



FOUND
COMMERCIAL

RELIGIOUS PROPERTY FOR SALE

RELIGIOUS FACILITY, DETACHED HOUSE, AND PARKING LOTS

foundrycommercial.com

14,985± SF TOTAL ON 0.40± AC- FOR MORE INFO, PLEASE CONTACT: 407.540.7789

RELIGIOUS PROPERTY FOR SALE

14,985± SF TOTAL ON 0.40± AC



MISSION
PROPERTY
GROUP



221-225, 227, 232, 236 & 238
SPRING STREET - PATERSON, NJ 07503

ASKING PRICE: ~~\$2,250,000~~ \$1,995,000

RELIGIOUS FACILITY WITH AN ADJACENT DETACHED HOUSE AND PARKING LOTS ON ONE 0.40± ACRES ACROSS FIVE PARCELS

RELIGIOUS FACILITY (12,020± SF) The main level consists of a sanctuary, front lobby, a conference room, classroom with stage, small office and bathroom. The lower level is partially finished and consists of a fellowship room, choir room, storage room, kitchen, boiler room and bathroom.

HOUSE (2,965± SF) The house consists of a first floor with four rooms and two bathrooms, a second floor with two larger rooms, a smaller room, kitchen and full bath; and a third floor with two bedrooms and a bathroom. The full basement is unfinished.

PARKING LOTS The offering contains 3 parking lot parcels, two contiguous and one separate on the corner of Springs Street and Weiss Street.

PARCEL IDS	08 05807-0000-00018 08 05807-0000-00017, 08 05805-0000-00001, 08 05805-0000-00003, 08 05805-0000-00004
COUNTY	Passaic
ZONING	Area 11 Neighborhood Redevelopment District (Partially MF Multi-Family Residential District and partially MU-H Mixed-Use Hospital District)
# OF BUILDINGS	2
TOTAL BUILDING SF	14,985± SF
ACREAGE	0.40± AC
YEAR BUILT	1889, 1910 (estimate)
PARKING	30± Paved Spaces, Street

FOR MORE INFORMATION, PLEASE CONTACT:

PAMELA VANDENBERG-SMITH & LAWRENCE SMITH
Real Estate Associates
973.796.6156
TheSmithRealtors@gmail.com



IN COOPERATION WITH:

CARLIN BEEKMAN
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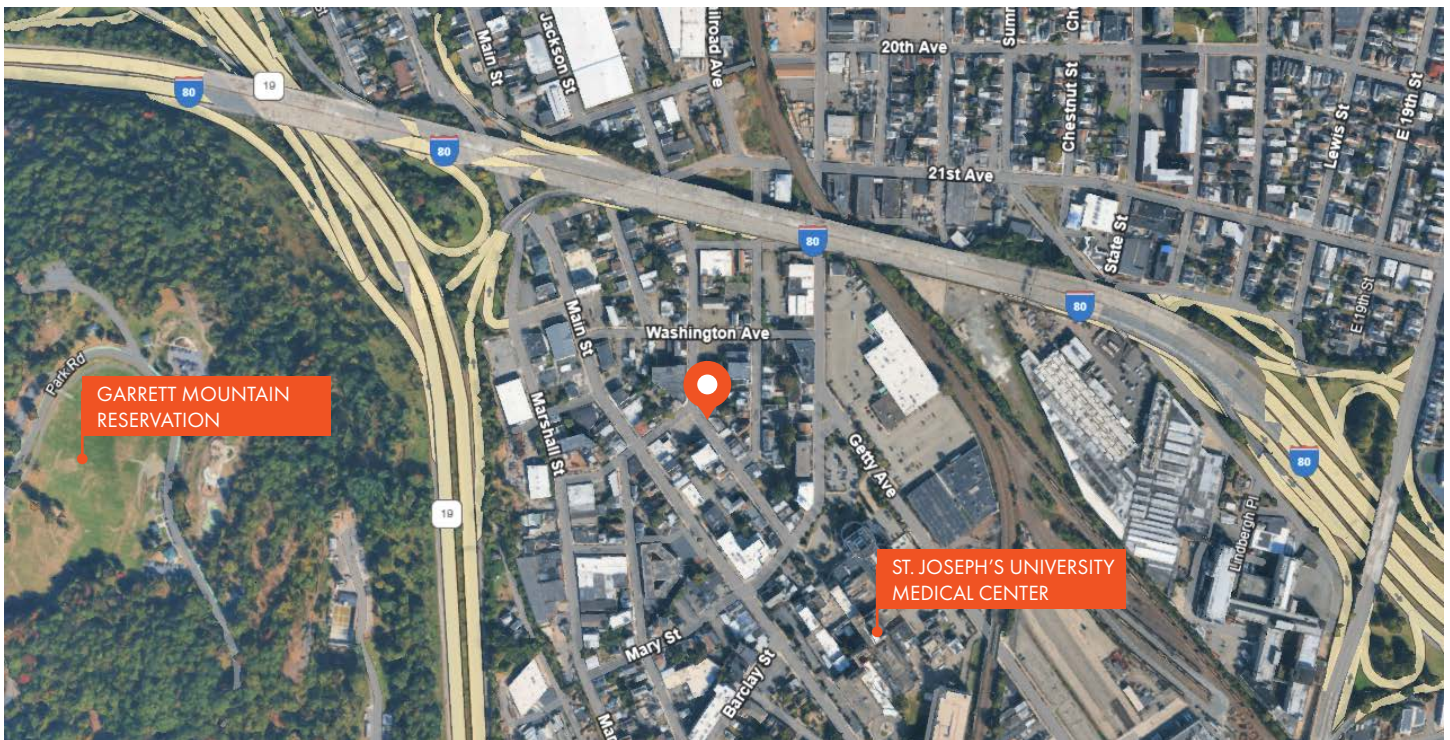


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AERIAL & IMMEDIATE LOCATION



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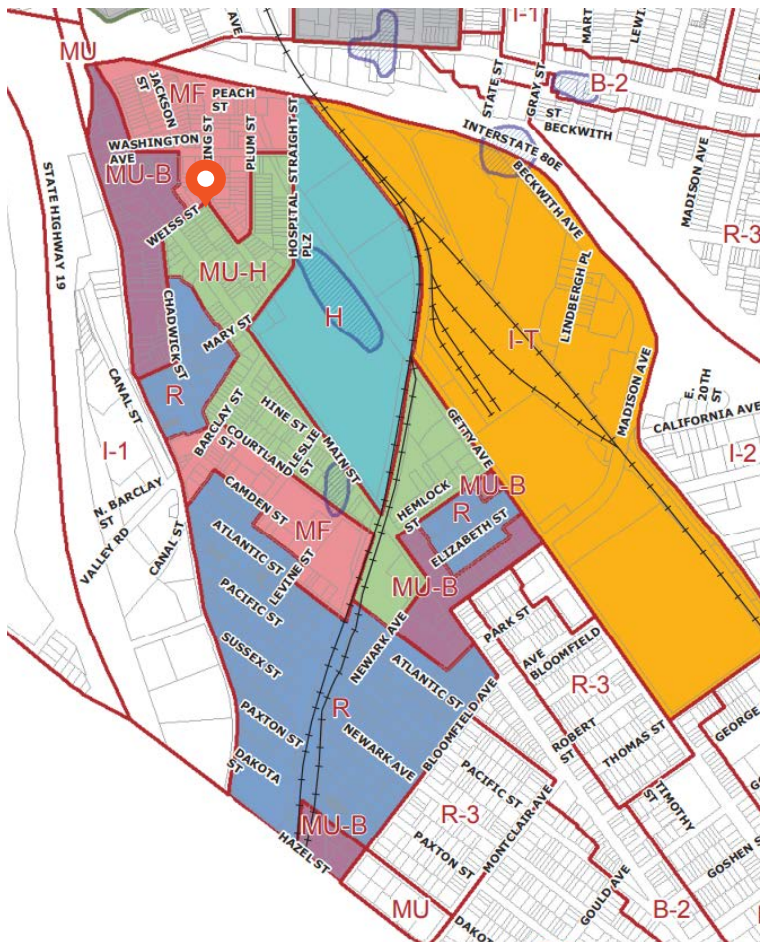
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ZONING AND REDEVELOPMENT ZONES



AREA 11

	Hospital District
	I-T
	Multi-Family Residential
	Mixed Use Business District
	Mixed Use Hospital District
	Residential District

IN AN OPPORTUNITY ZONE

PER NJ STATE: Opportunity Zones are designed to drive long-term capital investments into low-income rural and urban communities. This federal program provides opportunities for private investors to support investments in distressed communities through participation in Qualified Opportunity Funds. Investors can defer paying federal taxes on capital gains reinvested in Qualified Opportunity Funds that invest in low-income communities, under rules released by the U.S. Department of the Treasury. Reinvested capital gains are deferred from taxation until exit from a Qualified Opportunity Fund or December 31, 2026, whichever comes first. However gains from Qualified Opportunity Fund investments held for the long term are taxed at reduced rates, with the rate reductions increasing at the 5, 7, and 10 year marks. Any gains from Qualified Opportunity Fund investments held for at least 10 years will be permanently excluded from the capital gains tax.

PER NJ STATE: The property is located in an area that may qualify for the following:

- **URBAN ENTERPRISE ZONE**
- **NJ REDEVELOPMENT AUTHORITY ELIGIBLE MUNICIPALITY**
- **NEW MARKET TAX CREDIT ELIGIBLE CENSUS TRACT**
- **NEIGHBORHOOD REVITALIZATION TAX CREDIT ELIGIBLE CENSUS TRACT**
- **LOW INCOME HOUSING TAX CREDIT**
- **QUALIFIED CENSUS TRACT HOUSING AND MORTGAGE FINANCE AGENCY**
- **URBAN TARGET AREA (FOR DPA) HOUSING AND MORTGAGE FINANCE AGENCY**
- **TARGETED URBAN MUNICIPALITY**
- **SMART GROWTH AREA**

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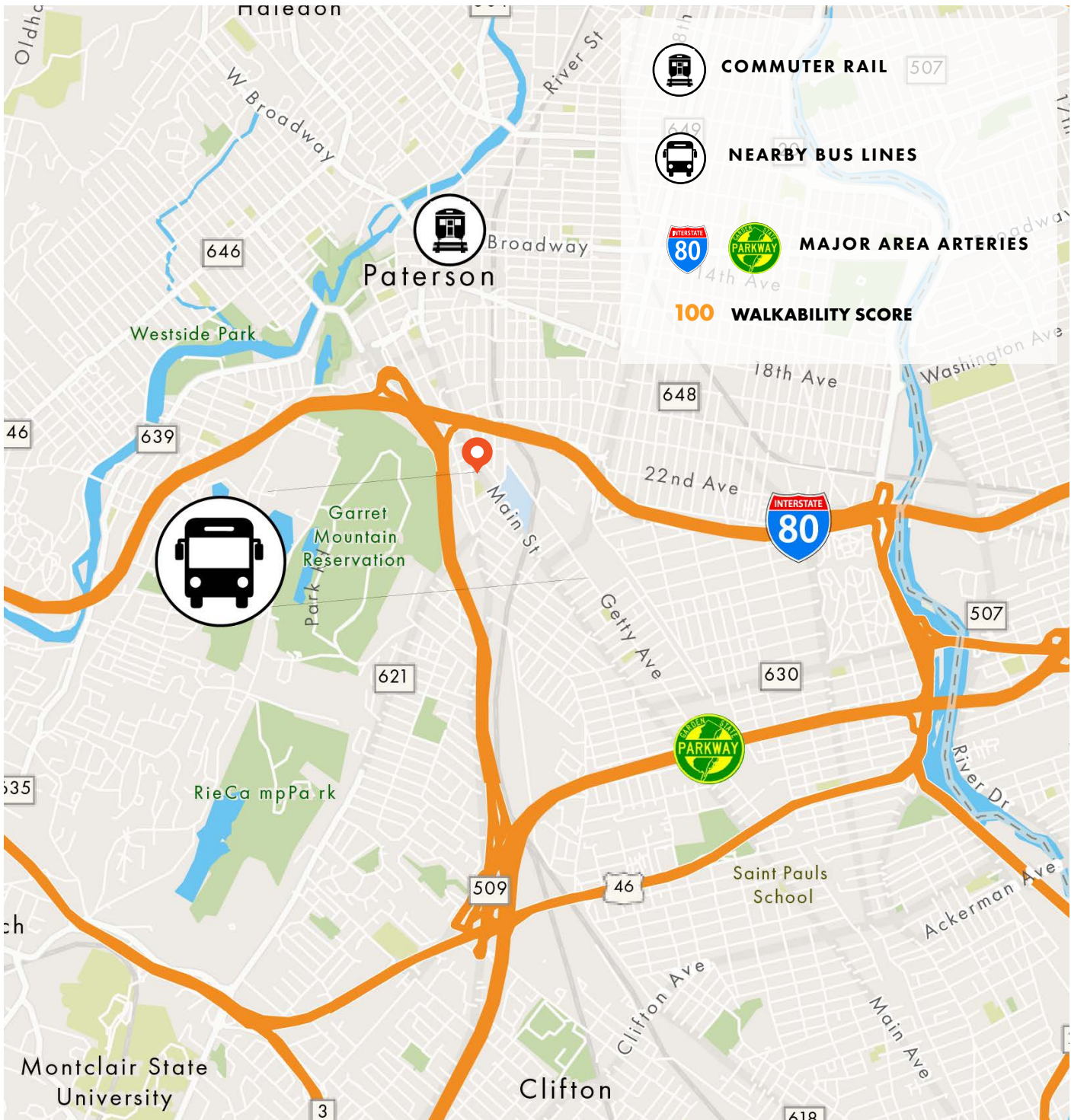


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TRANSIT AND TRANSPORTATION



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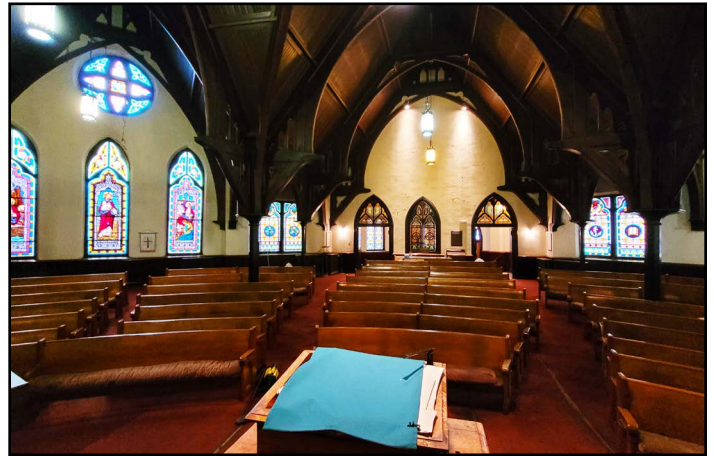
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RELIGIOUS FACILITY PHOTOS



SANCTUARY FROM BACK



SANCTUARY FROM FRONT



CLASSROOM WITH STAGE



CONFERENCE ROOM



FELLOWSHIP HALL



KITCHEN

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HOUSE AND PARKING LOT PHOTOS



FRONT OF HOUSE



REAR OF HOUSE



KITCHEN



BEDROOM



BEDROOM



REAR OF PARKING LOT

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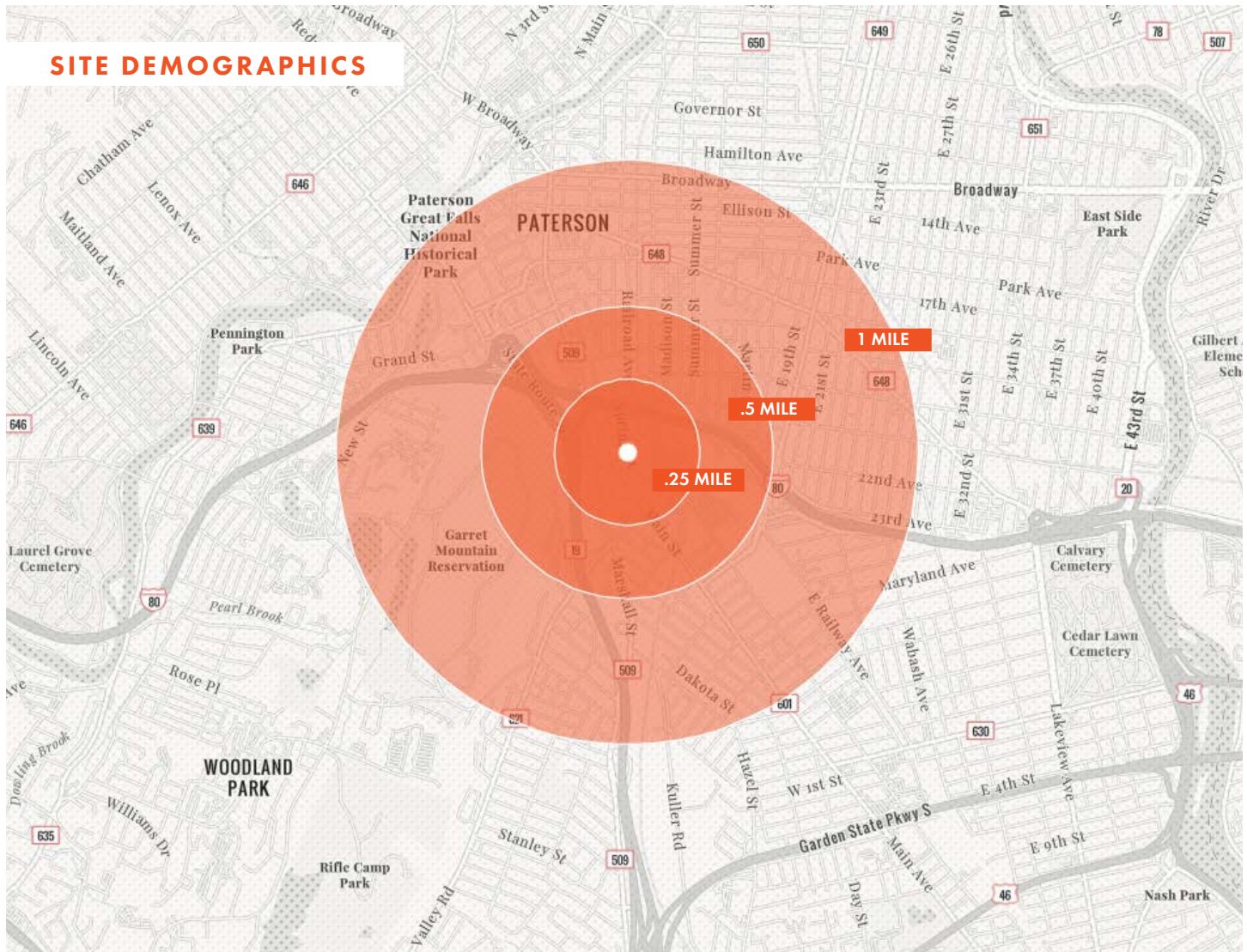


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SITE DEMOGRAPHICS



.25 MILE RADIUS

	2,683
	ESTIMATED POPULATION 2025
	31.8
	MEDIAN AGE
	\$431,133
	MEDIAN HOME VALUE 2025
	\$61,782
	AVG HOUSEHOLD INCOME

.50 MILE RADIUS

	11,294
	ESTIMATED POPULATION 2025
	34.6
	MEDIAN AGE
	\$365,944
	MEDIAN HOME VALUE 2025
	\$53,905
	AVG HOUSEHOLD INCOME

1 MILE RADIUS

	52,608
	ESTIMATED POPULATION 2025
	34.5
	MEDIAN AGE
	\$410,266
	MEDIAN HOME VALUE 2025
	\$73,370
	AVG HOUSEHOLD INCOME

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