

FOR SALE | PORTFOLIO SALE

# REDEVELOPMENT OPPORTUNITY



137-149 and 149-151 Second Street | Elizabeth, NJ 07206



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$920,000
<b>Lot Size:</b>	± 0.45 Acres
<b>APN #:</b>	Block 2, Lots 826 & 827
<b>Building Size:</b>	± 6,082 SF
<b>Zoning:</b>	R-3A (Four Family Residential)
<b>Cross Streets:</b>	Broadway and S. Park

## PROPERTY OVERVIEW

Funeral home complex for sale in the Elizabethport section of Elizabeth

## LOCATION OVERVIEW

Located in a vibrant residential neighborhood, directly across the street from Jackson Park and close proximity to George Washington Elementary School and Immaculate Heart of Mary & St. Patrick church. Easy access to NJ Turnpike and Rt. 1 & 9.

## PROPERTY HIGHLIGHTS

- Funeral Home (137-149) Lot Size 0.37 acres; taxes \$25,246/year; building size ±3,824 SF
- Single Family House (149-151) Lot Size 0.08 acres; taxes 6,618/year, building size ±2,258 SF
- Total property taxes \$31,864 (2021)
- Located near new residential construction and development

FOR MORE INFORMATION, PLEASE CONTACT:

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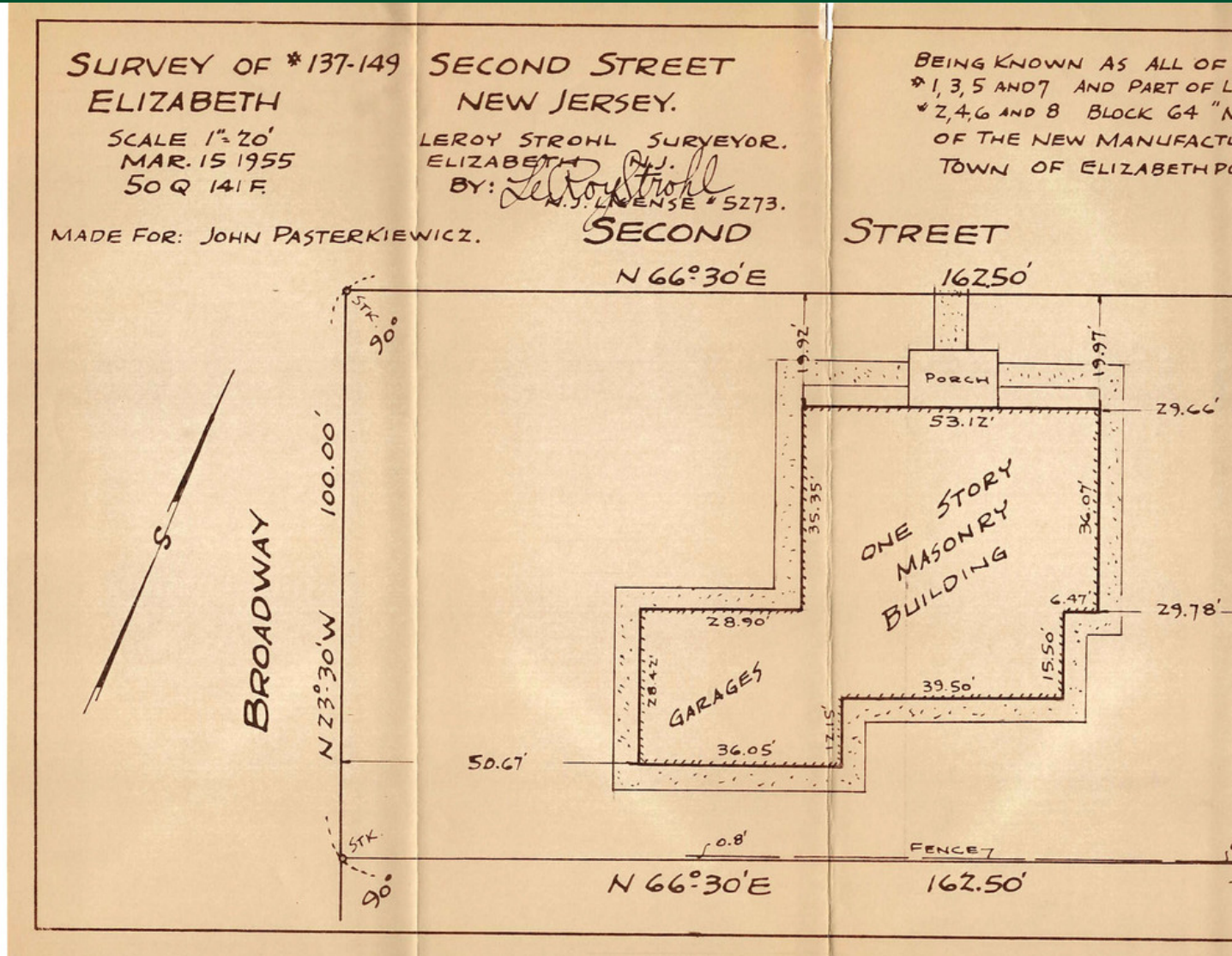


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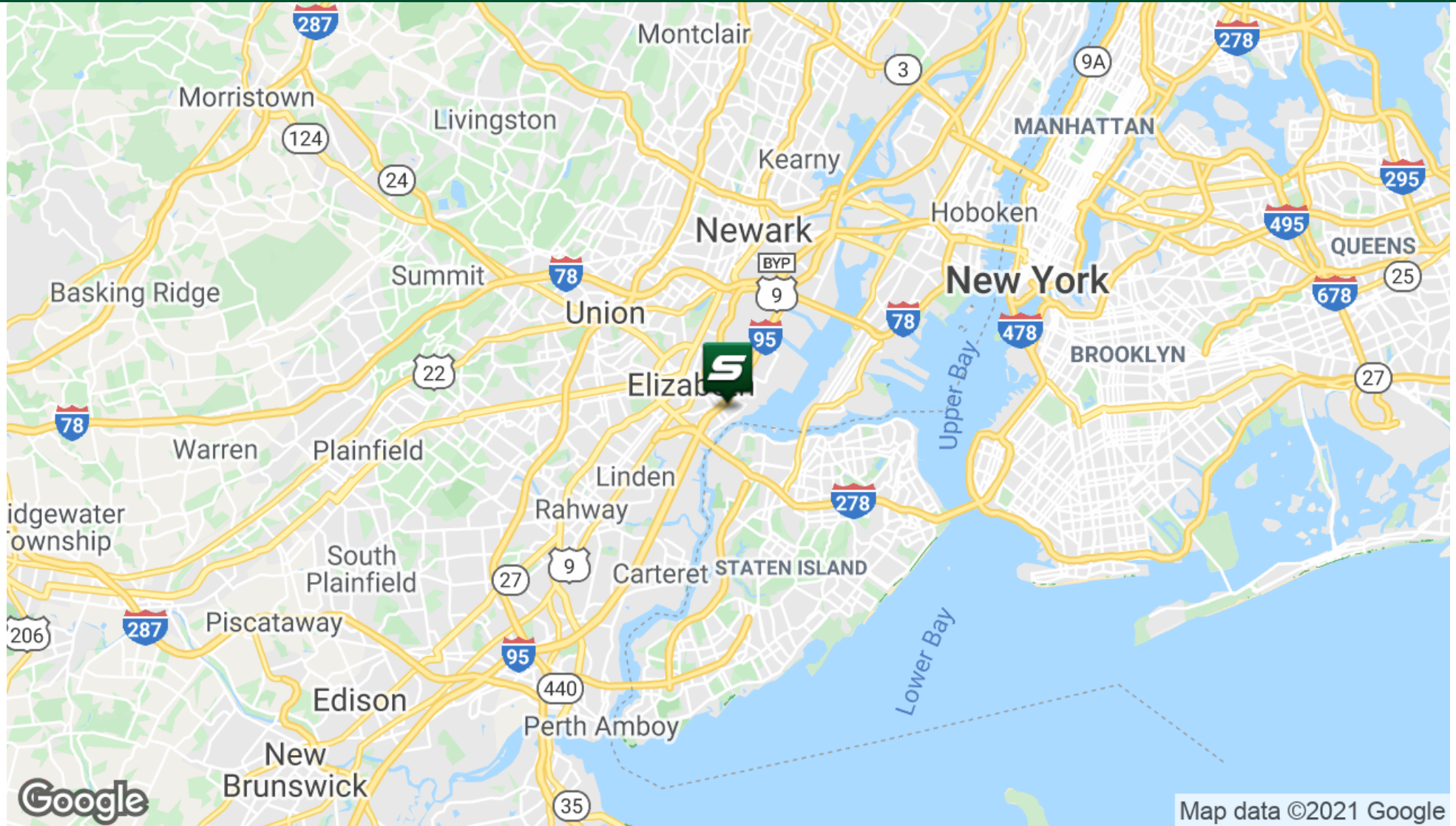
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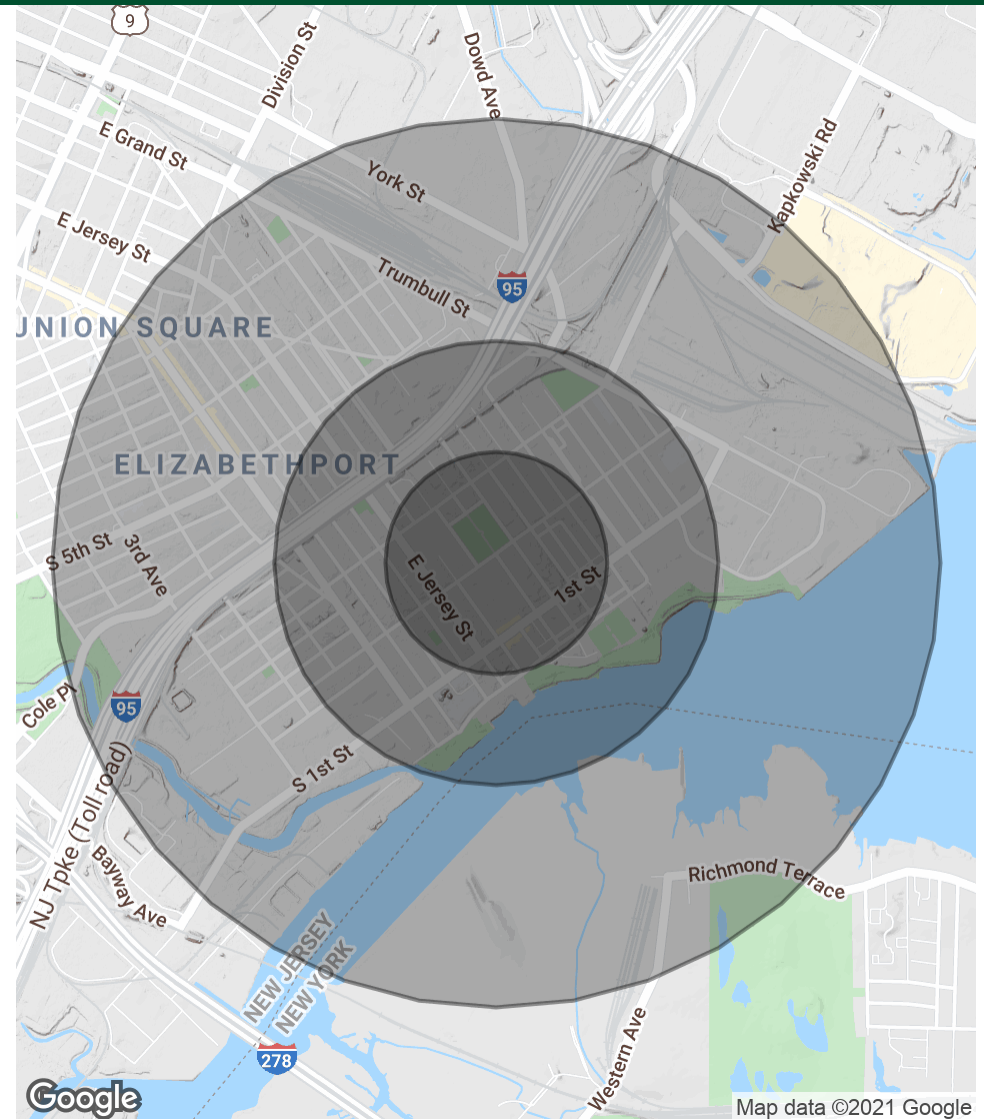
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	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	4,820	10,383	25,131
Average age	25.2	27.0	29.6
Average age (Male)	25.1	26.7	29.7
Average age (Female)	25.4	27.6	30.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	1,279	2,866	7,262
# of persons per HH	3.8	3.6	3.5
Average HH income	\$51,254	\$50,866	\$51,705
Average house value	\$437,546	\$363,947	\$344,205

\* Demographic data derived from 2010 US Census



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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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