

UNION COURT

710 Union Avenue | Union Beach, NJ 07735



Conceptual rendering provided by seller

APPROVED MIXED-USE DEVELOPMENT OPPORTUNITY

ASKING PRICE

\$1,400,000

7	2,240 SF	0.45 AC	27	3
RESIDENTIAL UNITS	RETAIL SPACE	GROSS SITE	PARKING SPACES	BUILDINGS
2BR / 2BA*	Ground floor	~0.43 AC after dedication	Proposed total	Mixed-use plan

INVESTMENT HIGHLIGHTS

- Site plan approval for a three-building mixed-use project; seller states ready for permit submission; buyer to verify current status and conditions.
- 7 planned 2BR / 2BA residences* + approximately 2,240 SF of ground-floor retail.
- 7 garage spaces + 27 proposed parking spaces; 0.45-acre gross site; FEMA Zone X per civil plans.

DEVELOPMENT PROGRAM

Building 1	1,307 SF retail + 2 residences
Building 2	933 SF retail + 2 residences
Building 3	3 residences + garage / mezzanine program