

4,091 SF Garage/Warehouse/Repair Facility For Sale 245-247 Elizabeth Avenue, Elizabeth, NJ



~ Near Routes 1 - 9, Exit 13 of New Jersey Turnpike & Goethals Bridge to Staten Island, NY~

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Specifications

- 4,091 SF Garage/Warehouse/Repair Facility
- Situated on 0.11 Acres
- 2 Large Drive-In Doors
- Fenced Yard

Location

- Near Route 1-9, and Exit 13 of New Jersey Turnpike
- Great Access to Goethals Bridge to Staten Island and Brooklyn
- Less than 2 Miles to Newark Liberty Airport and Port Newark/Elizabeth
- Proximate to I-78
- 15 Miles to Holland Tunnel to Downtown Manhattan

Sale Price

- Asking \$925,000
- Taxes (2019) - \$1.78 PSF



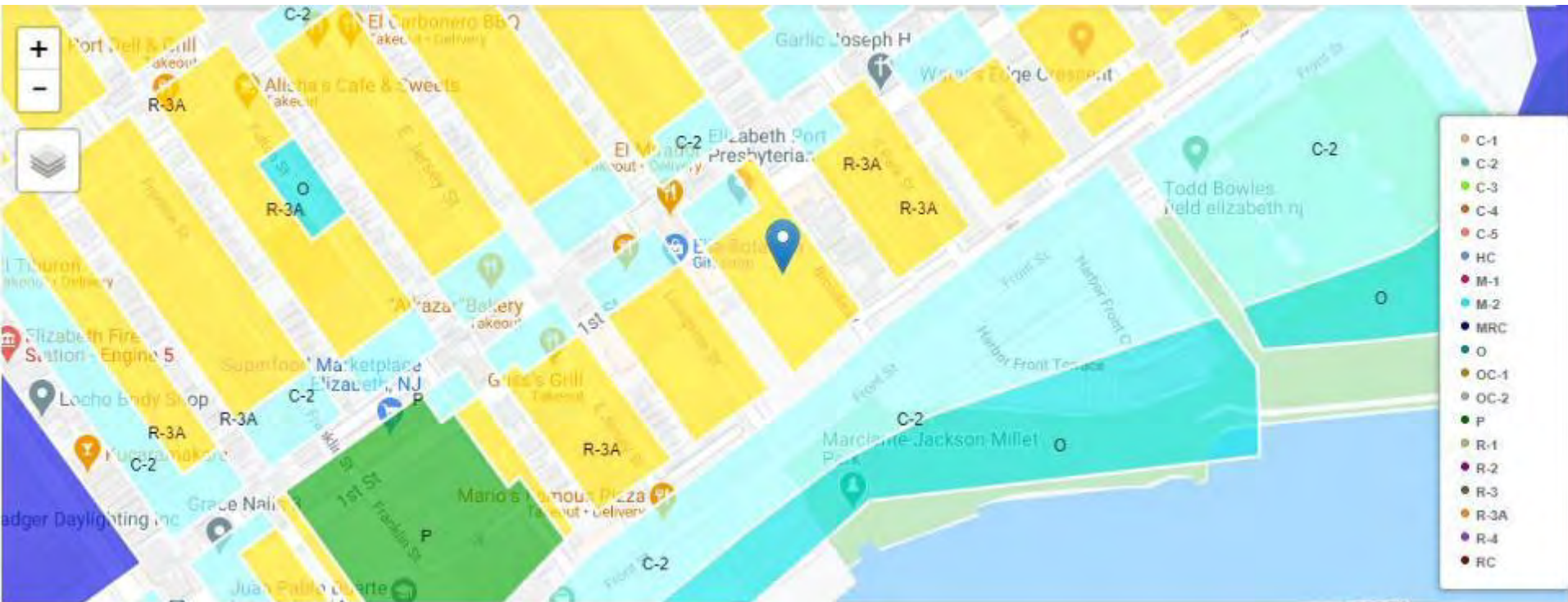
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Rear lot has its own separate gated entrance from back street.



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Zoning Map | M-2 Medium Industrial Zone



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- H. Automobile Salvage and Wrecking Operations, Outdoor Storage and Junkyards. Such uses shall be permitted in an **M-2 Zone**, provided that the following conditions are maintained:
1. **Such operation is conducted not less than two hundred (200') feet from any R district and C district.**
 2. **All operations are conducted within a solid wall or tight board fence not less than eight (8') feet high.**
- I. Commercial Parking for Residents. Commercial parking for residents shall be permitted in R-3 and R-4 districts, provided that such parking is restricted by deed, filed with the Register of Union County, binding the owner and his or her heirs, successors and assigns for the life of such use to lease such spaces only to residents of dwelling structures located within a radius of **five hundred (500') feet from the lot boundary and to lease such spaces at monthly rate only.**
- J. Gas Storage Tanks. Gas storage tanks shall be permitted in an **M-2** or M-3 district, provided that the following conditions are maintained:
1. No tank or other structure for the storage of gas, natural or otherwise, or any mixture of gas or gases, natural or otherwise, either in their vaporous or liquefied form, of any type suitable for light, heating, power or other purpose shall be constructed, erected or maintained in any populated area so as to create the possibility of a public disaster from fire or explosion; nor shall any such tank or structure be constructed, erected or maintained so as to create the possibility of extensive damage to property or the interruption of essential public services from such fire or explosion.
 2. An environmental impact study shall be submitted with each application and no conditional use shall be approved unless the same can be granted without substantial detriment to the natural resources, including but not limited to light, water, air and land.
 3. No such conditional use shall be granted unless the economic necessity therefore shall be clearly exhibited.
 4. No such conditional use shall be granted if it impairs the preservation of tangible and intangible property values, both public and private.
 5. No such conditional use shall be granted if the applicant has an unsatisfactory operating safety record.
 6. All applications shall include detailed construction plans and all safety procedures and standards to be followed not only during construction but thereafter, together with copies of all approvals of state and federal regulatory bodies and agencies.
- L. Helicopter Landing Facilities. A private helistop used solely for the landing and takeoff of helicopters may be established as an accessory use in an **M-2** or M-3 district, provided that the following conditions are maintained:
1. Such facility is located not less than nine hundred (**900'**) feet from any R district.
 2. Restrictions have been established to prevent the development or occurrence of man-made or natural obstacles within the final eight hundred (**800'**) feet of any approach/departure flight paths.
 3. Flight paths are designed so as to comply with noise performance standards in nonindustrial zones as measured from the maximum permissible building height.
 4. Landing areas in which helipads are located are suitably paved, marked and fenced.
 5. A fire protection plan approved by the fire department has been established for protection of adjacent property.
 6. No tanks, drums or other structure for the storage of flammable and explosive helicopter fuel, natural or otherwise, or any mixture of helicopter fuel or fuels, natural or otherwise, in liquid, solid or gaseous state shall be located on the same or within close proximity of any helicopter landing areas so as to create the possibility of a public disaster from fire or explosion; nor shall any such tank, drum or structure be constructed, erected or maintained so as to create the possibility of extensive damage to property or the interruption or essential public services from such fire or explosion.



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Use	R-1	R-2	R-3 2C 3	R-3B 3A 4	R-4	C-1	C-2	C-3	C-3A 4	C-4	M-1	M-2
and commercial												
V Arterial commercial								X		X		
W Auto-related services										X	X	X
X Selected commercial and light manufacture										X	X	X
Y Wholesale and storage										X	X	X
Z Distribution and trucking											X	X
AA Light manufacture											X	X
BB General Industrial												X



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