



OFFICE BUILDING

FOR SALE

±1,270 SF RESIDENCE (ZONED LIGHT INDUSTRIAL)

31 New Street, Edison, NJ 08837

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139



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

www.blauberg.com

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PROPERTY DESCRIPTION

Located in Central NJ, LI Zone, clean updated one family with 2 bedrooms, 1.5 baths, large private yard, 2-car driveway and off-street parking. Ideal for small contractor, landscaping contractor or small professional business.

LOCATION DESCRIPTION

Less than 1 mile to Route 440 | ±1.5 miles to Garden State Parkway Exit 129
±3 miles to NJ Turnpike Exit 10 | ±15.2 miles to Newark Airport

OFFERING SUMMARY

Sale Price:	\$329,000
Lot Size:	0.11 Acres (Block 755.B, Lot 23)
Building Size:	1,270 SF

PROPERTY HIGHLIGHTS

- Building Size: ±1,270 SF (2 Stories)
- Bedrooms: 2
- Kitchen: Eat-In Kitchen
- Heating: Forced Air & Gas
- Cooling: Central
- Appliances Included: Range/Oven, Refrigerator
- Floor Size: ±924 SF
- Year Built: 1957
- Zoned: Light Industrial
- Taxes: \$5,796.84 (2019)

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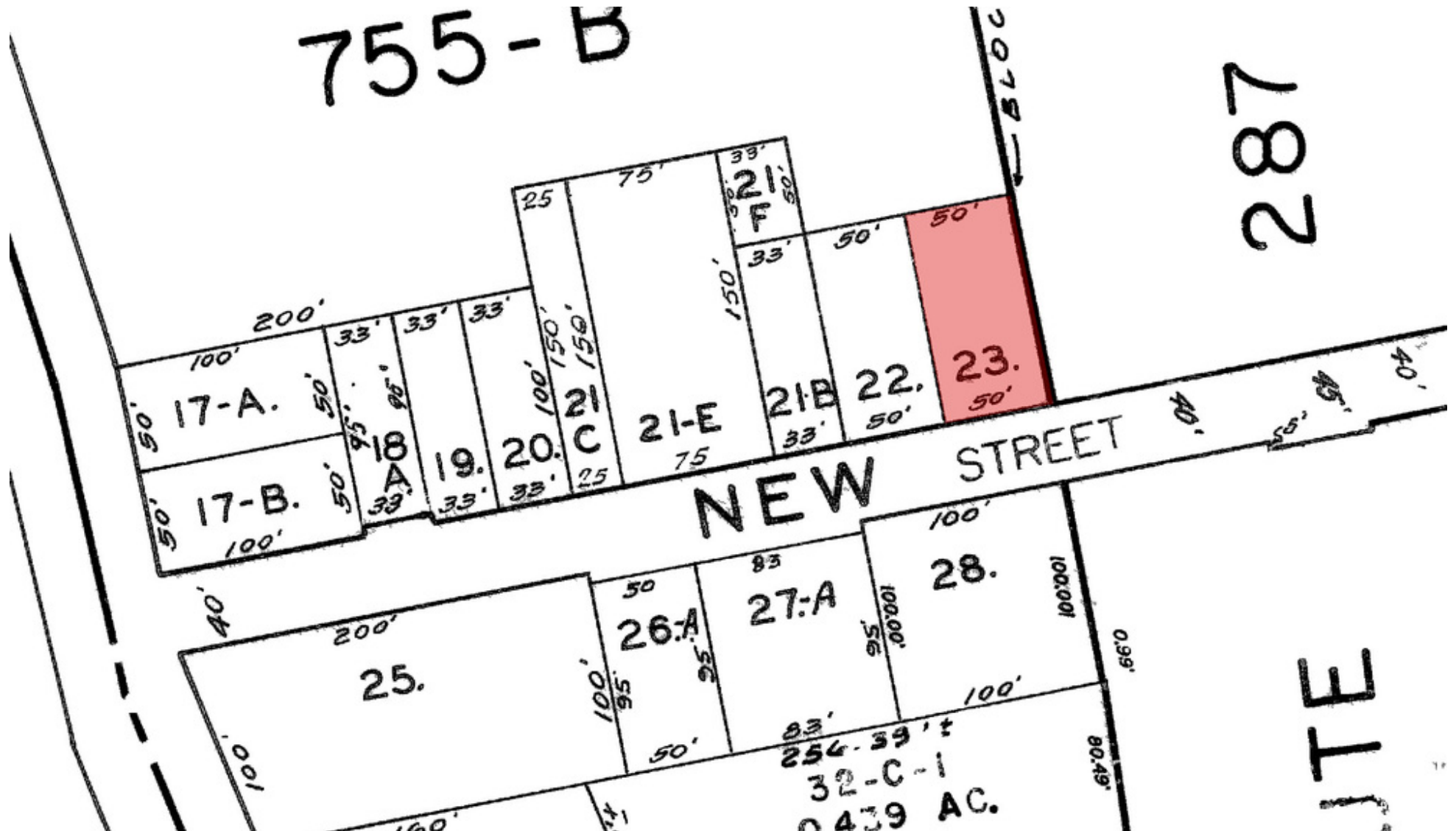
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	9,659	110,302	300,868
2019 Estimate	9,623	109,565	299,290
2010 Census	9,532	106,829	294,598
Growth 2019-2024	0.37%	0.67%	0.53%
Growth 2010-2019	0.95%	2.56%	1.59%
2019 Population Hispanic Origin	2,309	41,444	77,844
2019 Population by Race:			
White	6,909	70,419	183,222
Black	926	11,864	28,261
Am. Indian & Alaskan	43	1,058	2,099
Asian	1,517	23,352	78,824
Hawaiian & Pacific Island	30	207	387
Other	197	2,665	6,496
U.S. Armed Forces:	0	3	43
Households:			
2024 Projection	3,687	39,153	104,867
2019 Estimate	3,674	38,853	104,288
2010 Census	3,634	37,657	102,453
Growth 2019 - 2024	0.35%	0.77%	0.56%
Growth 2010 - 2019	1.10%	3.18%	1.79%
Owner Occupied	2,572	21,817	65,862
Renter Occupied	1,102	17,036	38,426
2019 Avg Household Income	\$106,023	\$102,571	\$108,230
2019 Med Household Income	\$86,283	\$82,268	\$86,898
2019 Households by Household Inc:			
<\$25,000	415	5,112	12,941
\$25,000 - \$50,000	565	6,285	15,507
\$50,000 - \$75,000	584	6,270	16,368
\$75,000 - \$100,000	606	6,052	15,396
\$100,000 - \$125,000	416	4,537	12,411
\$125,000 - \$150,000	279	2,937	8,389
\$150,000 - \$200,000	473	3,925	11,867
\$200,000+	337	3,735	11,408

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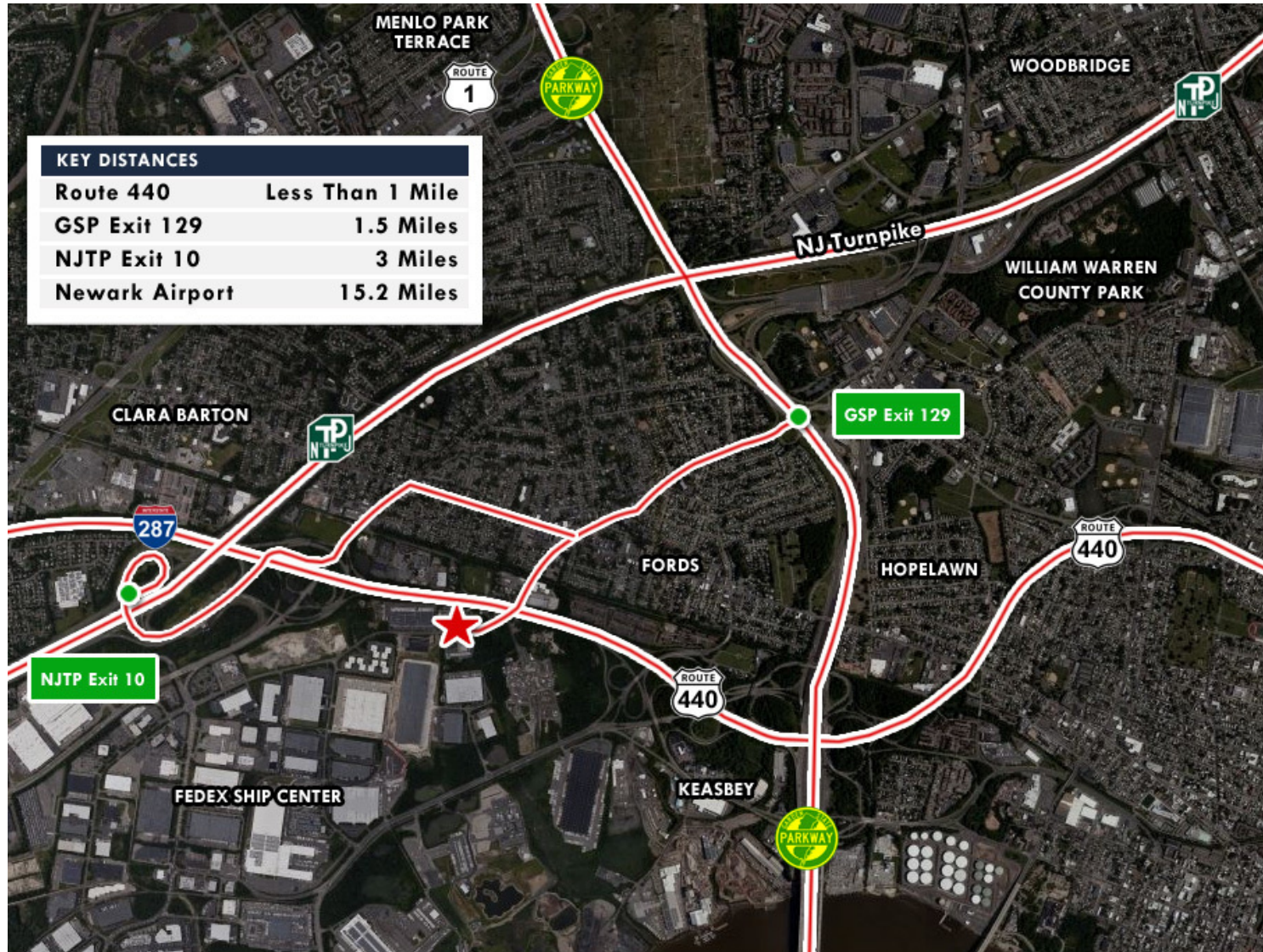
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PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, sales associate for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

MEMBERSHIPS

Elks Club Member

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