



3 Property Investment Portfolio

109/117/119 Ashland Avenue, West Orange, NJ 07052

OFFERING MEMORANDUM

Presented By:

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Exclusive Broker

Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

109/117/119 Ashland Avenue, West Orange

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Confidential Financial Information

The Financial Summary (rent roll, income, and NOI) has been omitted to maintain confidentiality.

It will be provided upon receipt of a fully executed Non-Disclosure Agreement (NDA).

Please complete and return the NDA included in this Offering Memorandum.

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Executive Summary

3-Property Investment Portfolio

100% Leased

Property Addresses:

109 Ashland Avenue, West Orange, NJ 07052

- Fully Renovated Professional Office/Warehouse with Drive-in
- Single-Family Residential Investment Property
- Two On-Site Equipment Storage Structures

117 Ashland Avenue, West Orange, NJ 07052

- Fully Renovated Four-Family Residential Investment Property

119 Ashland Avenue, West Orange, NJ 07052

- Commercial Parking Lot • Redevelopment Opportunity



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Investment Highlights

- 100% Leased - 3 Property Investment Portfolio
- Diversified Tenant Mix Featuring Commercial & Residential Income
- Long-Term Leases with Established Tenants
- Three-Tax Parcel Investment Portfolio
- Professional Office/Warehouse/Drive-In with Two On-Site Equipment Storage Structures, Single-Family Residence, Four-Family Residential Building and Commercial Parking Lot
- Well-Maintained Investment Portfolio with Capital Improvements
- +/- 23 On-Site Parking Spaces
- Fully Renovated Buildings
- Separate Gas & Electric Utilities for each Four-Family Residential Units
- New Asphalt Parking Lot (2024); Seal Coated (2025)
- New Stone & Brick Walkways Throughout the Property
- Municipal Water & Sewer
- High-Speed Internet available via Verizon Fios, Optimum & Xfinity
- Exceptional Regional Access to I-280, I-80, I-78, Garden State Parkway, Route 10, Route 46, Route 21 & Route 9



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109/117/119 Ashland Avenue, West Orange

Property Overview

109 Ashland Avenue, West Orange, NJ 07052 • Block 61 | Lot 52.01 | 0.0826 Acres | 24' x 150'

Fully Renovated Professional Office/Warehouse Building with Drive-In

- Building Size: ±2,436 SF
- Stories: Two
- Construction: Masonry (Concrete Block & Brick)
- First Floor (±1,224 SF) • Warehouse with Drive-In Door
Office • Restroom
- Second Floor (±1,212 SF) Executive Office
Three Private Offices • Reception Area Open
Office & Conference Area • Kitchen • Restroom



Fully Renovated 2026 Single-Family Residential Building

- Building Size: ±1,800 SF
- Stories: Two
- Construction: Wood-Frame with Vinyl Siding



Two On-Site Equipment Storage Structures (±900 SF combined)

117 Ashland Avenue, West Orange, NJ 07052 • Block 61 | Lot 56 | 0.1791 Acres | 52' x 150'

Fully Renovated 2021 Four-Family Residential Building

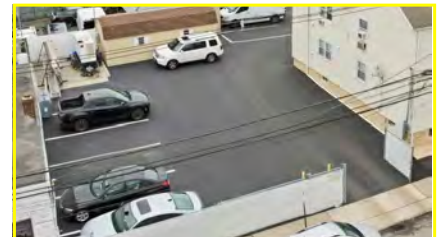
- Building Size: ±3,700 SF
- Stories: Two
- Two Separate Front Entrances
- Two Units Per Floor
- Separate Heat & Electric for each unit
- New Hot Water Heaters
- Construction: Wood-Frame with Vinyl Siding over Concrete



119 Ashland Avenue, West Orange, NJ 07052 • Block 61 | Lot 58 | 0.084 Acres | 49' x 75' (Irr)

Commercial Parking Lot • Redevelopment Opportunity

- Currently Dedicated Parking for the Professional Office Warehouse Tenant
- Redevelopment Opportunity - the lot is located in the OB-2 Office Building District Zone, offering redevelopment potential subject to Township approvals.



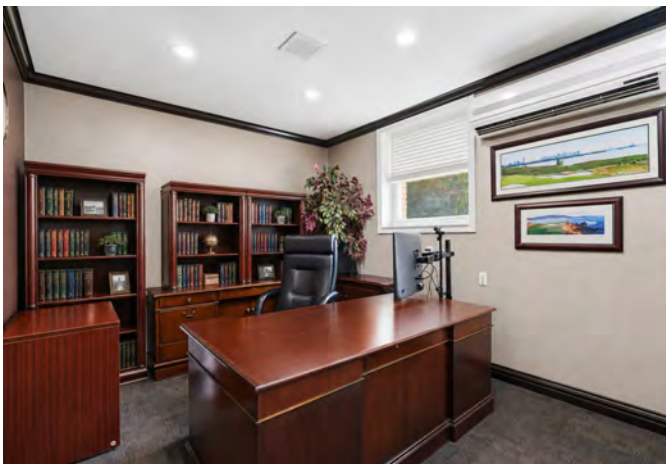
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Interior Photos Professional Office Space



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Floor Plan - Professional Office/Warehouse/Drive-In



2nd Floor



1st Floor

TOTAL: 2436 sq. ft

1st floor: 1224 sq. ft, 2nd floor: 1212 sq. ft

EXCLUDED AREAS: UTILITY: 32 sq. ft, WALLS: 169 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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Aerial Photo



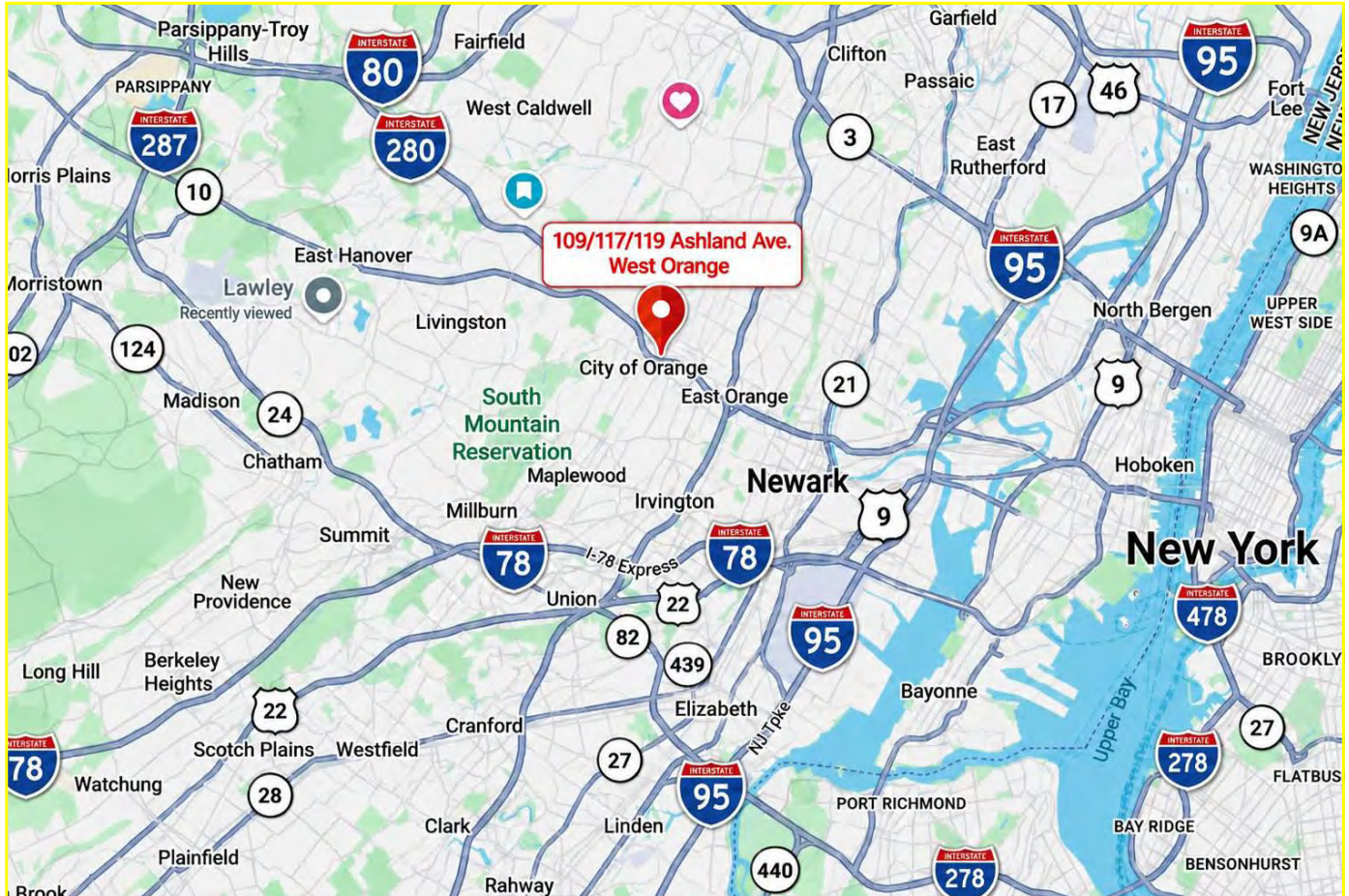
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Location Map & Accessibility



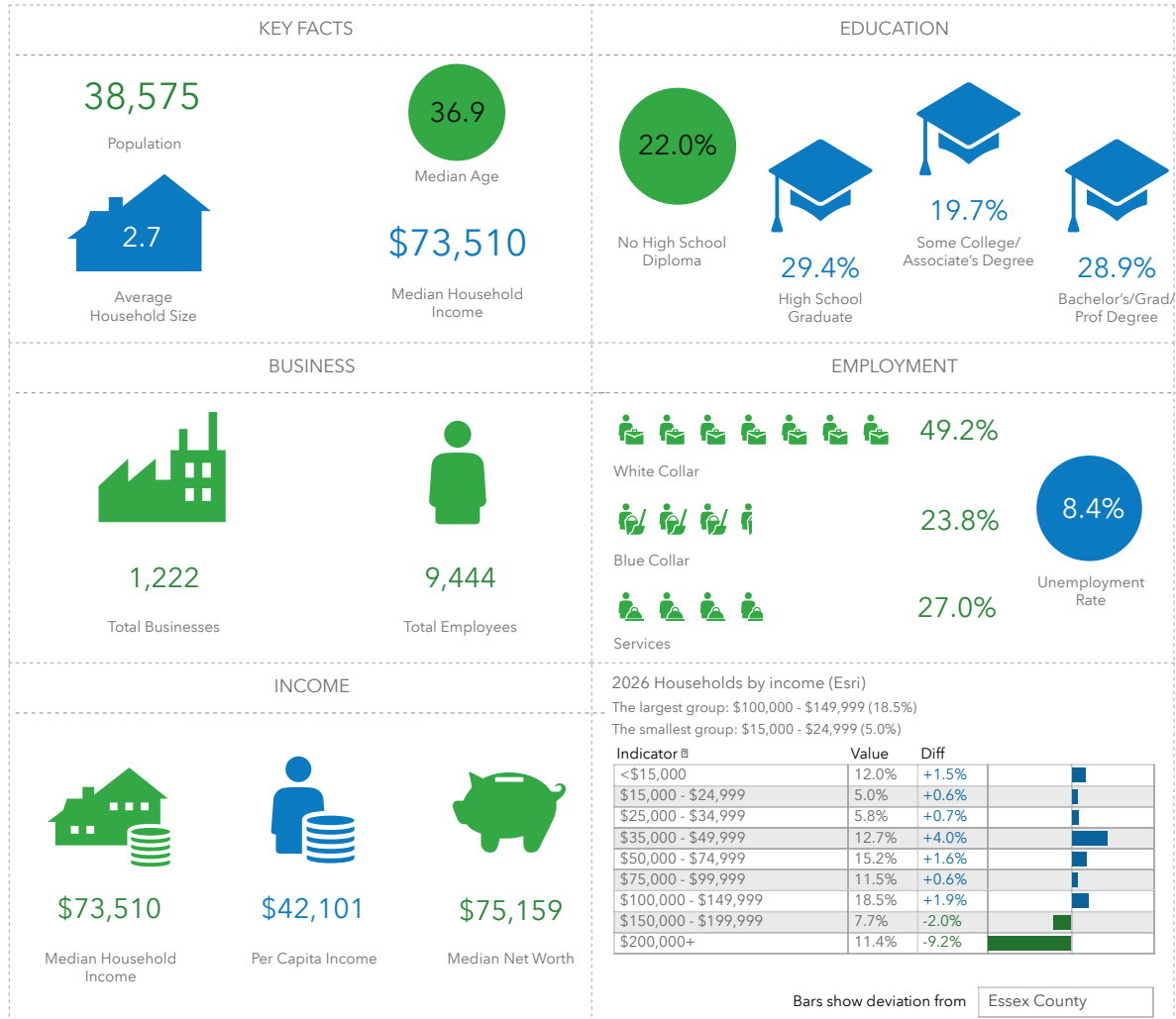
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109/117/119 Ashland Avenue, West Orange

Key Facts



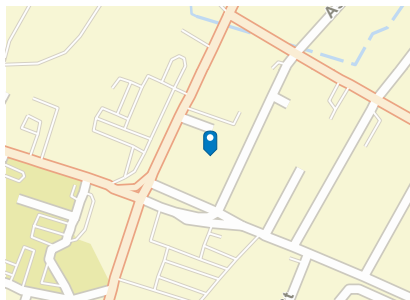
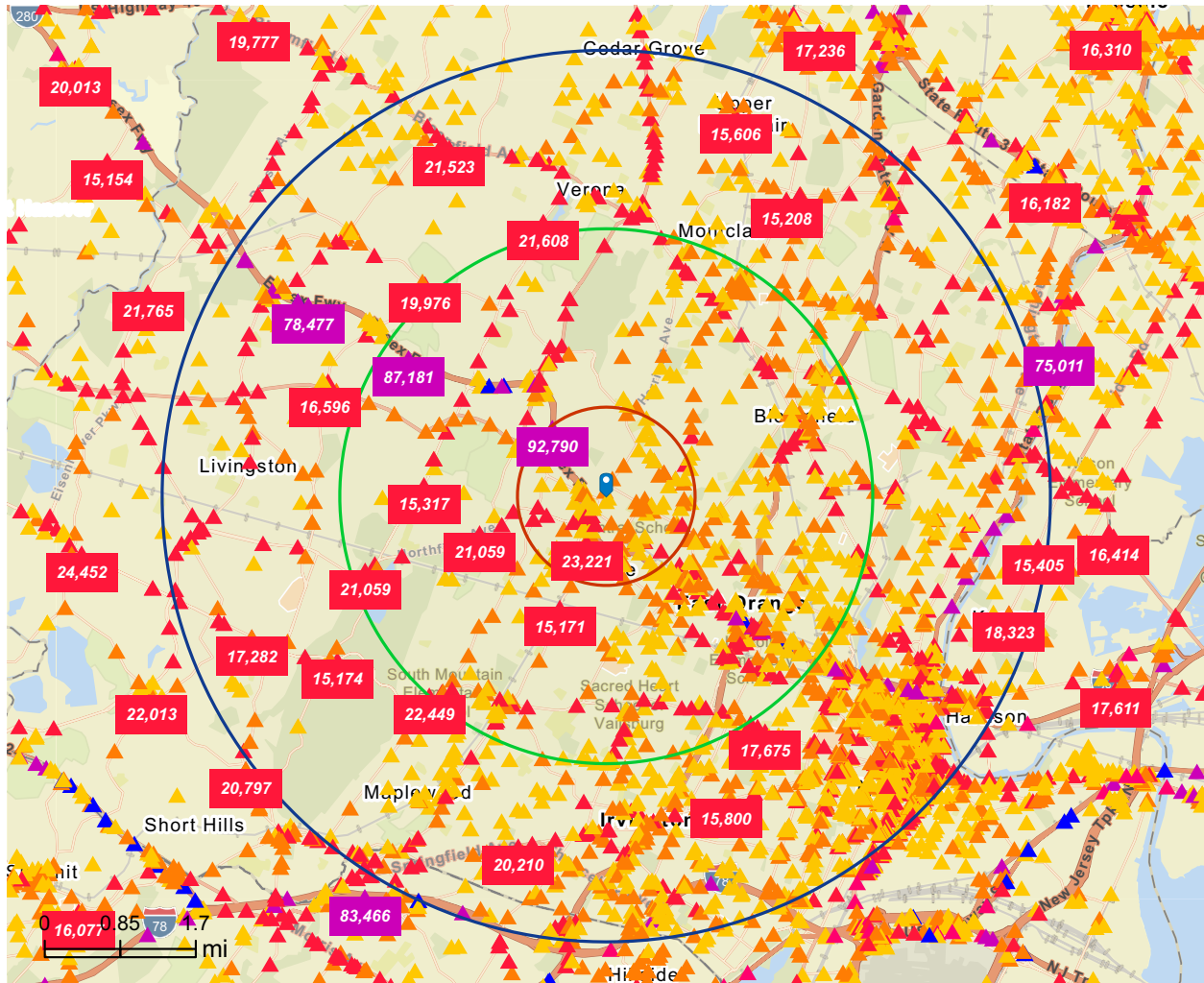
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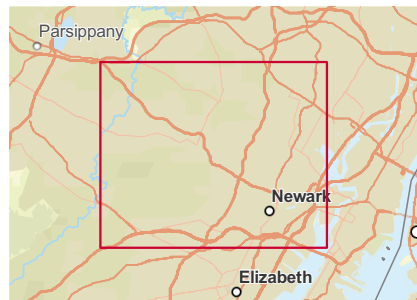
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Traffic Count



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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Zoning

109 & 117 Ashland Avenue, West Orange

Industrial Zone: I

Permitted Principal Uses:

- Manufacturing and assembly
- Warehouses and distribution
- Light industrial uses
- Some commercial uses compatible with industry

119 Ashland Avenue, West Orange

Office & Neighborhood-Oriented Business Zone: OB-2

Permitted Principal Uses:

- Professional offices (lawyers, accountants, consultants)
- Medical or dental offices (if permitted under the ordinance)
- Small service businesses tailored to local needs



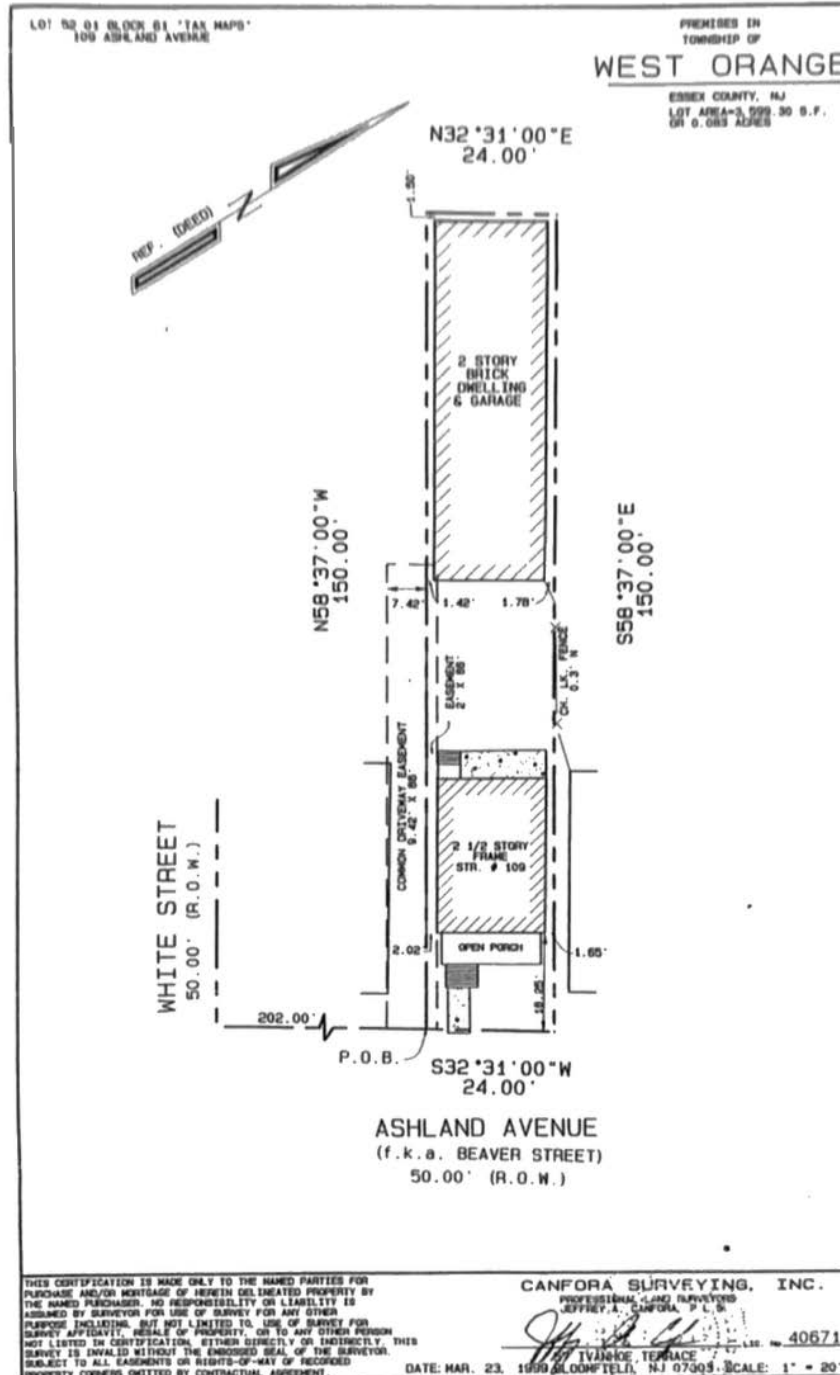
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109/117/119 Ashland Avenue, West Orange

Survey • 109 Ashland Avenue, West Orange, NJ 07052



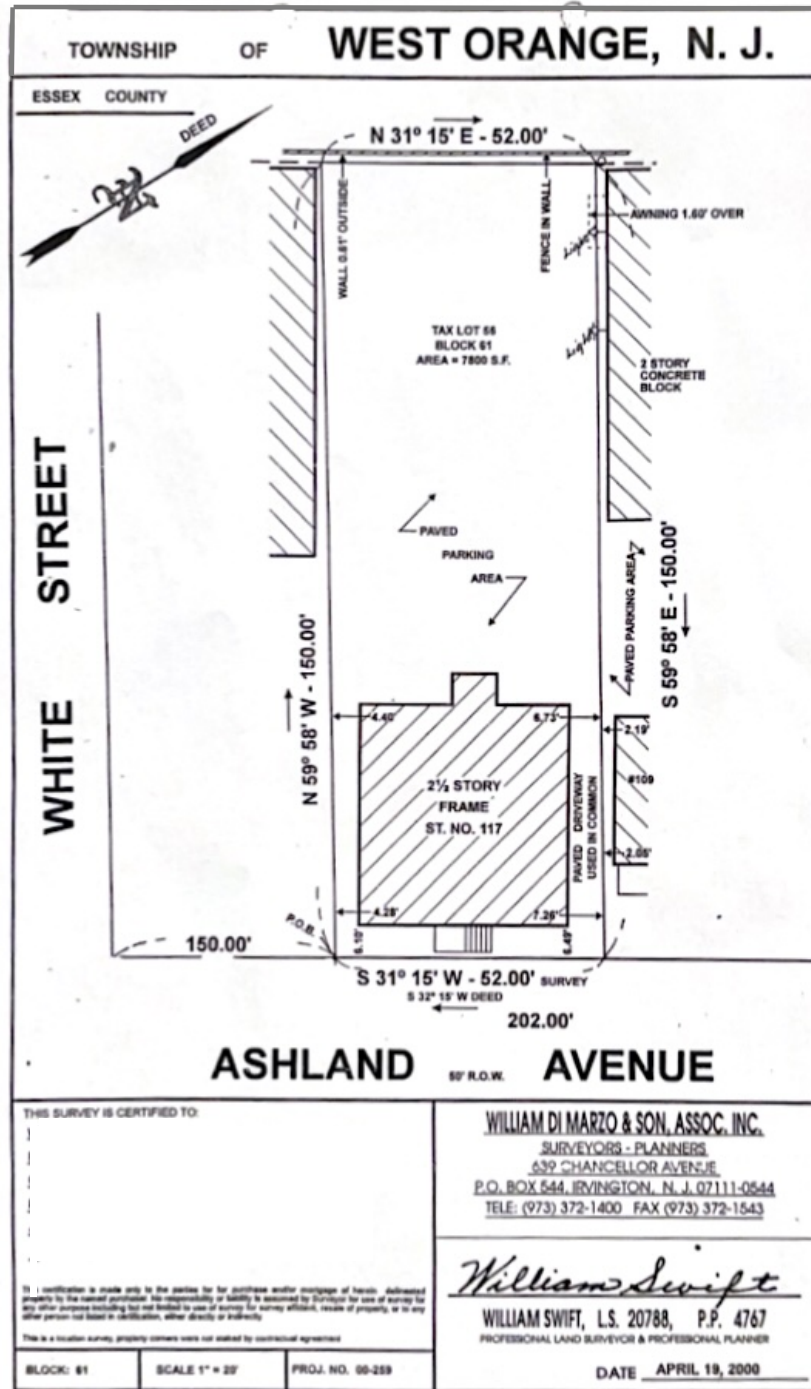
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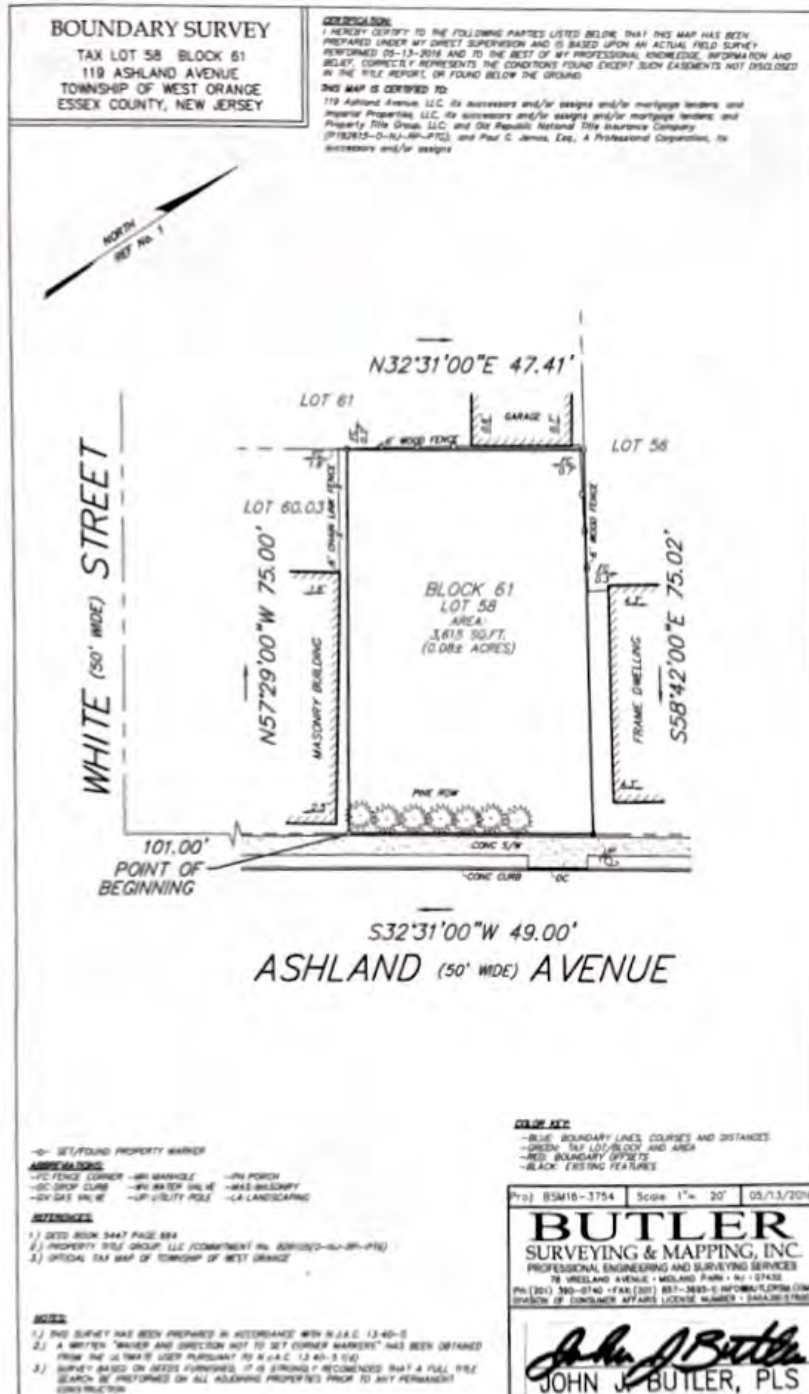
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NON-DISCLOSURE AGREEMENT

This Confidentiality Agreement ("Agreement") is made on this ____ day of _____ 202_, by and between _____ ("Investor") and Weichert Commercial Brokerage, Inc. ("Weichert Commercial"), 1625 Route 10, Morris Plains, N.J., a duly licensed real estate broker in the State of New Jersey.

This Confidentiality Agreement shall commence upon the date of execution below and be valid for the lesser period of either two (2) years or the date of the next sale/passing of title, and pertains specifically to the potential sale of the 3 Property Investment Portfolio property located at: **109, 117, 119 Ashland Avenue, West Orange, NJ 07052, ("Property")**.

Upon execution of this Agreement, Weichert Commercial will offer Investor confidential private financial information regarding this Property's income, expense history and lease agreement. Investor agrees that all this information will be held in confidence by it and all its partners, employees and agents and will not reveal or otherwise make any of this Property's information available to any other person or entity. Investor agrees not to approach or try to deal directly with either the current tenants or the ownership of the property, including either party's principals, representatives, agents or related entities.

The Parties will construe this Agreement in accordance with the laws of the State of New Jersey. If any provision of this agreement is found to be void by any court of competent jurisdiction, the remaining provisions will remain in force and effect. If either Party prevails in a court of competent jurisdiction in connection with the enforcement of the terms of this Agreement, it shall be entitled to recover all actual and reasonable expenses, attorneys' fees, and costs of suit.

This Agreement contains the entire understanding between the Parties and any waiver, amendment or modification of this Agreement will be subject to the above conditions and must be attached hereto.

Upon execution of this Agreement by signature below, the Parties agree that any individual, firm, company, associates, corporation, joint ventures, partnerships, divisions, subsidiaries, employees, agents, heirs, assigns, designees, or consultants of which the signee is an agent, officer, heir successor, assign or designee is bound by the terms of this Agreement.

ACKNOWLEDGED, AGREED AND ACCEPTED:

Accepted by: _____

Sign: _____ Date: _____

Print Name & Title: _____

Accepted by: **Weichert Commercial Brokerage, Inc.**

By: _____ Date: _____
James Sousa - President

NON-DISCLOSURE AGREEMENT

This Confidentiality Agreement ("Agreement") is made on this ____ day of _____ 202_, by and between _____ ("Broker") and Weichert Commercial Brokerage, Inc. ("Weichert Commercial"), 1625 Route 10, Morris Plains, N.J., a duly licensed real estate broker in the State of New Jersey.

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ACKNOWLEDGED, AGREED AND ACCEPTED:

Accepted by: _____

Sign: _____ Date: _____

Print Name & Title: _____

Accepted by: **Weichert Commercial Brokerage, Inc.**

By: _____

James Sousa - President

Date: _____

Financial Information

Confidential Financial Information

To maintain the confidentiality of the property's financial information, the Financial Summary, has been omitted from this Offering Memorandum.

The confidential financial information will be provided upon receipt of a fully executed Non-Disclosure Agreement (NDA). Please complete and return the applicable NDA included in this Offering Memorandum.

For additional information, please contact:

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Disclaimer

Confidentiality & Disclaimer

The information contained in this Offering Memorandum is proprietary and confidential. It is provided solely to the recipient by Weichert Commercial Brokerage, Inc. for the purpose of evaluating the subject property and may not be reproduced, distributed, or disclosed to any other person or entity without the prior written consent of Weichert Commercial Brokerage, Inc.

This Offering Memorandum has been prepared to provide a summary of the property and is intended solely to establish a preliminary level of interest. It is not a substitute for a comprehensive due diligence investigation.

The information contained herein has been obtained from sources believed to be reliable; however, Weichert Commercial Brokerage, Inc. has not independently verified its accuracy or completeness and makes no representation or warranty, express or implied, as to the accuracy or completeness of the information provided.

Prospective purchasers are solely responsible for conducting their own independent investigations and verifying all information relating to the property, including, but not limited to, income and expenses, projected financial performance, property dimensions and square footage, compliance with applicable federal, state, and local regulations, the physical condition of the property and improvements, and the financial condition, occupancy, or future plans of any tenant.

All prospective purchasers should rely solely on their own inspections, analyses, and professional advisors in evaluating the property.