



±2,232 SF MIXED-USE OFFICE / APARTMENT BUILDING

FOR SALE

±2,232 SF MIXED-USE OFFICE / APARTMENT

171 Willard Avenue, Bloomfield, NJ 07003

For More Information, Contact

KARINE BLANC

Director of Multifamily

kblanc@blauberg.com

973.379.6644 x136



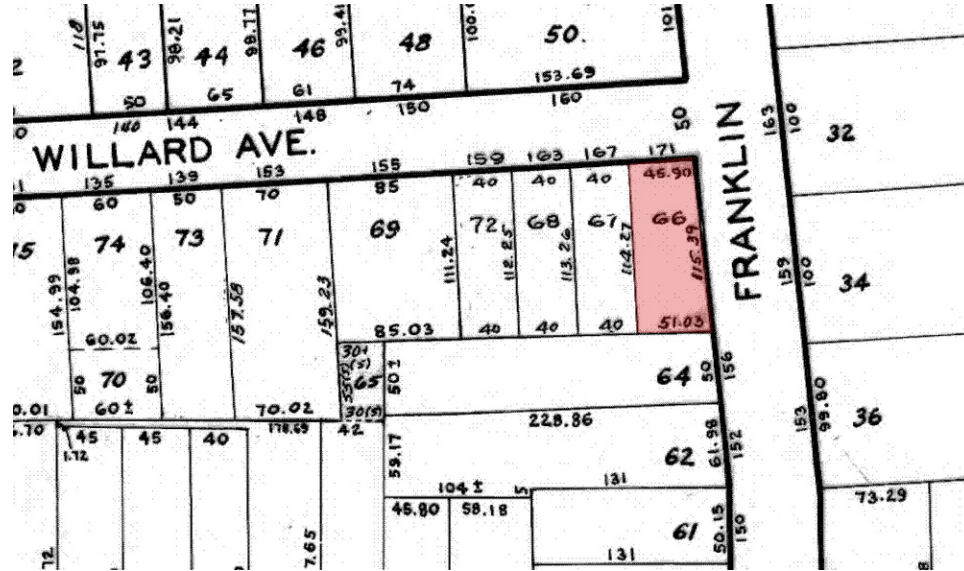
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

Mixed-Use Office / Apartment Building For Sale

LOCATION DESCRIPTION

- ±1 Mile to Garden State Parkway, Exit 148
- ±2.2 Miles to I-280
- ±5 Miles to NJ Turnpike
- ±5.7 Miles to Newark Liberty International Airport and Port Areas

OFFERING SUMMARY

Sale Price:	\$415,000
Building Size:	2,232 SF

PROPERTY HIGHLIGHTS

- Building Area: ±2,232 SF Two-Story Building
- 1st Floor: Dental Clinic
- 2nd Floor: One 2-BR, One 3-BR Apartments (Income Generating)
- Lot Area: ±5,471 SF (Block 334, Lot 66)
- Building / Lot Ratio: 0.41
- Year Built: 1974
- Parking: 2-Door Garage with Driveway Plus Street Parking
- Tax: \$12,328.04 (2019)

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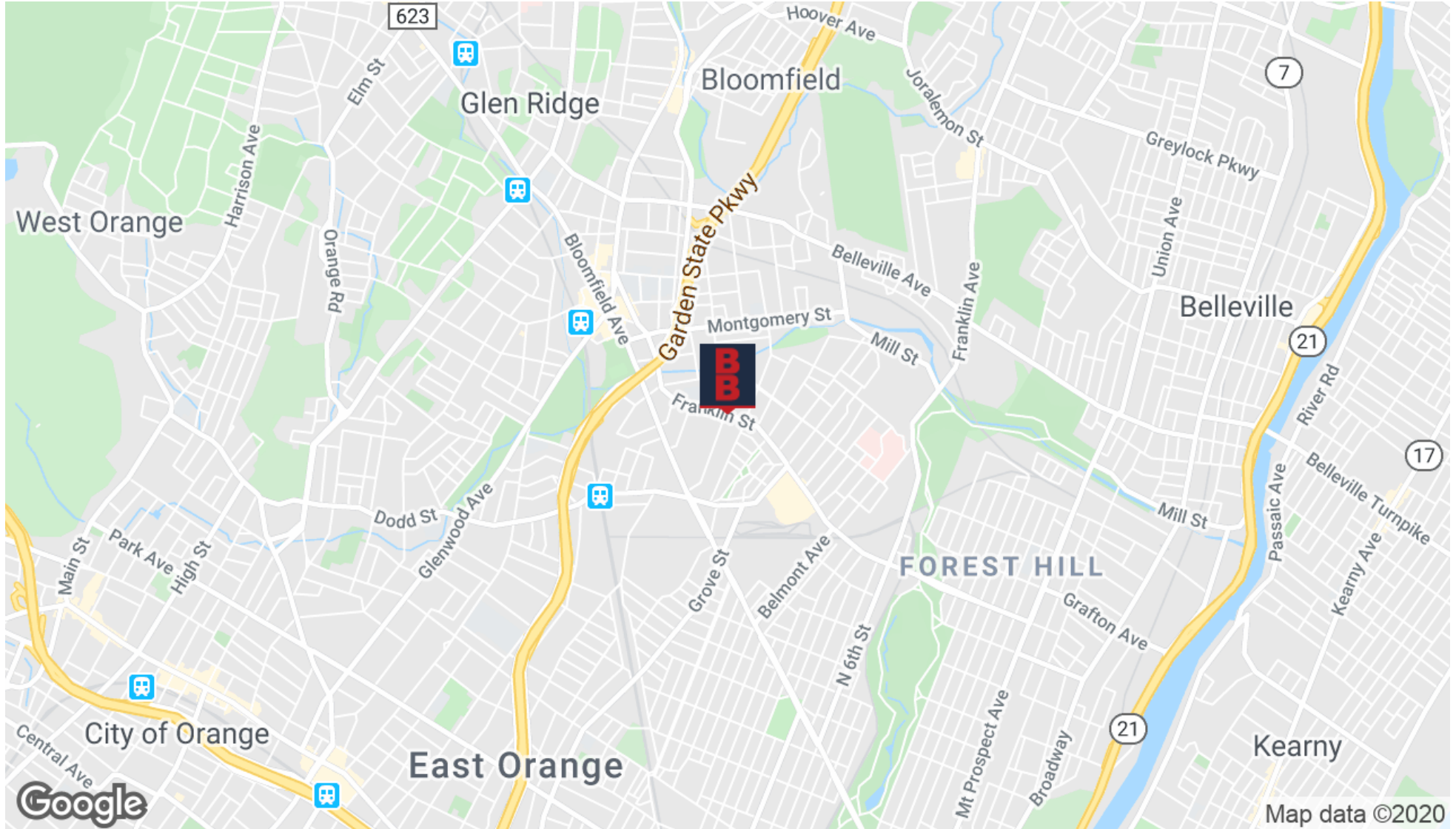
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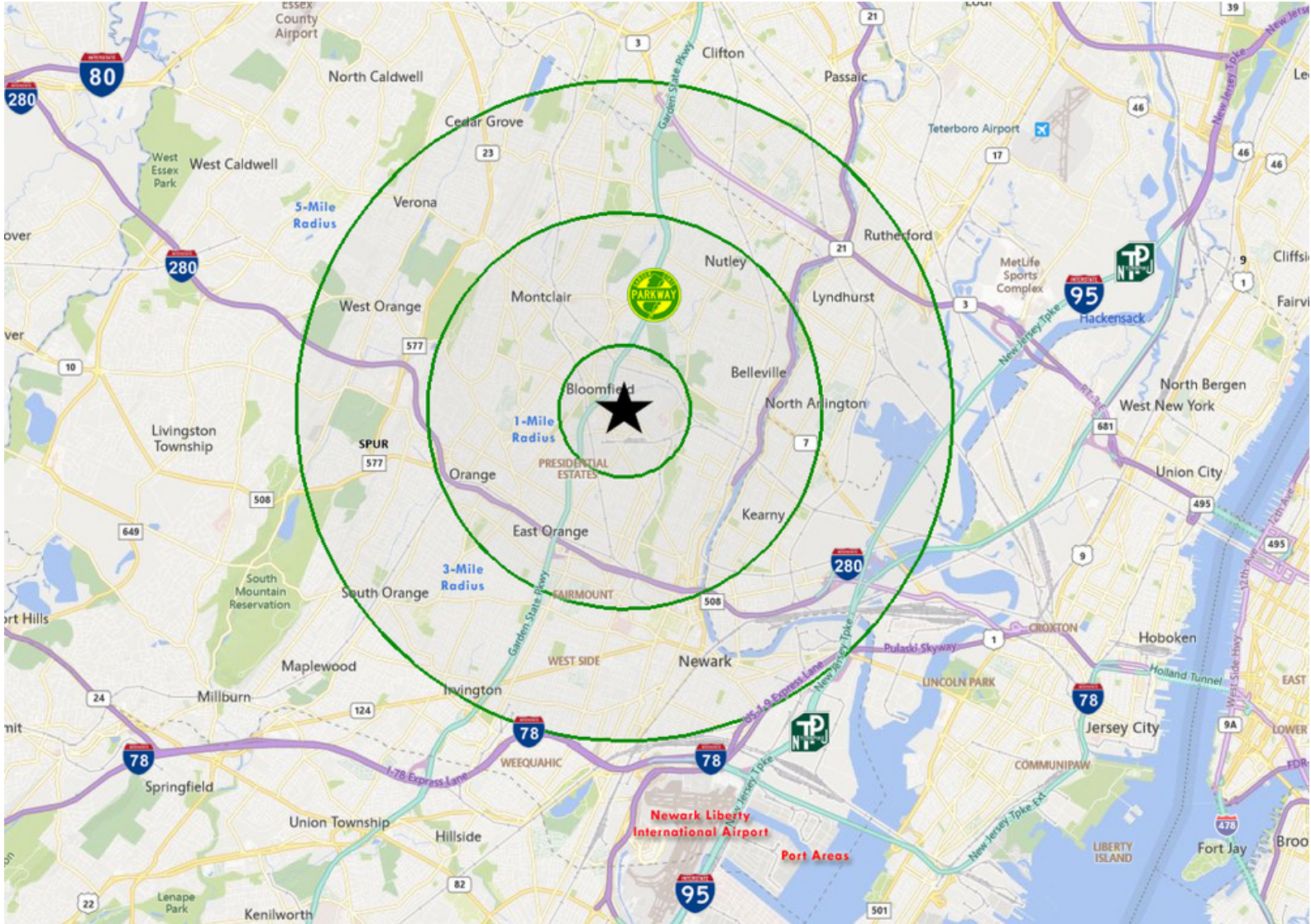
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	38,623	364,342	761,393
2019 Estimate	38,065	357,884	746,436
2010 Census	37,836	350,643	721,156
Growth 2019-2024	1.47%	1.80%	2.00%
Growth 2010-2019	0.61%	2.07%	3.51%
2019 Population Hispanic Origin	14,331	128,329	214,808
2019 Population by Race:			
White	21,716	188,719	389,258
Black	11,778	136,801	287,913
Am. Indian & Alaskan	372	3,604	6,309
Asian	2,998	18,585	42,821
Hawaiian & Pacific Island	74	654	1,069
Other	1,126	9,521	19,067
U.S. Armed Forces:	16	25	70
Households:			
2024 Projection	15,402	134,515	280,756
2019 Estimate	15,171	132,190	275,140
2010 Census	15,019	129,719	265,085
Growth 2019 - 2024	1.52%	1.76%	2.04%
Growth 2010 - 2019	1.01%	1.90%	3.79%
Owner Occupied	5,297	47,312	109,149
Renter Occupied	9,873	84,878	165,991
2019 Avg Household Income	\$72,373	\$73,386	\$79,726
2019 Med Household Income	\$55,389	\$52,492	\$54,366
2019 Households by Household Inc:			
<\$25,000	3,857	35,564	72,841
\$25,000 - \$50,000	3,140	27,948	56,109
\$50,000 - \$75,000	2,555	21,718	41,781
\$75,000 - \$100,000	2,122	15,182	29,279
\$100,000 - \$125,000	1,430	11,432	23,894
\$125,000 - \$150,000	662	5,821	13,180
\$150,000 - \$200,000	735	7,770	18,507
\$200,000+	669	6,755	19,550

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PROFESSIONAL BACKGROUND

Karine Bray is a Sales Associate for The Blau & Berg Company where she is responsible for the lease and sale of commercial properties. She has worked in various client-facing roles in the financial services industry and has a track record for building strong relationships throughout her career. Most recently, Karine worked in the marketing department for a commercial real estate fund where she created presentations and wrote proposals for investors looking to invest in core and value-add real estate.

EDUCATION

Bachelor's in Economics – Rutgers University

Master's in Economics – Rutgers University

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