



Completed in 2024

A rare opportunity to acquire a brand new, fully leased, turnkey apartment building in one of Newark's most stable rental submarkets. Strong in-place rents, modern construction and proximity to green space and transit make this a high-demand, low-maintenance asset with long-term upside.

Tax Abatement: Five-year approved abatement—0%, 20%, 40%, 60%, 80% of market taxes over 5 years.

Property Highlights

- 20 luxury 2BR/1BA units
- New construction (2024)
- 30,192 SF gross building area
- Excellent condition — fully stabilized, fully leased
- Ground floor enclosed parking for 18 vehicles
- 8 electric vehicle charging stations
- Elevator building with secured lobby
- In-unit electric heating and A/C
- Stainless steel appliances, modern kitchens and open layouts
- Sprinkler system and fire alarms throughout

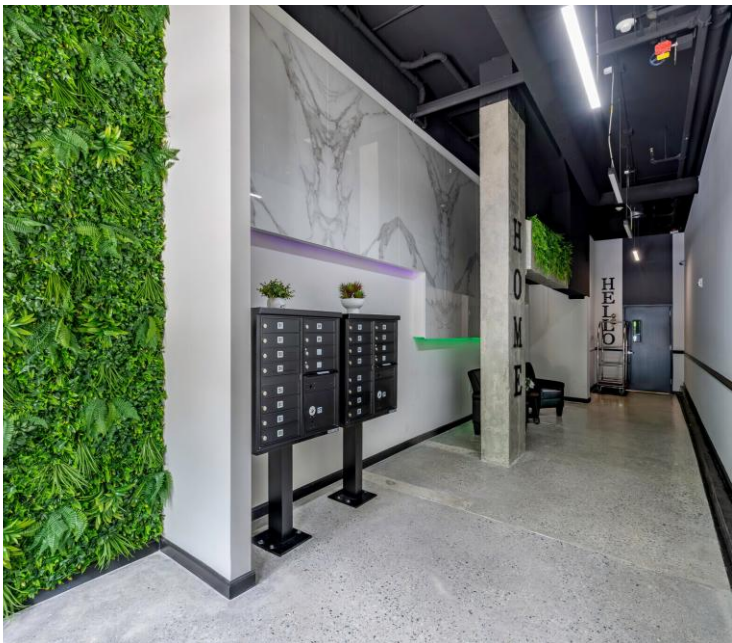
Property Details

- Lot Size: 0.17 AC (Block 540, Lot 1.01)
- Zoning: C-1 Neighborhood Commercial & Residential
- Parking Ratio: 0.60 Per 1,000 SF
- Average Unit Size: Approx. 1,000 SF
- Condition: Excellent (CO issued May 2, 2024)

Location Highlights

- Directly across from Branch Brook Park
- Steps from Bloomfield Avenue Retail and Dining
- Near Newark Light Rail and NJ Transit
- Easy access to I-280, GSP and NJ Turnpike
- Strong rental demand and stable neighborhood

Reduced Sale Price: ~~\$7.8M~~ \$7.3M Over 8% Cap Rate



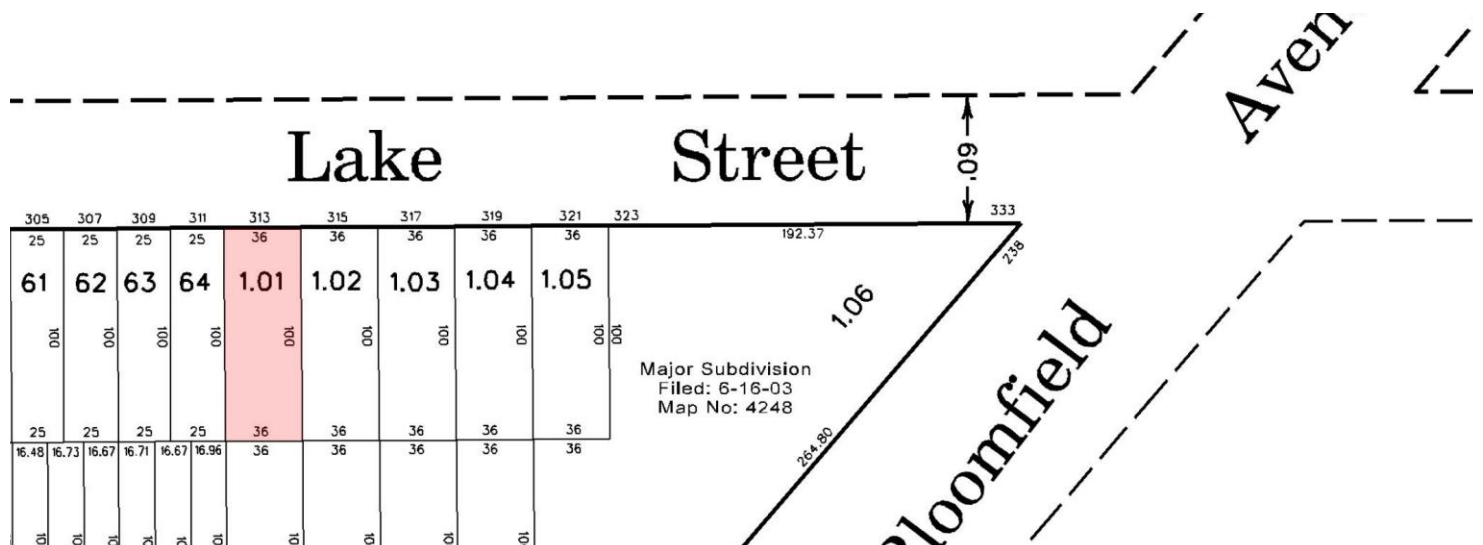
For additional property information or to arrange an inspection, please contact the exclusive broker:

Juan Disla

Director

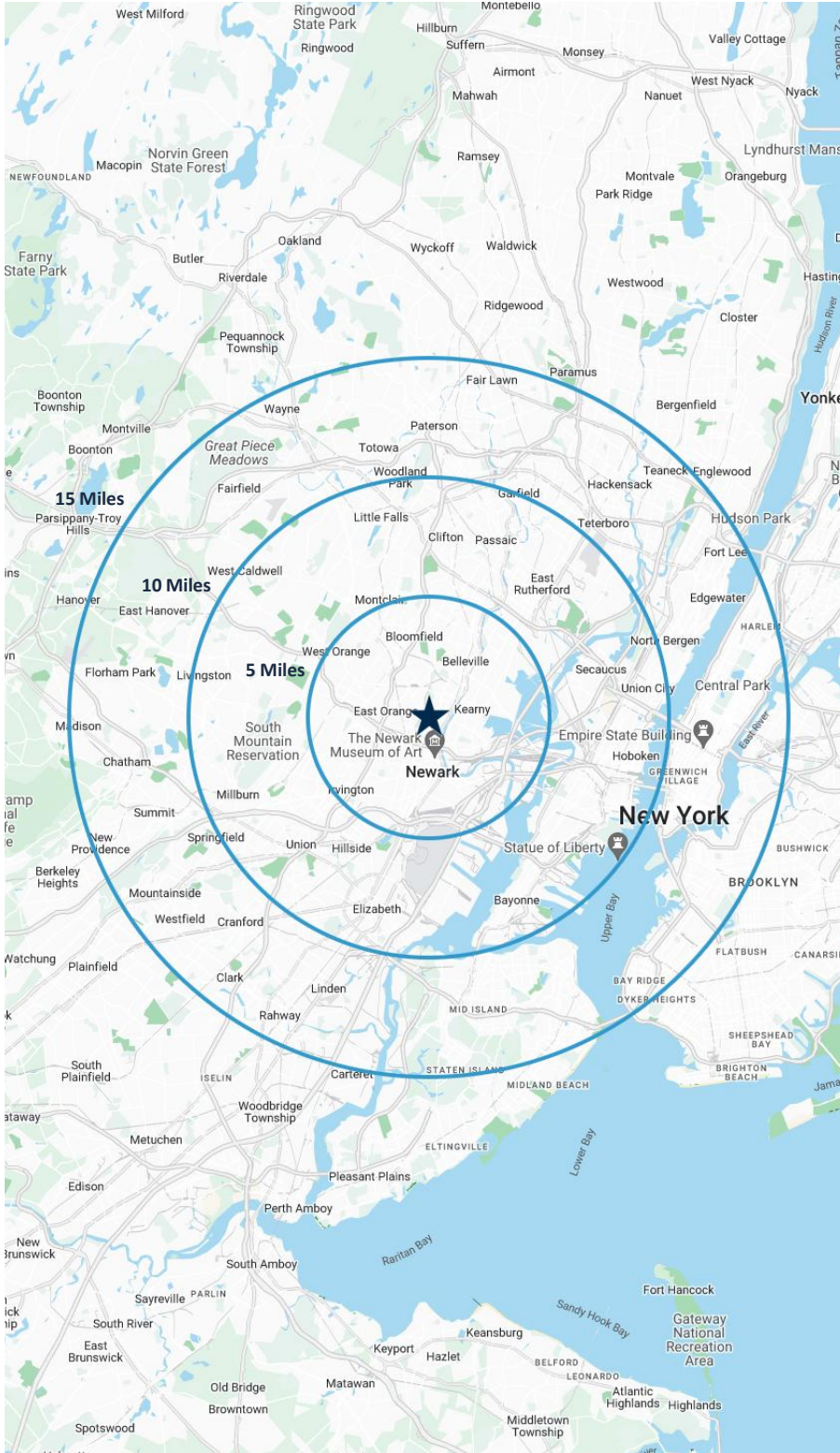
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5 MILES

- Total Population: 814,084
- Households: 304,593
- Median Household Income: \$83,989
- Average Household Size: 2.6
- Transportation to Work: 402,228
- Labor Force: 652,192

10 MILES

- Total Population: 2.82M
- Households: 1.11M
- Median Household Income: \$113,934
- Average Household Size: 2.5
- Transportation to Work: 1.51M
- Labor Force: 2.3M

15 MILES

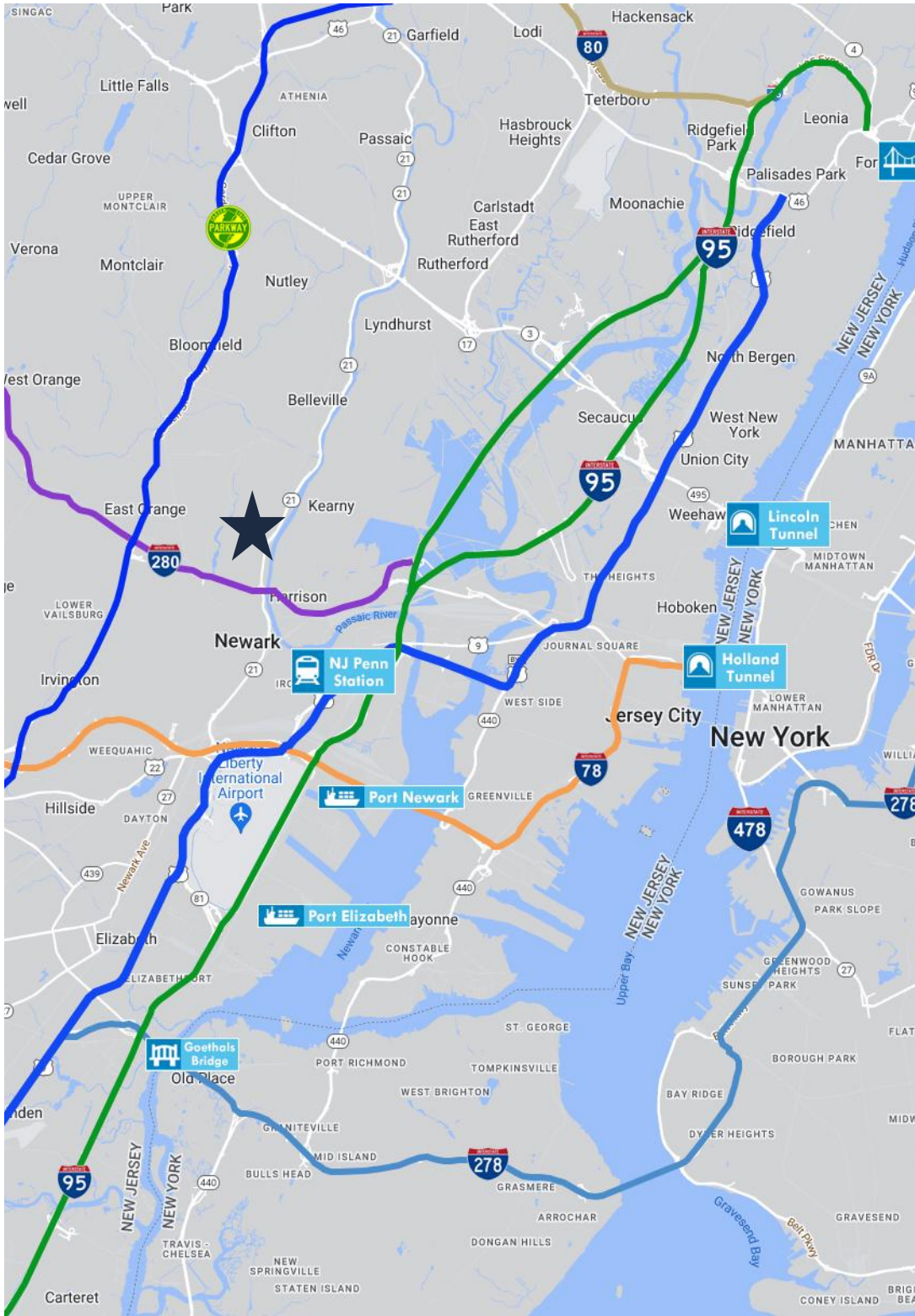
- Total Population: 8.03M
- Households: 3.23M
- Median Household Income: \$112,343
- Average Household Size: 2.4
- Transportation to Work: 4.27M
- Labor Force: 6.62M

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ACCESSIBILITY


 1.3 Miles
I-280


 1.8 MI
GSP Exit 145


 3.3 MI
Penn Station


 6.2 MI
I-78

 10.5 MI
US Hwy 1 & 9

 10.9 MI
Holland Tunnel

 12.2 MI
I-95 Exit 14

 12.9 MI
Lincoln Tunnel

 13 MI
Newark Airport

 14.1 MI
Ports Newark & Elizabeth

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