



RETAIL PROPERTY

FOR SALE

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114

For More Information, Contact the Exclusive Broker

DYLAN MEADE | *Senior Associate* | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Managing Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114



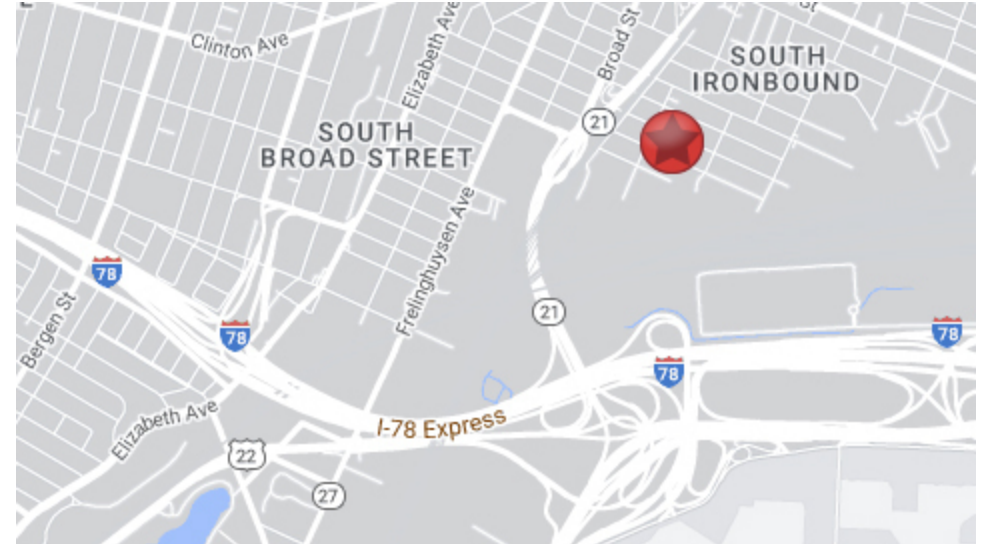
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114



LOCATION DESCRIPTION

Approx. 0.8 Miles to I-78

Approx. 1.5 Miles to US Highway 1 & 9

Approx. 2.6 Miles to Newark Liberty International Airport

Approx. 2.9 Miles to I-95, Exit 14

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.05 Acres
Building Size:	2,012 SF

PROPERTY HIGHLIGHTS

- ±2,012 SF Building Size
- ±0.05-AC Lot Size (Block 1178, Lot 14)
- 1 Drive-In Door
- 12' 8" Ceiling Height
- 3 Auto Lifts
- Brand New Air Compressor
- Gas Suspended Heat
- High Density Traffic Area
- Taxes at \$7,285.20 (2022)

For More Information, Contact the Exclusive Broker

DYLAN MEADE | Senior Associate | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | President | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | Executive Vice President | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | Managing Executive Director | pjmurano@blauberg.com | 973.379.6644 x114

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114



For More Information, Contact the Exclusive Broker

DYLAN MEADE | Senior Associate | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | President | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | Executive Vice President | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | Managing Executive Director | pjmurano@blauberg.com | 973.379.6644 x114

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com

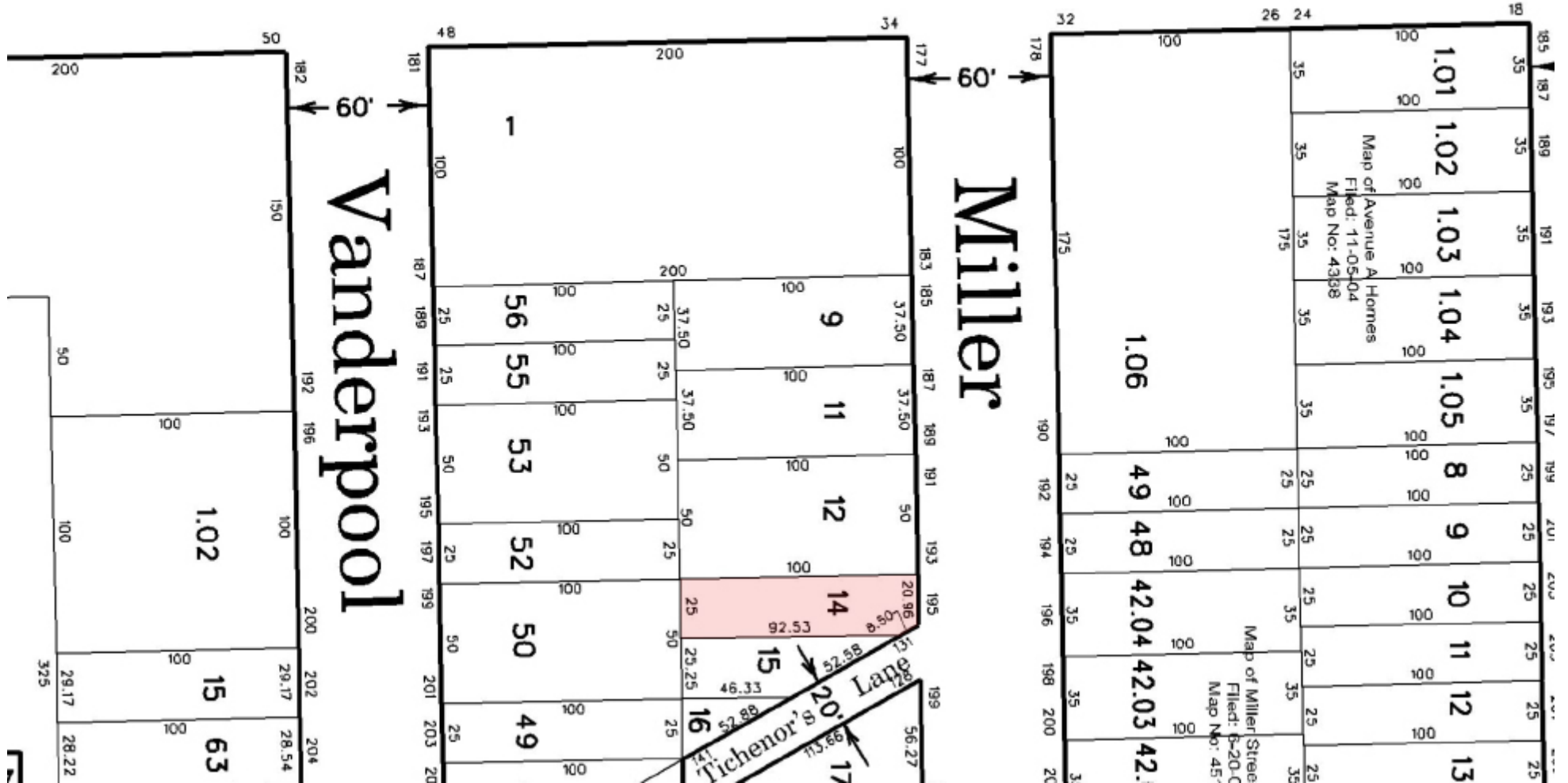


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114

Avenue A



For More Information, Contact the Exclusive Broker

DYLAN MEADE | Senior Associate | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | President | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | Executive Vice President | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | Managing Executive Director | pjmurano@blauberg.com | 973.379.6644 x114

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

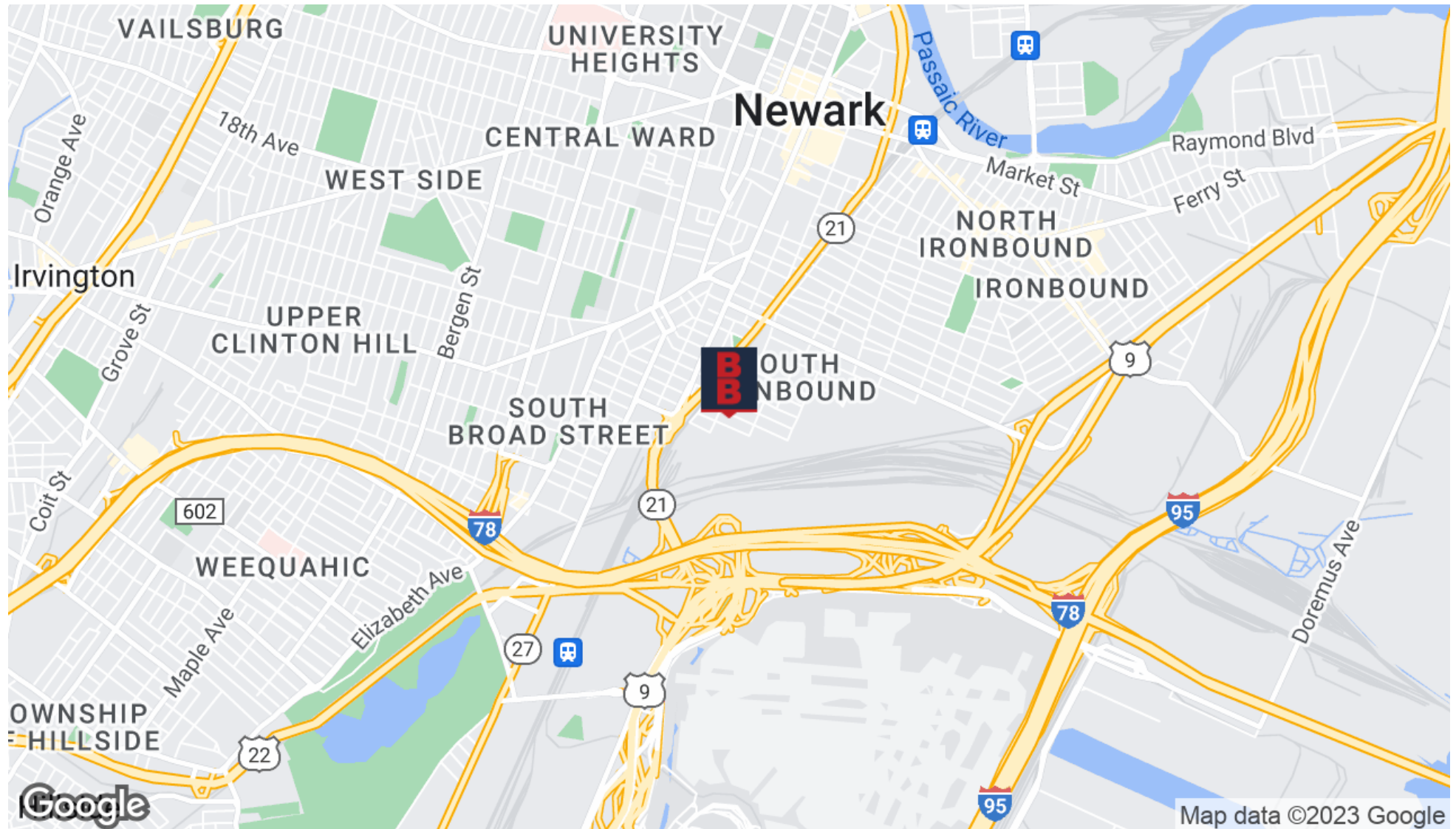
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114



For More Information, Contact the Exclusive Broker

DYLAN MEADE | Senior Associate | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | President | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | Executive Vice President | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | Managing Executive Director | pjmurano@blauberg.com | 973.379.6644 x114

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



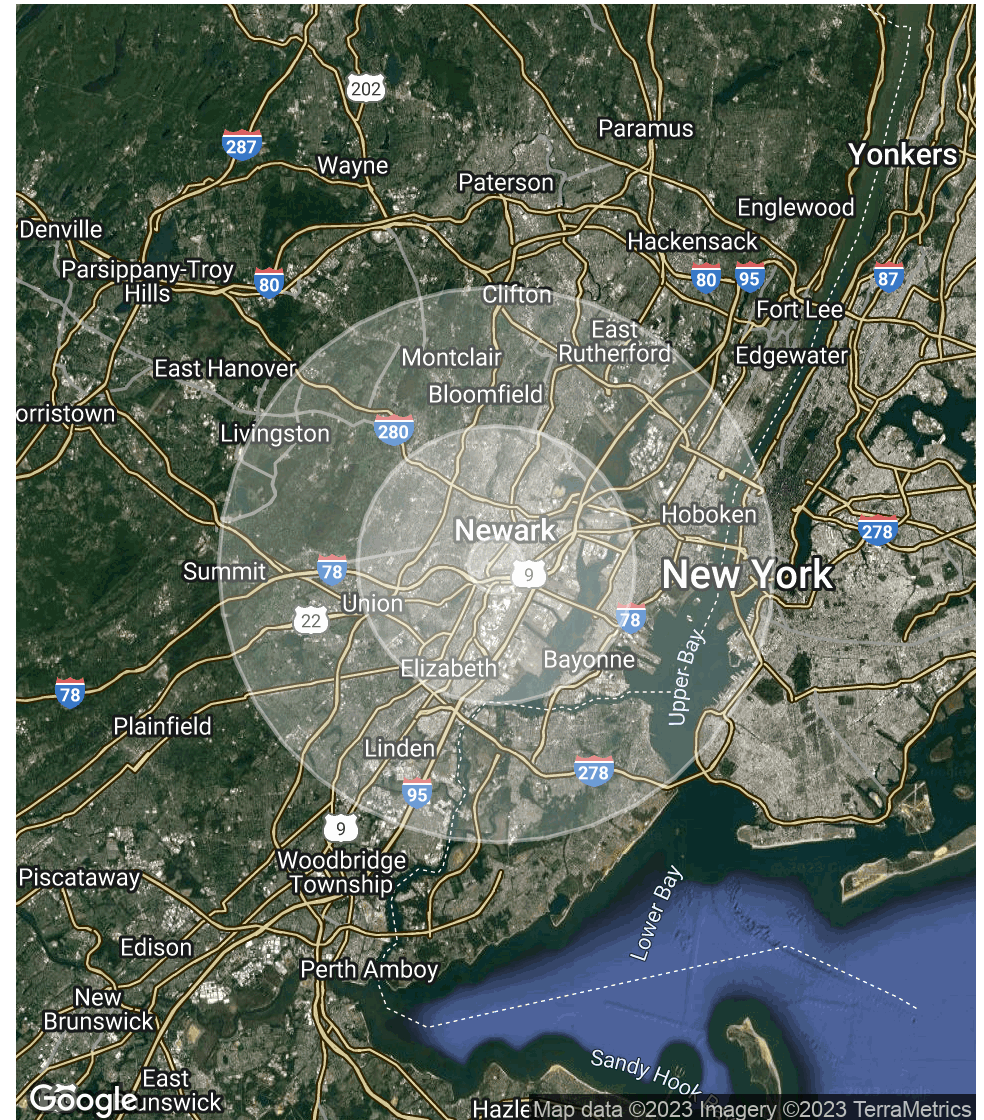
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	36,336	803,435	2,583,263
Average Age	35.5	36.1	38.3
Average Age (Male)	34.9	34.6	37.0
Average Age (Female)	34.6	37.5	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,555	316,280	1,092,633
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$48,240	\$64,651	\$111,039
Average House Value	\$189,918	\$242,595	\$473,681

* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Broker

DYLAN MEADE | Senior Associate | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | President | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | Executive Vice President | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | Managing Executive Director | pjmurano@blauberg.com | 973.379.6644 x114

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.