

FOR SALE | RETAIL

360 BROAD STREET

360 Broad Street | Newark, NJ 07104



PROPERTY SUMMARY

Sale Price:	\$739,000
Lot Size:	± 0.09 Acres
Building Size:	± 5,000 SF
Cross Streets:	Clay Street

PROPERTY OVERVIEW

5,000 SF gut renovated mixed use building for sale in Newark's redevelopment area, next to new Taco Bell

LOCATION OVERVIEW

Property is located two blocks from Broad Street Station and has easy access to Route 21 (McCarter Highway), the New Jersey Turnpike, the Garden State Parkway. The NJ Transit Railroad Station to New York City's Penn Station is within a few blocks.

PROPERTY HIGHLIGHTS

- Price reduced
- Lender owned; motivated seller
- New electric, plumbing, heating, roofing, siding and windows
- 3 new large 2 bedroom, 1 bath apartments
- Ground floor retail
- Full basement
- Lot measures 25' x 154'
- Property taxes - \$9,544.36 (2018)
- See interior pictures on property website

FOR MORE INFORMATION, PLEASE CONTACT:

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
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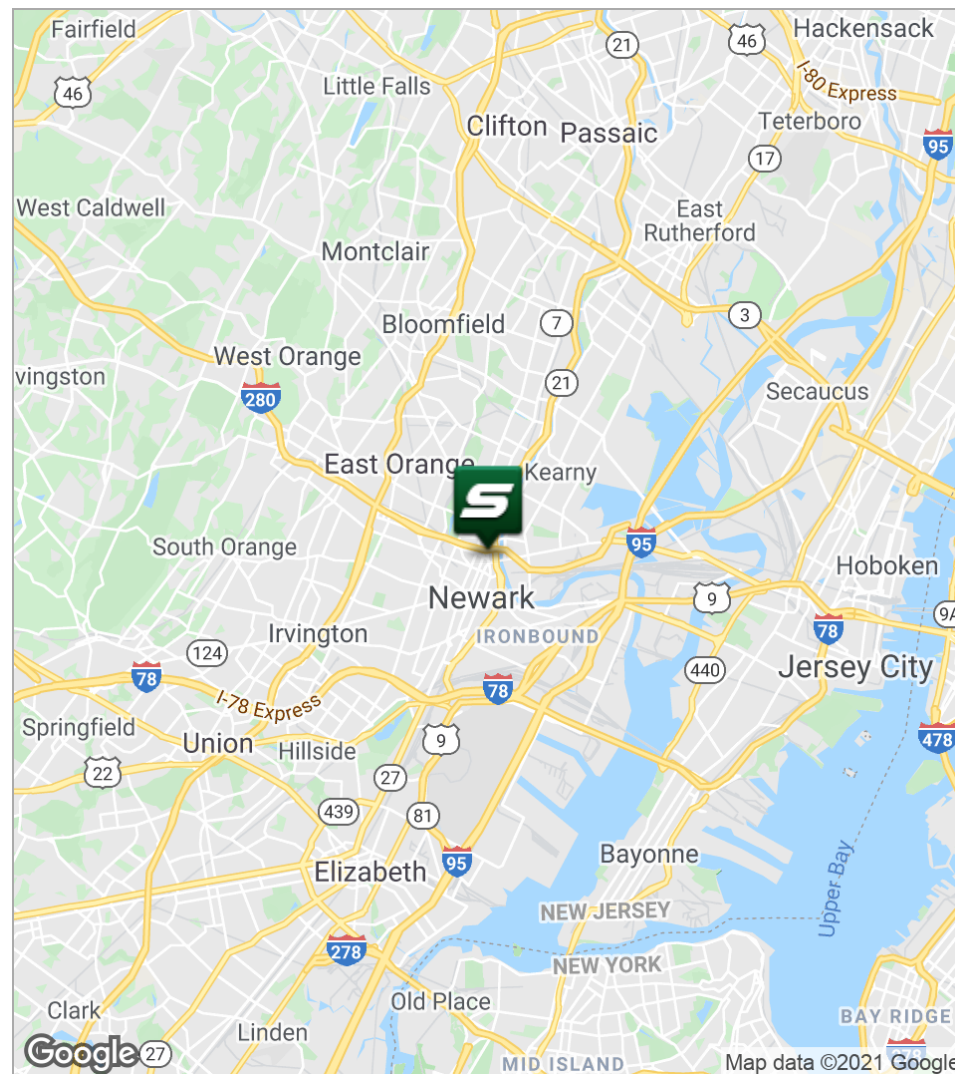
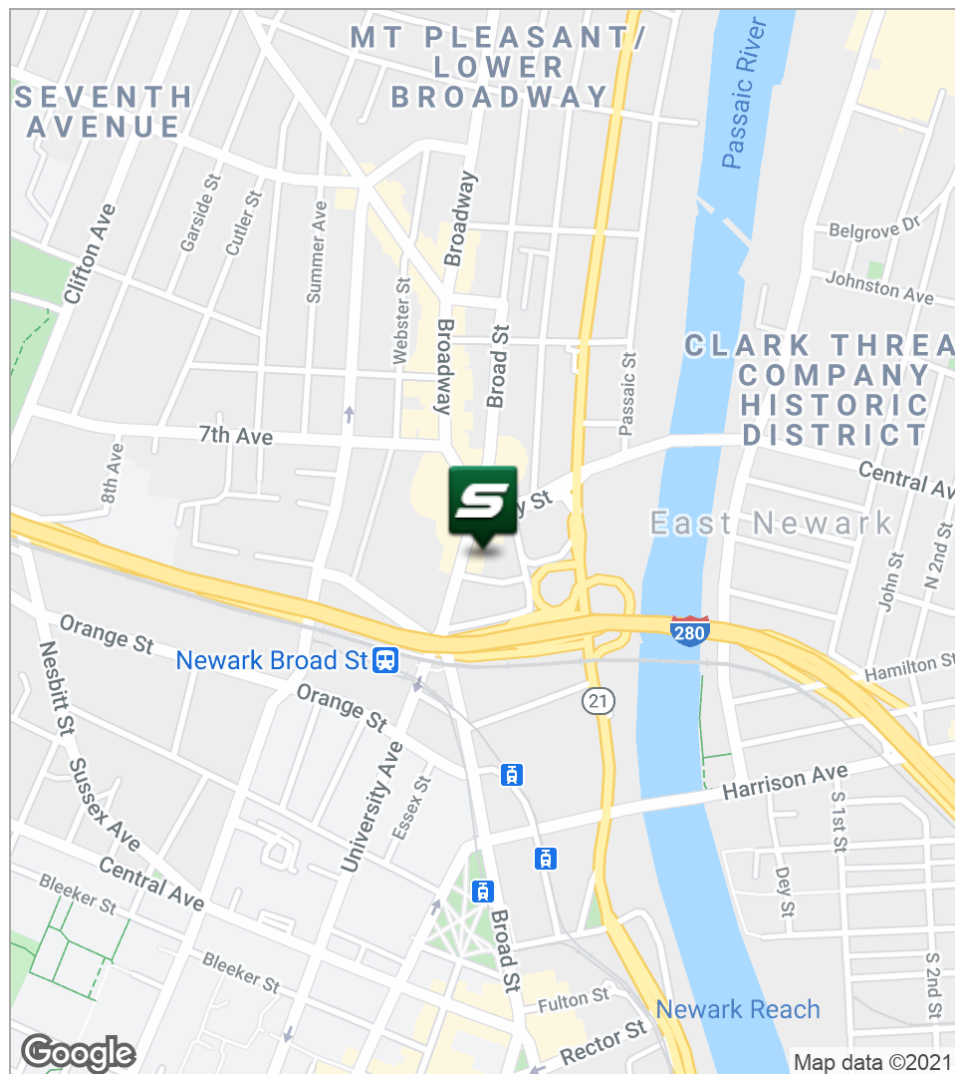


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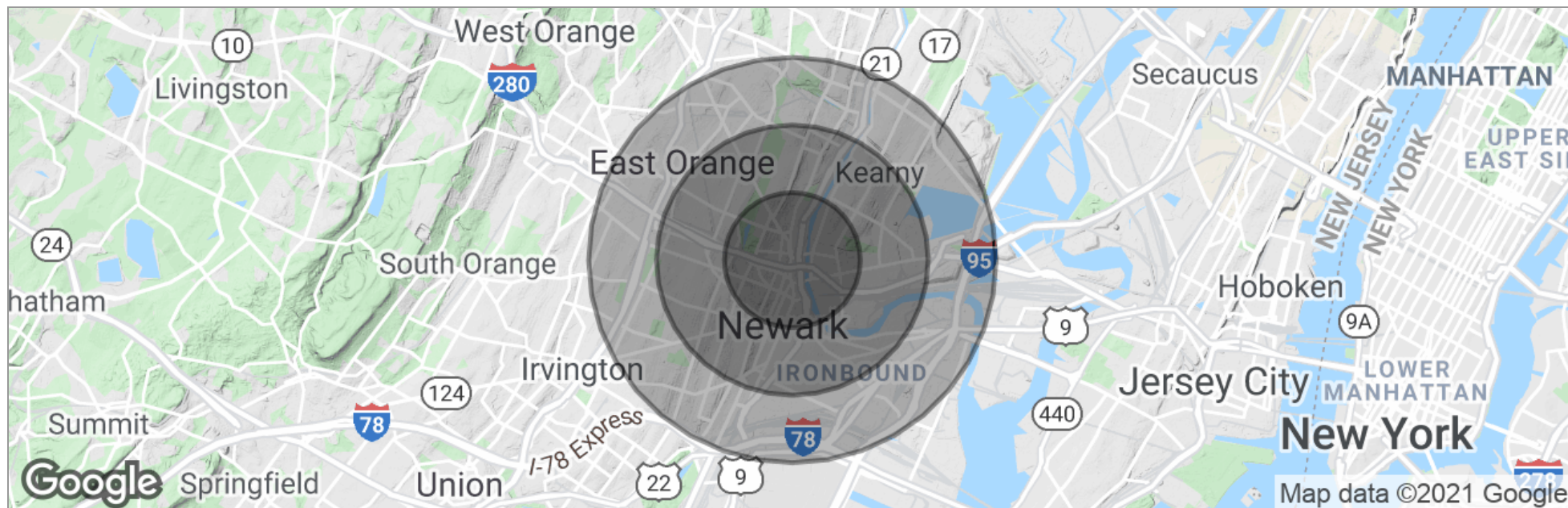


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	1 Mile	2 Miles	3 Miles
Total Population	48,604	215,835	380,490
Population Density	15,471	17,176	13,457
Median Age	32.5	32.7	33.0
Median Age (Male)	30.9	31.4	31.7
Median Age (Female)	34.2	34.1	34.1
Total Households	15,282	73,648	129,905
# of Persons Per HH	3.2	2.9	2.9
Average HH Income	\$51,077	\$49,787	\$51,002
Average House Value	\$373,106	\$359,689	\$344,827

* 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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