

## Orange Industrial Park

197 Park St, East Orange, NJ 07017



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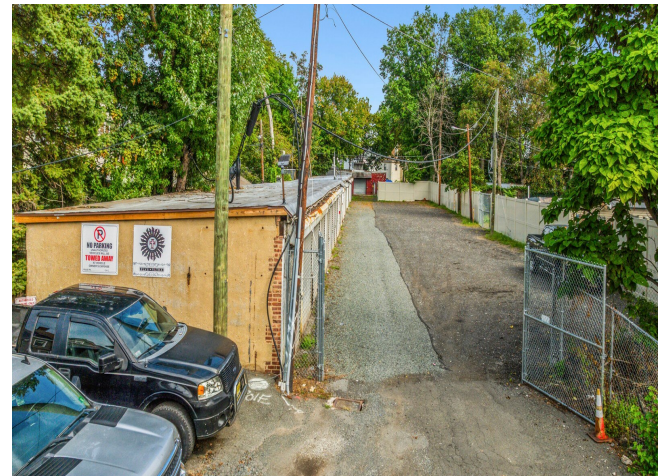


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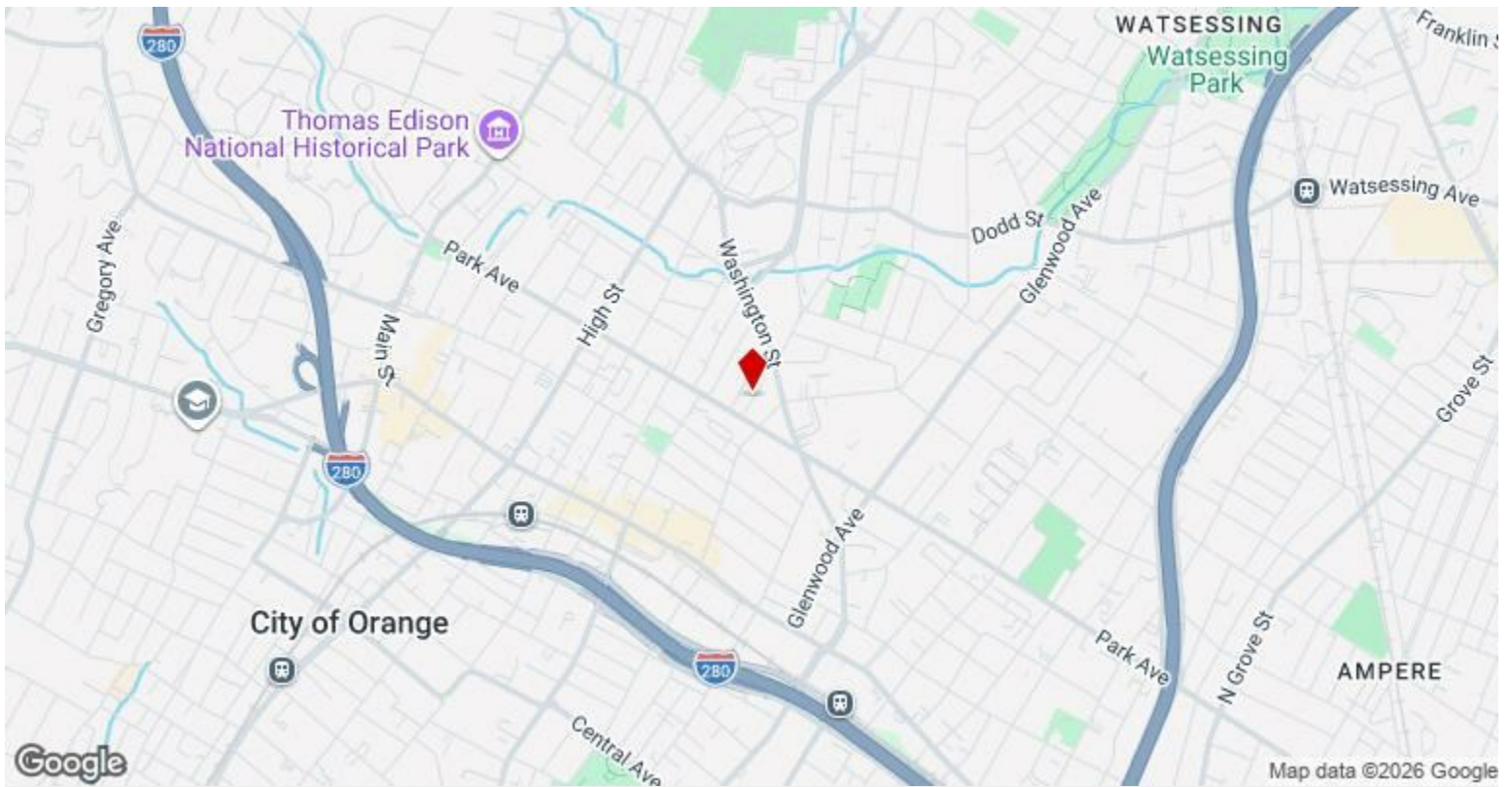
Price Upon Request

3 Lots that can be purchased individually or together. Lot Breakdowns: Mechanic Shop with Garages, 2 Family Residence with Garages, and Fenced in Vacant Lot. Call for individual prices. The site offers multiple avenues for investors, owner-users, and developers seeking both immediate use and long-term upside. The property currently includes multiple opportunities for income generation through garage rentals, automotive use, contractor storage, fleet parking, or residential tenancy. Proximity to Newark Airport, Port Newark, Port Elizabeth, Route 280, & GSP.

- Large Industrial Lot/ Commercial Parking
- Development/Value-Add Opportunity
- Individual or Bulk Purchase



Price:	Upon Request
Property Type:	Specialty
Property Subtype:	Contractor Storage Yard
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	9.16%
Lot Size:	1.00 AC
Gross Building Area:	43,560 SF
No. Stories:	1
Year Built:	1964
Zoning Description:	MX2
APN / Parcel ID:	05-00923-0000-00007-01
Walk Score ®:	80 (Very friendly)
Transit Score ®:	70 (Moderately friendly)



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# Property Photos



# Property Photos



25 Garages



Building Photo

# Property Photos



Mechanic Shop



Back of Lot

# Property Photos



0.11 AC Fenced in Lot