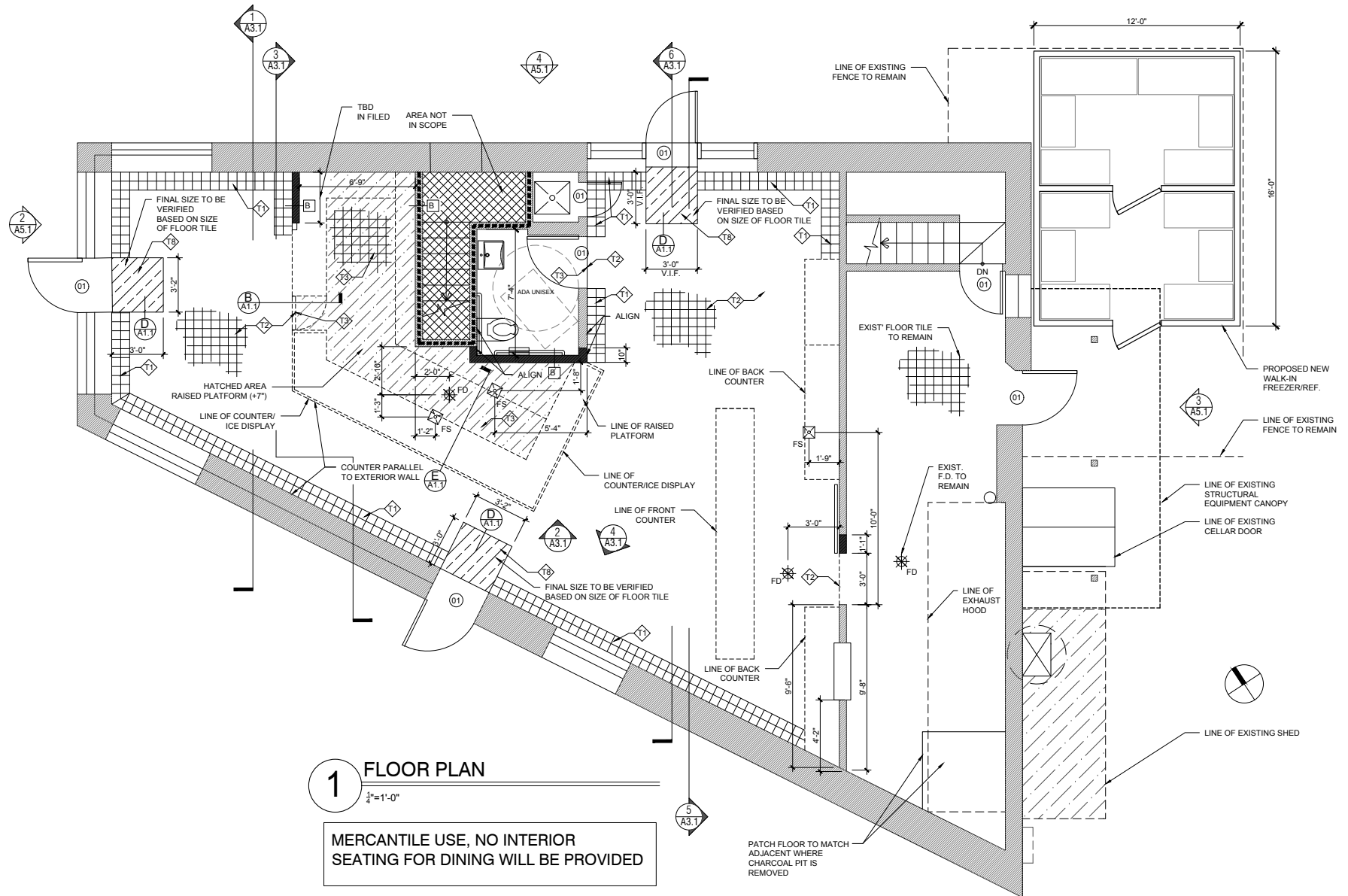
The subject property is located on the corner of Monsignor Kemezis Pl and Second St .



REVISIONS		
DATE	NAME	L.S. NO.

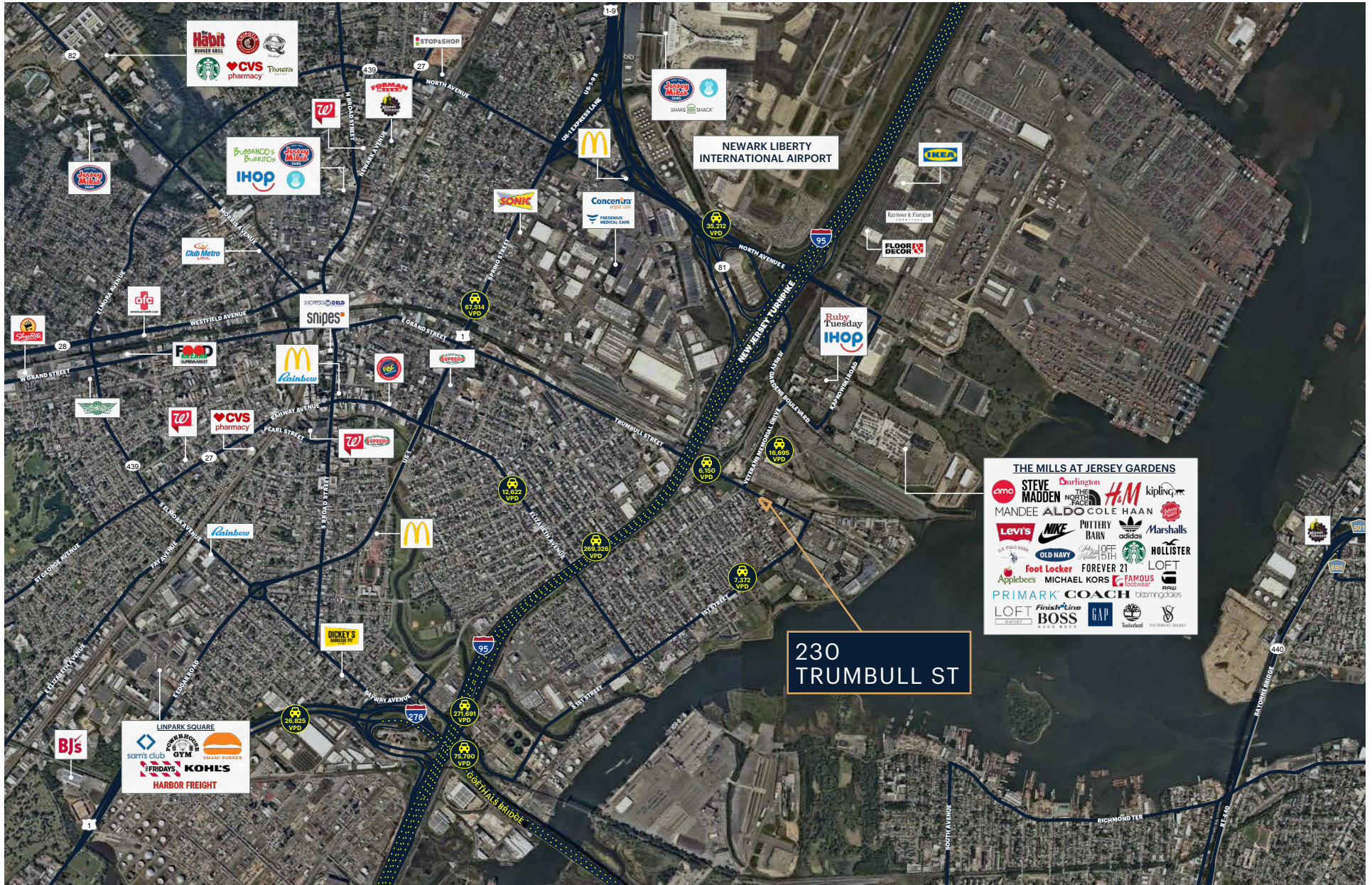
**TAX MAP**  
**CITY OF ELIZABETH**  
 UNION COUNTY NEW JERSEY  
 SCALE: 1" = 50' FEB. 15, 2019  
**GLEN J. LLOYD**  
 N.J. PROFESSIONAL LAND SURVEYOR LIC. #GS037598  
 MASER CONSULTING PA  
 331 NEWMAN SPRINGS ROAD, SUITE 203  
 RED BANK, NJ 07701

# FLOOR PLAN



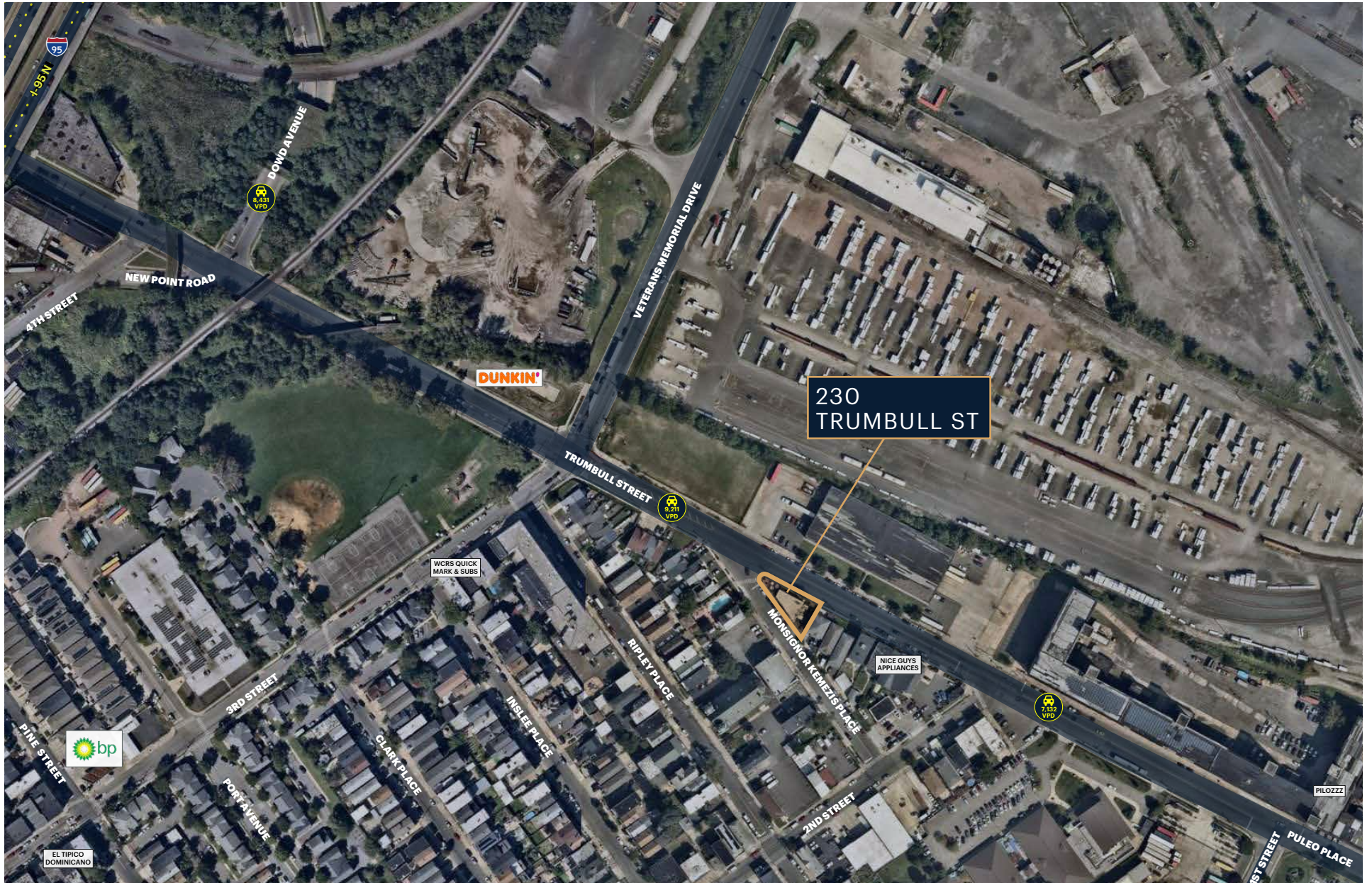
230 TRUMBULL STREET  
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RETAIL MAP



230 TRUMBULL STREET  
FOR SALE

# NEIGHBORHOOD MAP



230 TRUMBULL STREET  
FOR SALE

# STREET VIEW AND NEIGHBORHOOD PHOTOS



# DINING AREA PHOTOS

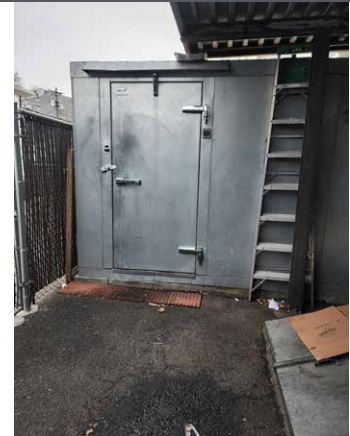




# KITCHEN PHOTOS



Outside Refrigeration



Basement Area



## AREA DEMOGRAPHICS



	0.5 MILE	1.0 MILES	1.5 MILES
<b>POPULATION</b>	17,048	55,415	96,794
<b>NUMBER OF HOUSEHOLDS</b>	6,362	19,717	33,693
<b>AVERAGE HOUSEHOLD INCOME</b>	\$67,982	\$74,082	\$76,317
<b>MEDIAN HOUSEHOLD INCOME</b>	\$51,375	\$52,164	\$53,169
<b>COLLEGE GRADUATES</b>	1,075 19%	7,386 21%	12,639 20%
<b>TOTAL BUSINESSES</b>	415	1,567	2,779
<b>TOTAL EMPLOYEES</b>	4,961	20,949	35,416
<b>DAYTIME POPULATION</b>	14,276	50,517	87,993

# CONTACT REPRESENTING AGENTS

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