



OFFICE / RESIDENTIAL BUILDING

FOR SALE

±7,800 SF OFFICE / RESIDENTIAL BUILDING

280-284 Elm Street, Newark, NJ 07105

For More Information, Contact the Exclusive Brokers

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

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

- 1 Block to Bus Stop (NJ Transit Bus 34 - Servicing Market Street)
- ±3.8 Miles to Newark Liberty International Airport
- ±7.4 Miles to Holland Tunnel
- ±10.8 Miles to Lincoln Tunnel
- ±15.9 Miles to Staten Island

OFFERING SUMMARY

Sale Price:	\$1,975,000
Building Size:	7,800 SF
NOI:	\$135,000
Taxes:	\$21,614.47 (2020)

PROPERTY HIGHLIGHTS

- ±7,800 SF Office / Residential Building
- Square Footages: ±1,200 SF Basement, ±4,600 SF 1st Floor, ±2,000 SF 2nd Floor
- Stories: 2
- Lot Size: 0.11 AC (Block 984, Lot 5.01)
- Frontage: 82 Feet on Elm, 56 Feet on Van Buren
- Land Use: Commercial Building

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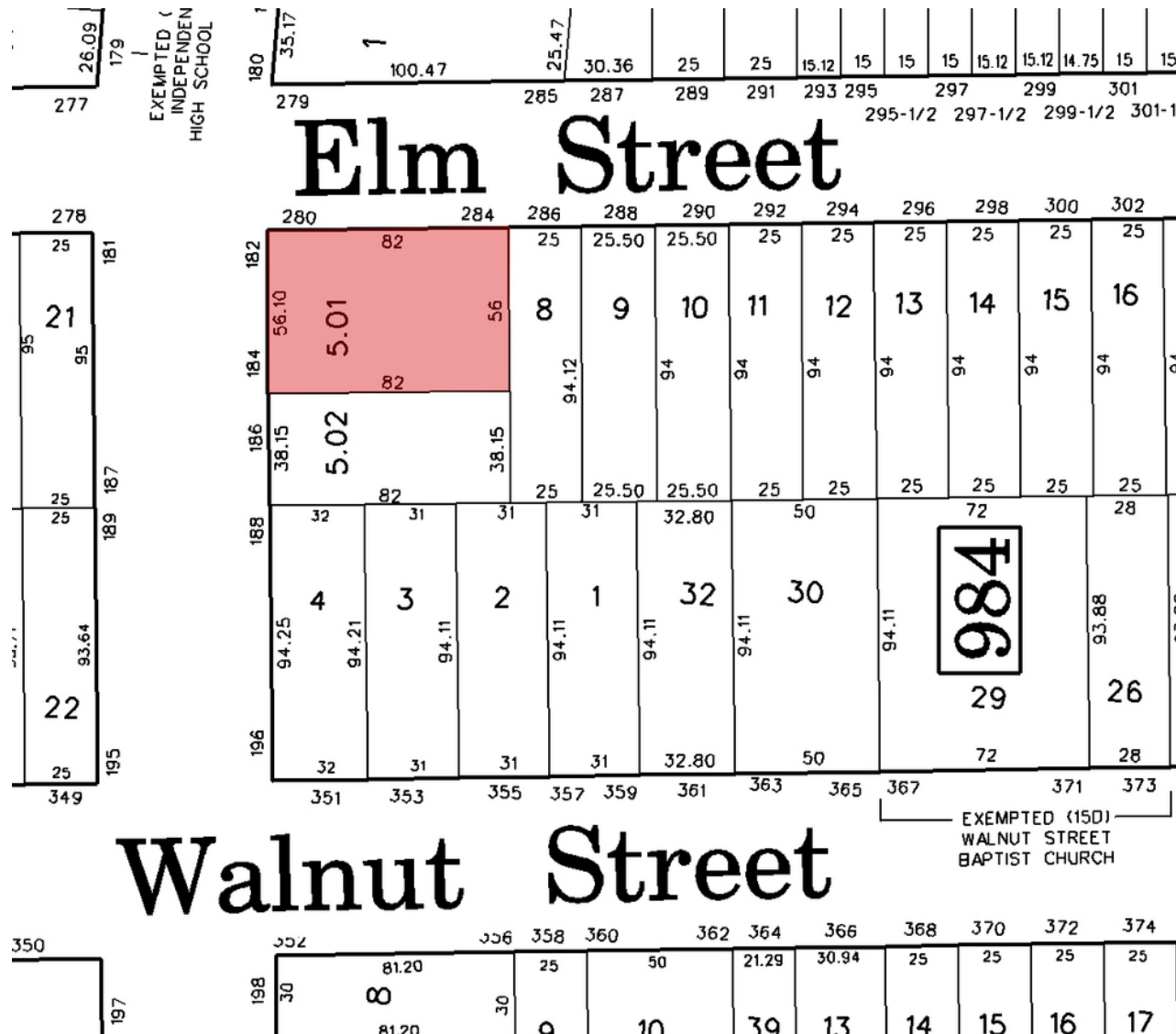
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Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	50,074	251,462	3,282,682
2020 Estimate	49,765	247,029	3,240,681
2010 Census	50,979	238,033	3,079,809
Growth 2020-2025	0.62%	1.79%	1.30%
Growth 2010-2020	(2.38%)	3.78%	5.22%
2020 Population Hispanic Origin	23,009	96,703	935,794
2020 Population by Race:			
White	38,055	118,224	2,017,385
Black	7,005	109,633	673,100
Am. Indian & Alaskan	569	2,817	28,182
Asian	1,768	9,195	429,108
Hawaiian & Pacific Island	122	478	4,622
Other	2,246	6,682	88,285
U.S. Armed Forces:	1	12	746
Households:			
2025 Projection	17,749	83,835	1,323,368
2020 Estimate	17,579	82,234	1,306,997
2010 Census	17,720	78,688	1,236,256
Growth 2020 - 2025	0.97%	1.95%	1.25%
Growth 2010 - 2020	(0.80%)	4.51%	5.72%
Owner Occupied	3,618	18,069	476,149
Renter Occupied	13,961	64,165	830,848
2020 Avg Household Income	\$69,729	\$59,288	\$112,644
2020 Med Household Income	\$51,781	\$41,682	\$80,582
2020 Households by Household Inc:			
<\$25,000	4,403	27,485	252,598
\$25,000 - \$50,000	4,112	19,218	197,630
\$50,000 - \$75,000	3,132	13,746	170,957
\$75,000 - \$100,000	2,226	8,416	144,711
\$100,000 - \$125,000	1,479	4,776	116,566
\$125,000 - \$150,000	786	3,190	87,865
\$150,000 - \$200,000	729	3,054	120,981
\$200,000+	712	2,349	215,690

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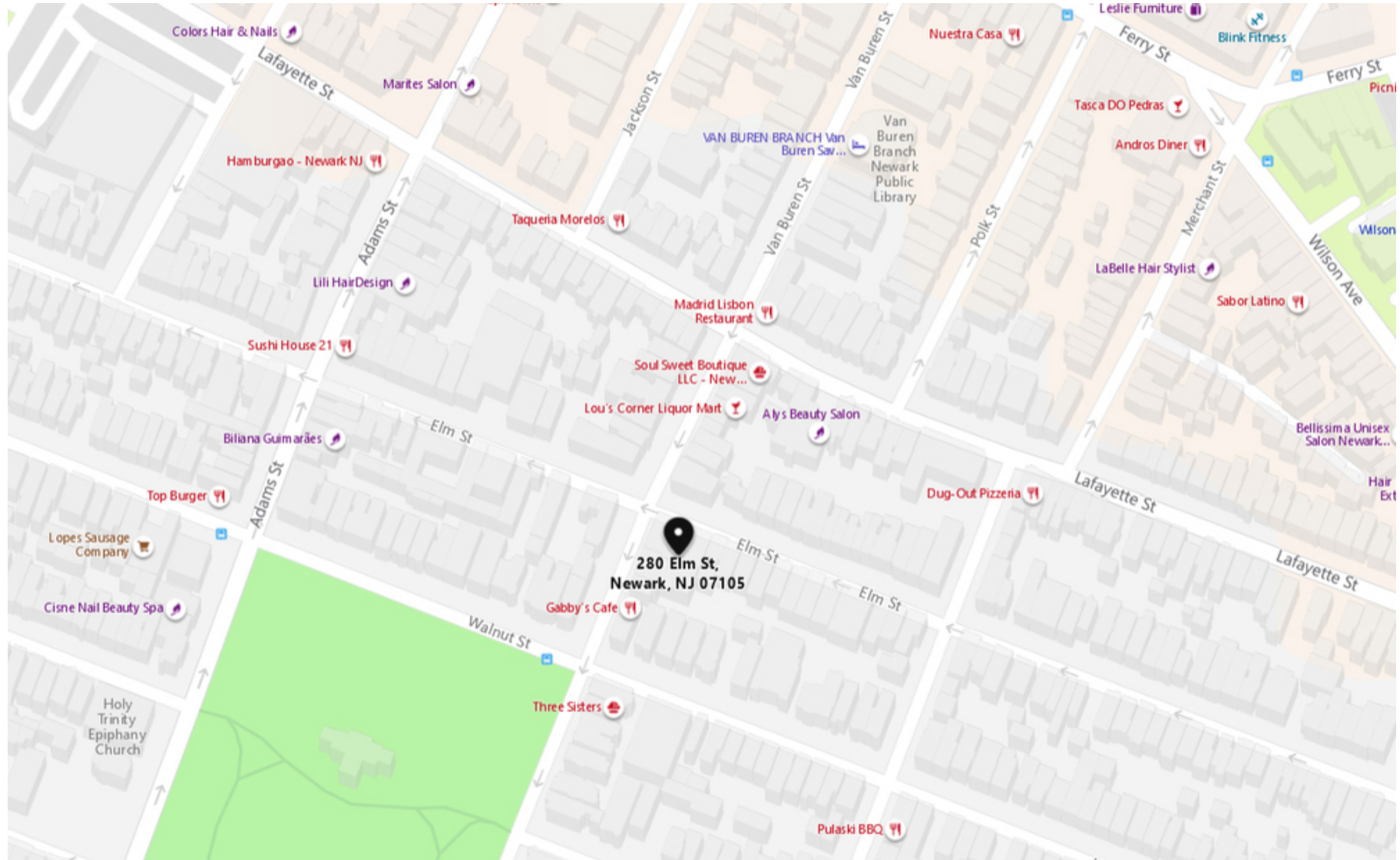
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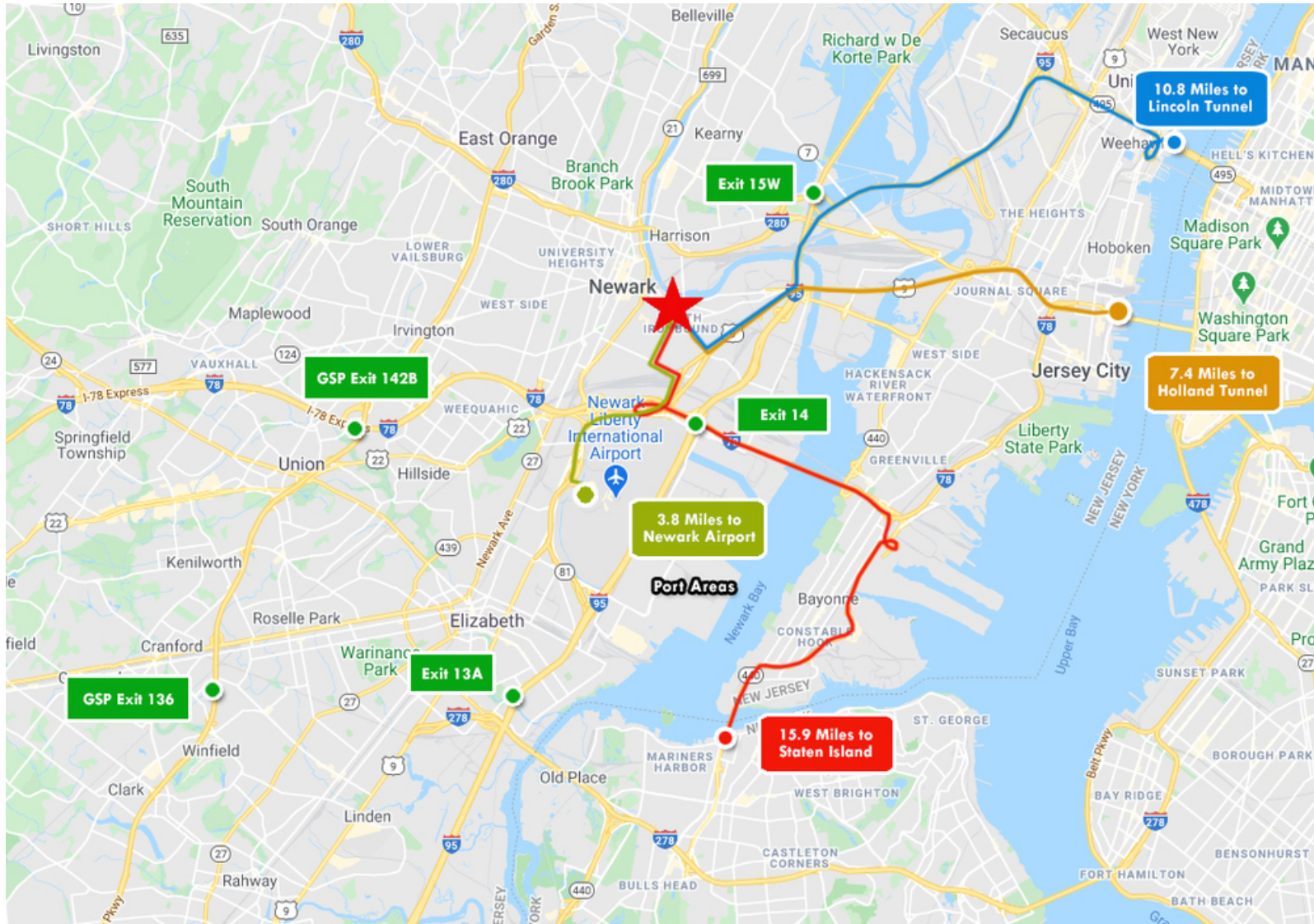
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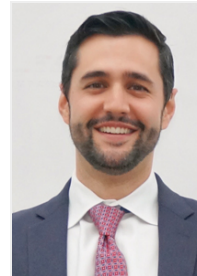


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