

FOR SALE | 4 UNIT W/ ROOFTOP TERRACE AVAILABLE  
**IRONBOUND MULTIFAMILY PROPERTY FOR SALE**



*Heart of the Ironbound  
Section of Newark*



*Property is 100% Stabilized*



*Close Proximity To Major  
Highways*

# EXECUTIVE SUMMARY

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PRE-REAL ESTATE SERVICES HAS BEEN EXCLUSIVELY TASKED WITH FACILITATING THE SALE OF THIS EXTRAORDINARY OPPORTUNITY LOCATED ON 108 FLEMING AVENUE, NEWARK NJ.

THE PROPERTY SPANS OVER A 0.05 ACRE PARCEL OF LAND AND IS COMPRISED OF A 6,000 SF MULTI STORY RESIDENTIAL BUILDING. STUNNING NEW CONSTRUCTION IN NEWARK. WELCOME TO THIS ULTRA-MODERN 4 UNIT HOME FEATURING HIGH CEILINGS AND SUNLIT ROOMS WITH AMPLE WINDOWS THAT FILL THE HOME WITH NATURAL LIGHT. THE OPEN LAYOUT HIGHLIGHTS A MODERN CHEF'S KITCHEN WITH QUARTZ COUNTERTOPS, GE STAINLESS STEEL APPLIANCES, PENDANT LIGHTING, AND PLENTY OF CABINET SPACE. ENJOY THE ADDED CONVENIENCE OF AN IN-UNIT WASHER AND DRYER, MAKING EVERYDAY LIVING EVEN MORE EFFORTLESS. THE BATHROOM OFFERS MARBLE-STYLE TILE, DARK GRAY FLOORING, AND ELEGANT BLACK HARDWARE FOR A LUXURY FEEL. RELAX OR ENTERTAIN ON THE ROOFTOP TERRACE WITH NYC SKYLINE VIEWS, A RARE PERK IN THIS AREA LOCATED JUST STEPS FROM FERRY STREET RESTAURANTS, CAFÉS, SHOPPING, PARKS, AND MAJOR TRANSPORTATION,

THIS HOME OFFERS UNMATCHED STYLE AND CONVENIENCE. PARKING IS ALSO AVAILABLE FOR RESIDENTS, PROVIDING AN EXTRA LEVEL OF COMFORT. A MUST-SEE FOR RENTERS SEEKING MODERN LIVING IN A PRIME NEWARK LOCATION!

# PROPERTY INFORMATION



## Property Details

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**Owner-User or Income Producing Investment**

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**Lot Size: 0.05 Acres**

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**Taxes 2025: \$ 7,742.06**

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**Parking: 4 Surface Level Spaces**

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## Building Details

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**Building Size: 6,000 SF**

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**Year Built: 2025**

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**House Style: Fourplex**

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# PROPERTY INFORMATION



## Unit Highlights

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**Unit 1: 2 Bedrooms, 1 Bathroom, Kitchen, Living Room, Laundry Room (1069 SF) (Rented For \$2,600)**

**Unit 2: 2 Bedrooms, 2 Bathrooms, Kitchen, Living Room, Laundry Room (1306 SF) (Rented For \$2,800)**

**Unit 3: 2 Bedrooms, 2 Bathrooms, Kitchen, Living Room, Laundry Room (1306 SF) (Rented For \$2,900)**

**Unit 4: 2 Bedrooms, 3 Bathrooms, Kitchen, Living Room, Laundry Room (1500 SF) (Rented For \$3,000)**

**All Units Come With: Central HVAC, Dishwasher, Microwave, Stove, Refrigerator, Washer & Dryer**

## Utilities

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**Electric: Public Service Electric & Gas Co. (PSE&G)**

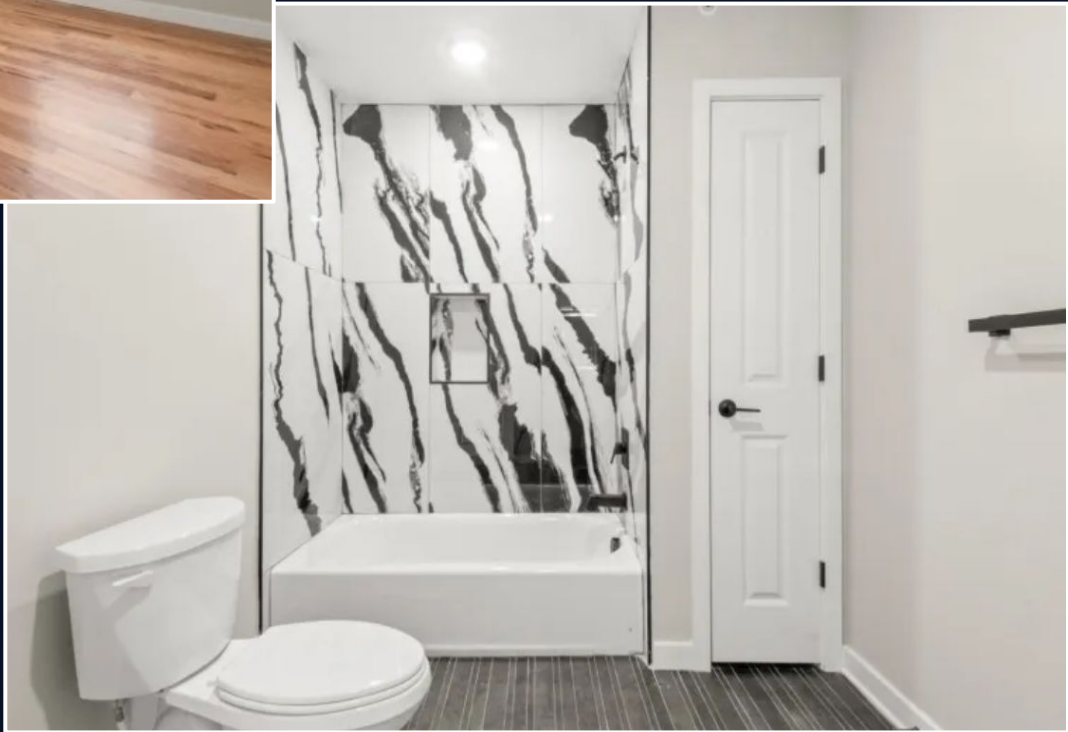
**Natural Gas: Public Service Electric and Gas Co. (PSE&G)**

**Water: Newark WD & Sewer Service: PVSC**

# PROPERTY PHOTOS



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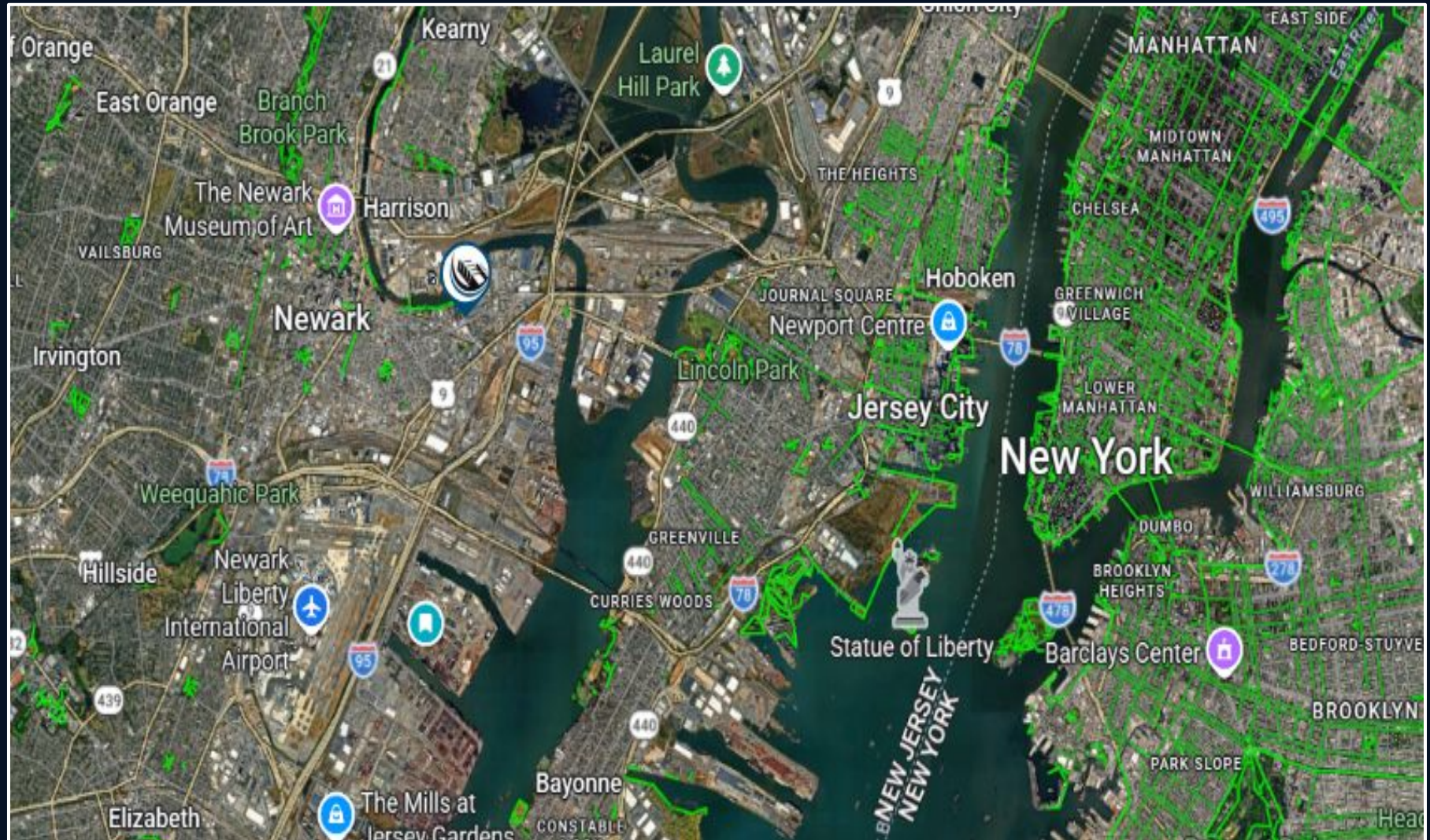
# PROPERTY PHOTOS



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# LOCATION MAP



# LOCATION OVERVIEW





## LOCATION

# NEIGHBORHOOD OVERVIEW

## AMERICAN DREAM MALL

Opened in phases in 2019, it is one of the largest malls in the United States, featuring a mix of high-end retail, dining, and world-class attractions such as an indoor ski slope, water park, theme park, and observation experiences. Next to MetLife Stadium and major highways, American Dream draws visitors from across the world and serves as a premier destination for shopping, entertainment, and tourism, located 9.7 miles away



## HOLLAND TUNNEL

The Holland tunnel provides a transportation route that connects New Jersey to lower Manhattan, one of the world's largest business hubs. 6.8 Miles from the site, Newark's strategic location near the Holland Tunnel makes it attractive for warehousing, distribution, and manufacturing operations, boosting the value and demand for industrial properties in the area.



## NEWARK INTERNATIONAL

Operating for over 90 years, Newark Liberty International airport is a convenient 4.7 Mile drive from the site. In 2018, this airport served 46,065,175 passengers, and visited top travel destinations such as Orlando, London, San Francisco, Los Angeles, and Fort Lauderdale.





## LOCATION

# NEIGHBORHOOD OVERVIEW

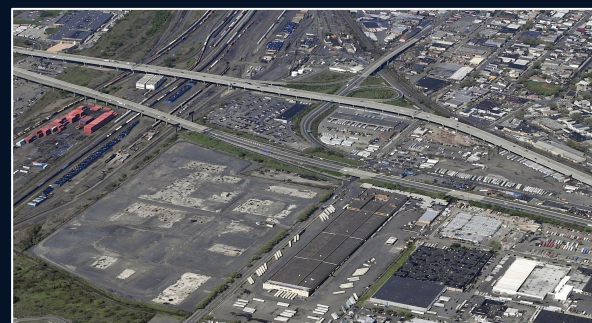
## NJ TURNPIKE

Located within 1.6 Miles of the site, Route 95 serves as the main North - South highway along the East coast providing access to major regional as well as interstate routes. As part of the larger network of highways, Route 95 connects Elizabeth to key destinations such as New York City, Newark, and other parts of New Jersey, making it a vital corridor for businesses, and freight transportation.



## ROUTE 1 & 9

U.S. Route 1 & 9 is a major highway that primarily serves the East Coast and stretches over 2,000 miles. Beginning in Key West, Florida and ending in Fort Kent, Maine at the Canadian border. This site is 1.9 Miles away from this major truck route ensuring the convenient transportation of goods and materials for local businesses.

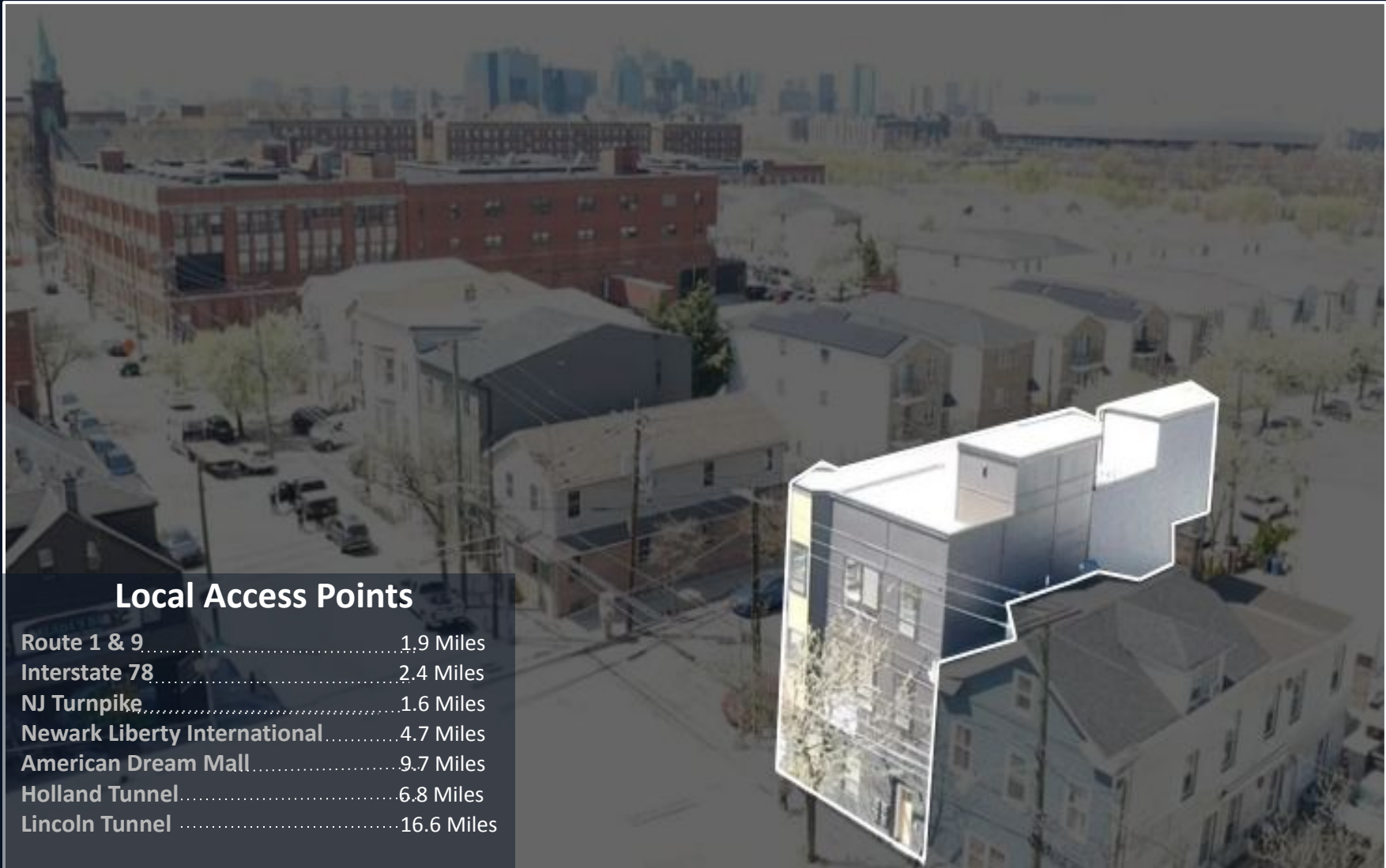


## INTERSTATE 78

Located within 2.4 Miles of the site, Route 78 serves as an East - West highway begins in Harrisburg, Pennsylvania and ends at the Holland Tunnel linking Jersey City, New Jersey with Manhattan, New York. The freeway provides a trucking corridor to North Jersey from Central Pennsylvania in lieu of the tolled Pennsylvania and New Jersey Turnpikes



# LOCATION OVERVIEW



## Local Access Points

Route 1 & 9 .....	1.9 Miles
Interstate 78 .....	2.4 Miles
NJ Turnpike .....	1.6 Miles
Newark Liberty International .....	4.7 Miles
American Dream Mall .....	9.7 Miles
Holland Tunnel .....	6.8 Miles
Lincoln Tunnel .....	16.6 Miles

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In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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The terms and conditions set forth above apply to this Offering in its entirety.