

483-487 Springfield Ave Berkely Heights, NJ

07922

Union County

EXCLUSIVE FOR SALE

2 Retail Spaces/ Redevelopment Opportunity



PROPERTY DESCRIPTION

This 2,400-square-foot retail building is located within the Downtown Development Zone of Berkeley Heights, offering both immediate cash flow and long-term value appreciation. The property is fully leased to two established tenants, providing stable, reliable rental income. It also presents a compelling redevelopment opportunity when combined with the adjacent property at 481 Springfield Avenue, creating a contiguous 0.50-acre assemblage with significant future development potential.

PROPERTY HIGHLIGHTS

- Two established tenants providing immediate rental income
- Location minutes to a major highway I-78

OFFERING SUMMARY

Price for Sale/Lease:	\$770,000
Lot Size:	.16 acre
Building size:	2,400 SF
Taxes:	\$12,701 (2025)
Block, Lots:	206, 12
Parking:	Blacktop, Parking Lot-Shared
Zoning:	DD

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	2,667	14,626	61,658
Median Age:	44.7	44.8	41.6
Total Population	7,719	41,717	181,947
Average HH Income	\$190,185	\$196,791	\$177,289

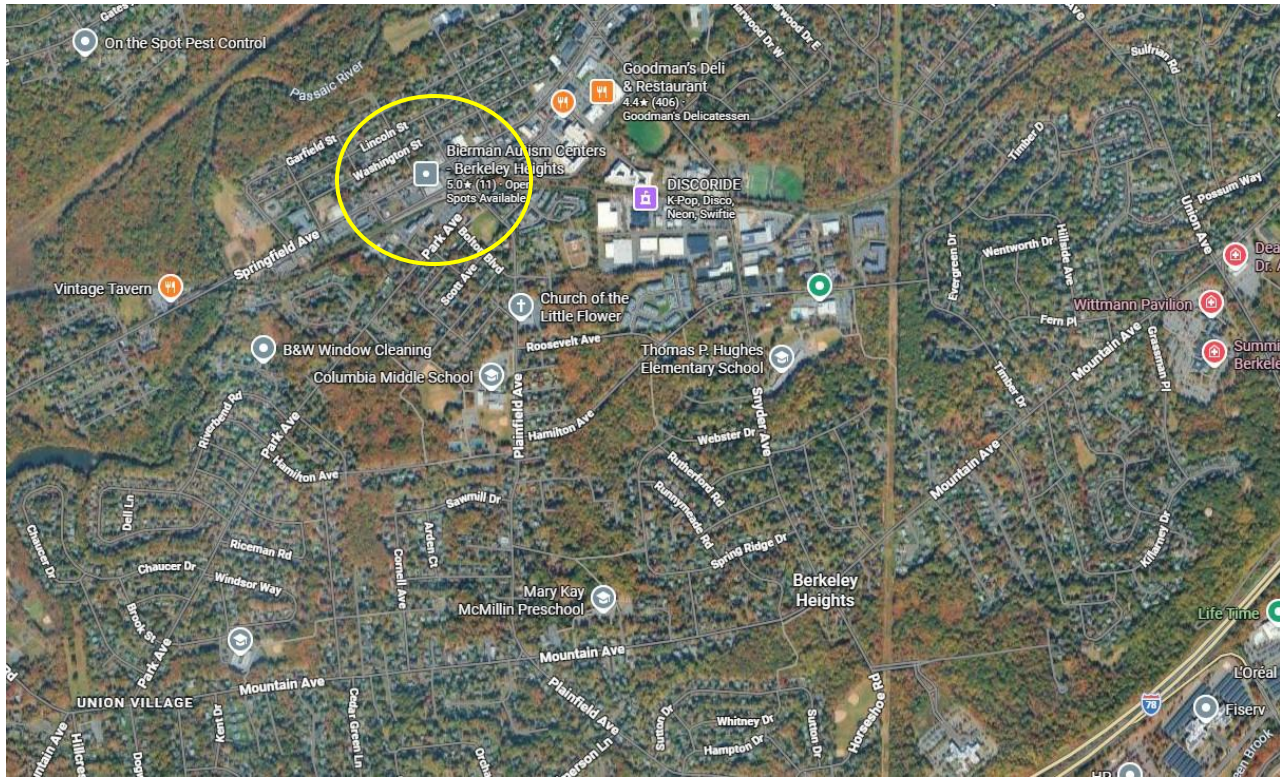
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LOCATION MAP



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