

LAND FOR SALE

134-140 EATON PLACE EAST ORANGE, NJ 07017

HIGHLIGHTS:

- East Orange offers attractive land basis just 30 minutes from NYC by train, making it one of the most undervalued for-sale housing markets in the region
- Demand is driven by priced-out Brooklyn and Jersey City buyers seeking ownership with NYC access
- The risk-reward is attractive: low land basis, strong end-user demand

ALLOWABLE USES:

- Single Family Home
- 2 Family Dwellings
- One Family Townhomes as per the R-2

CURRENTLY:

- Paved Lot

ZONE:

- R2

LOT DIMENSION:

- 81 x 87
7,047 SF

TERM:

- As Is Sale

ASKING PRICE:

- \$450,000

