



246 Mulberry St

246 Mulberry St, Newark, NJ 07102



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246 Mulberry St

\$700,000

An exceptional turnkey opportunity awaits in this premium 1,800 sf commercial property located in a redevelopment zone. Prime transit-oriented retail/lounge situated by the Prudential Center in Newark's rapidly developing Central Business District. Capitalize on massive event-day foot traffic, corporate lunch crowds, and a thriving university community....

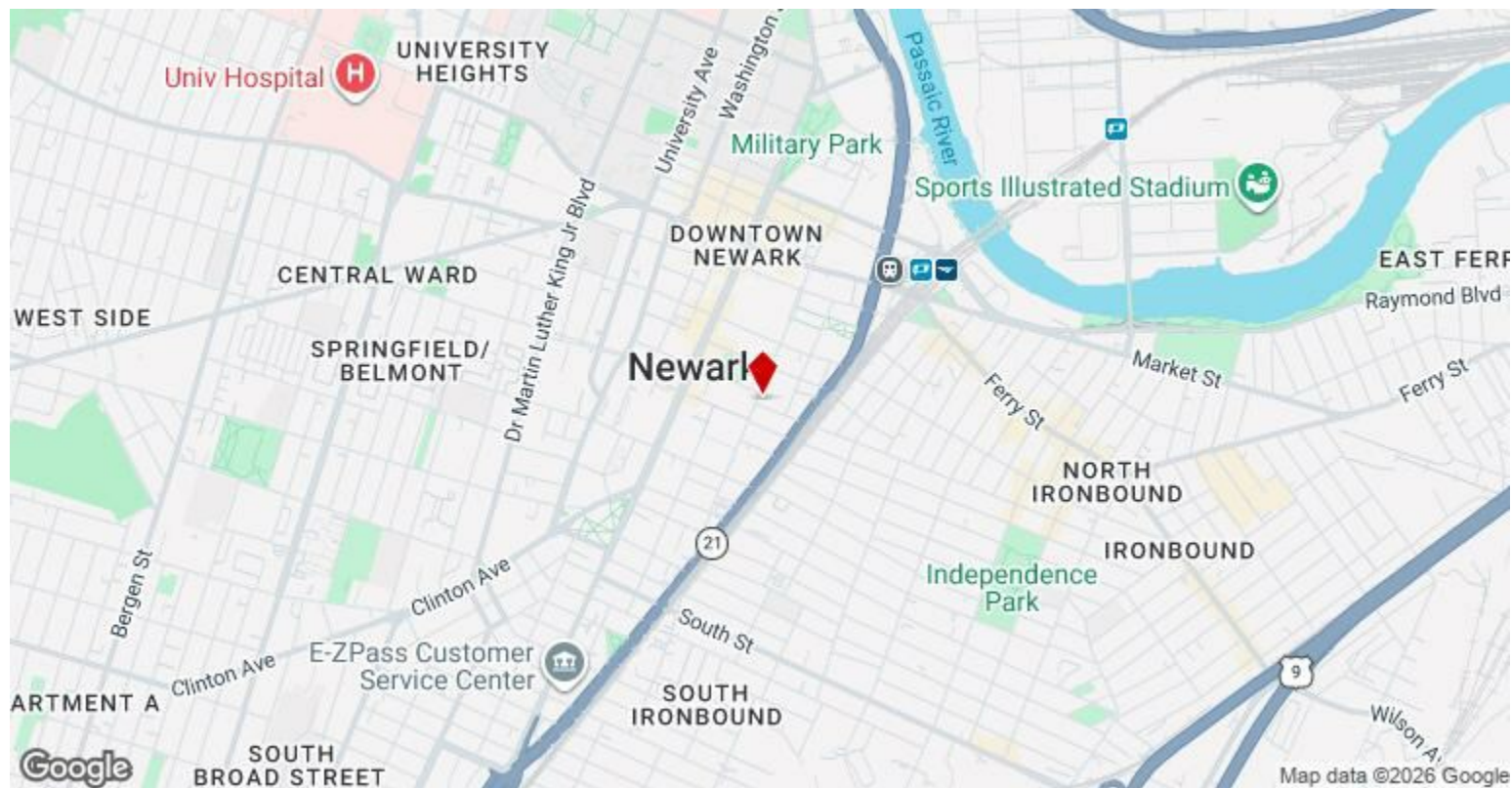
- In the heart of the Sports and Entertainment district
- Located in a Redevelopment Zone
- Close to public transit and heavy foot traffic



Price:	\$700,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.00%
Lot Size:	0.05 AC
Gross Building Area:	2,275 SF
No. Stories:	1
Year Built:	1973
Tenancy:	Single
Zoning Description:	REDV
APN / Parcel ID:	14-00872-0000-00040
Walk Score ®:	80 (Very friendly)
Transit Score ®:	100 (Exceptionally friendly)

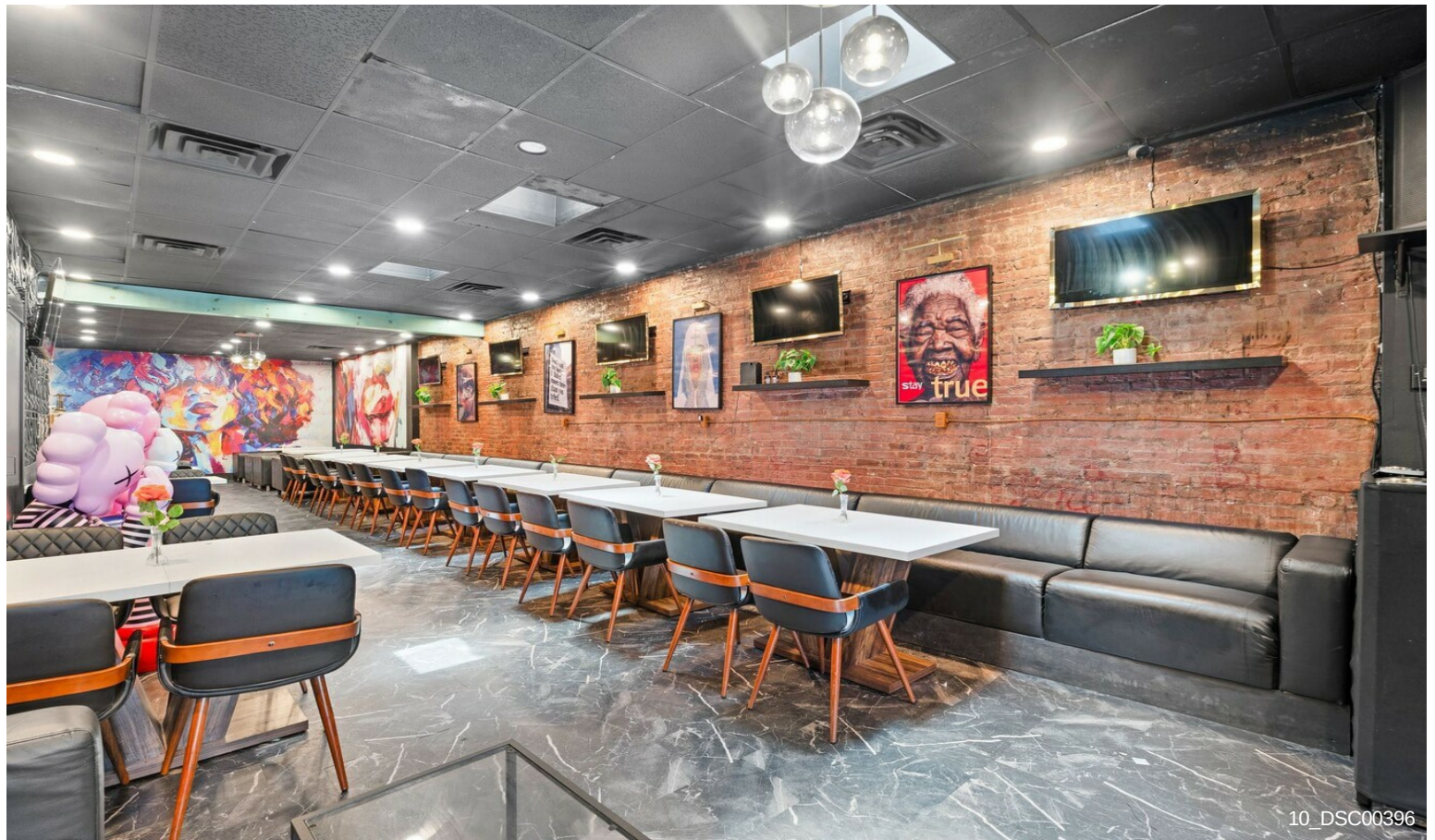
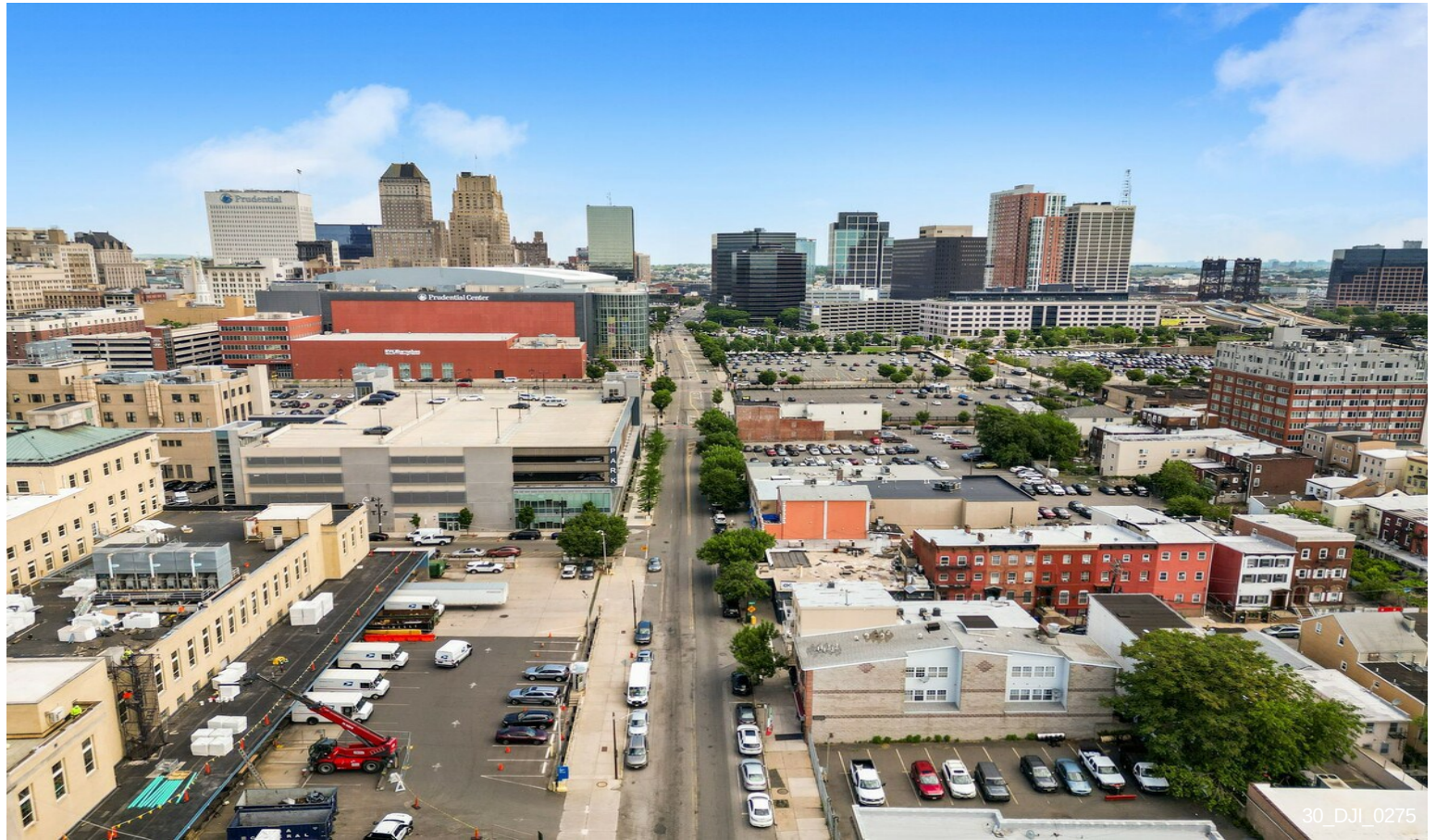
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Taylour Peighton	-	5/2028



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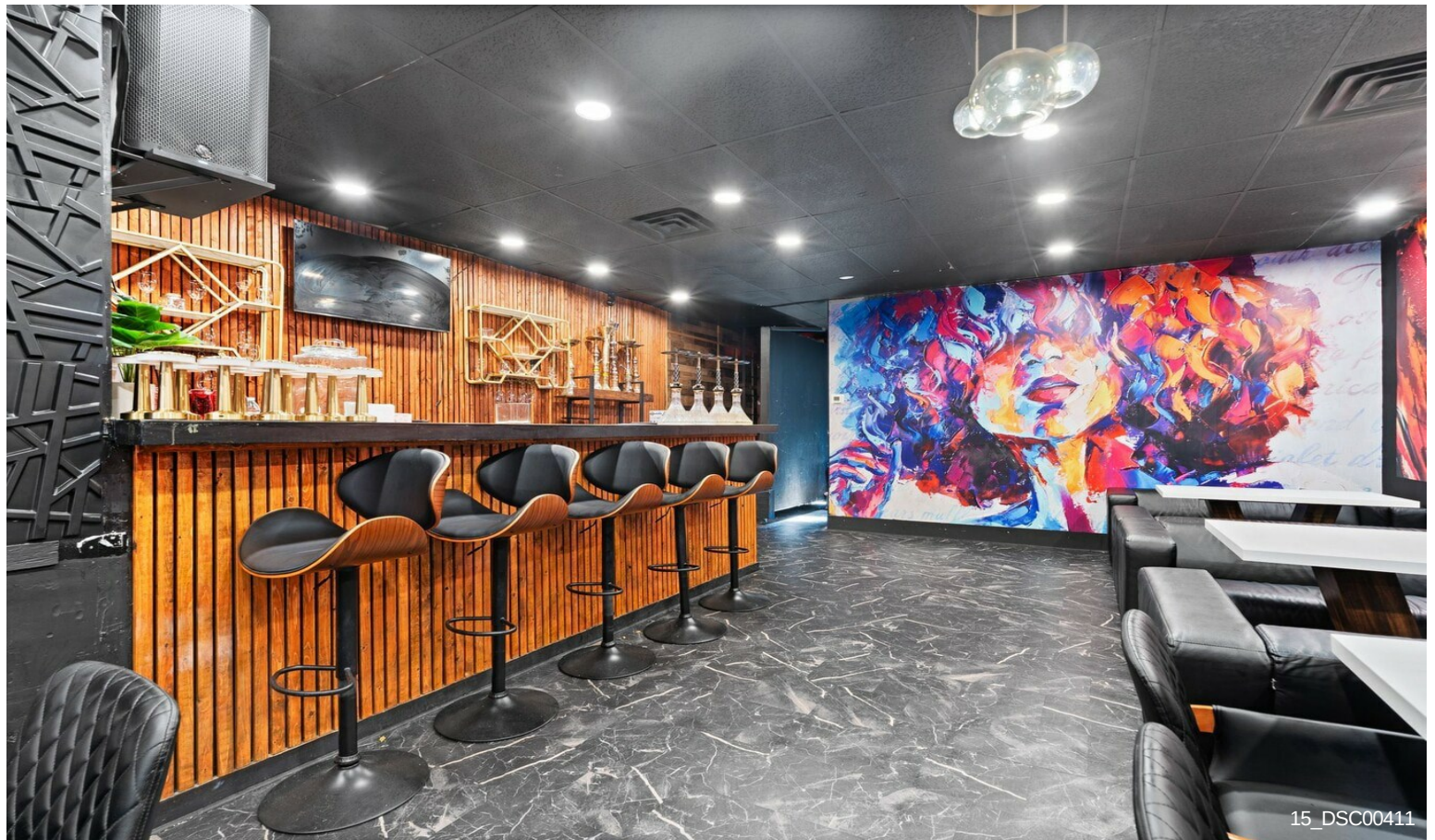
Property Photos



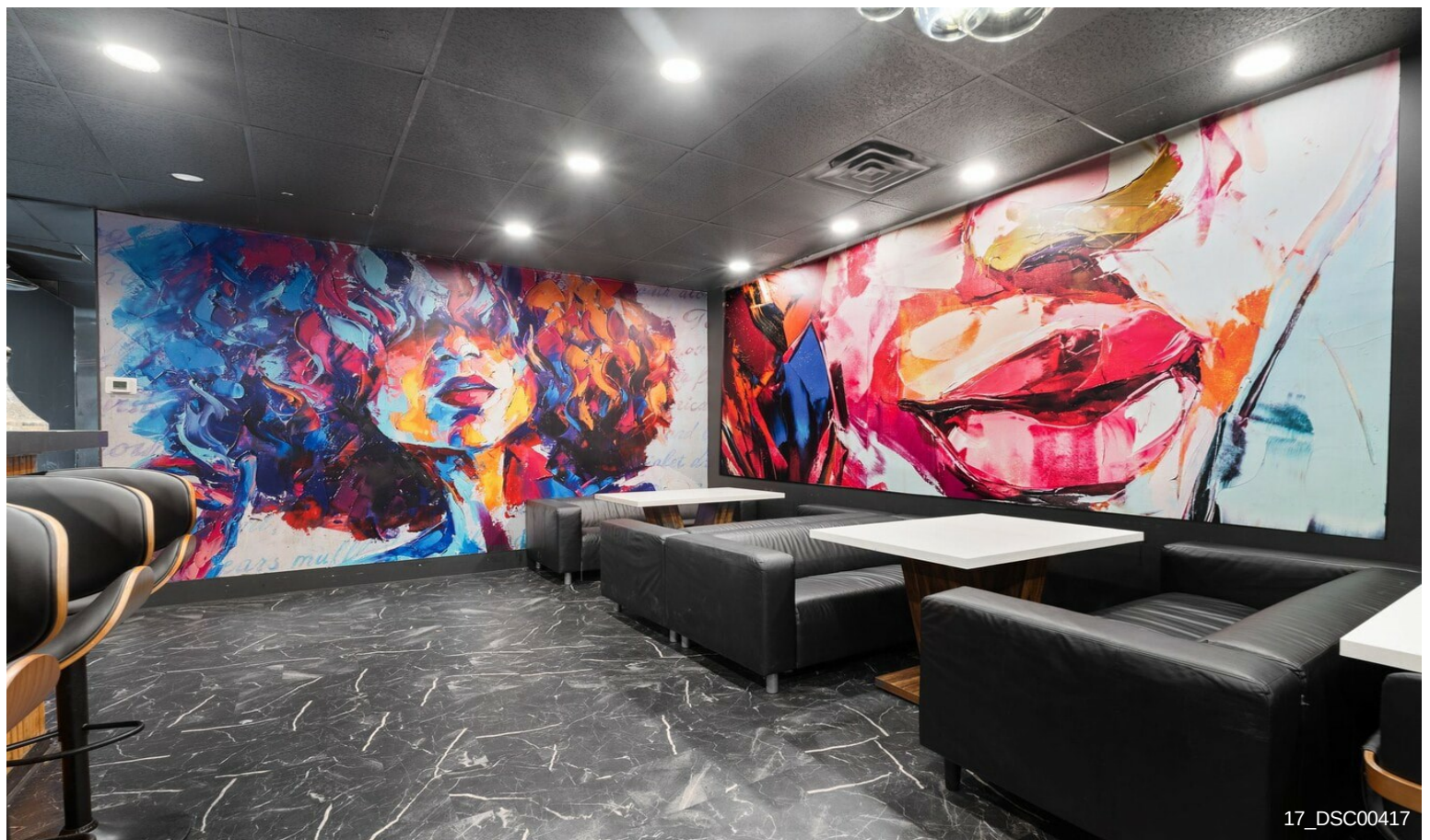
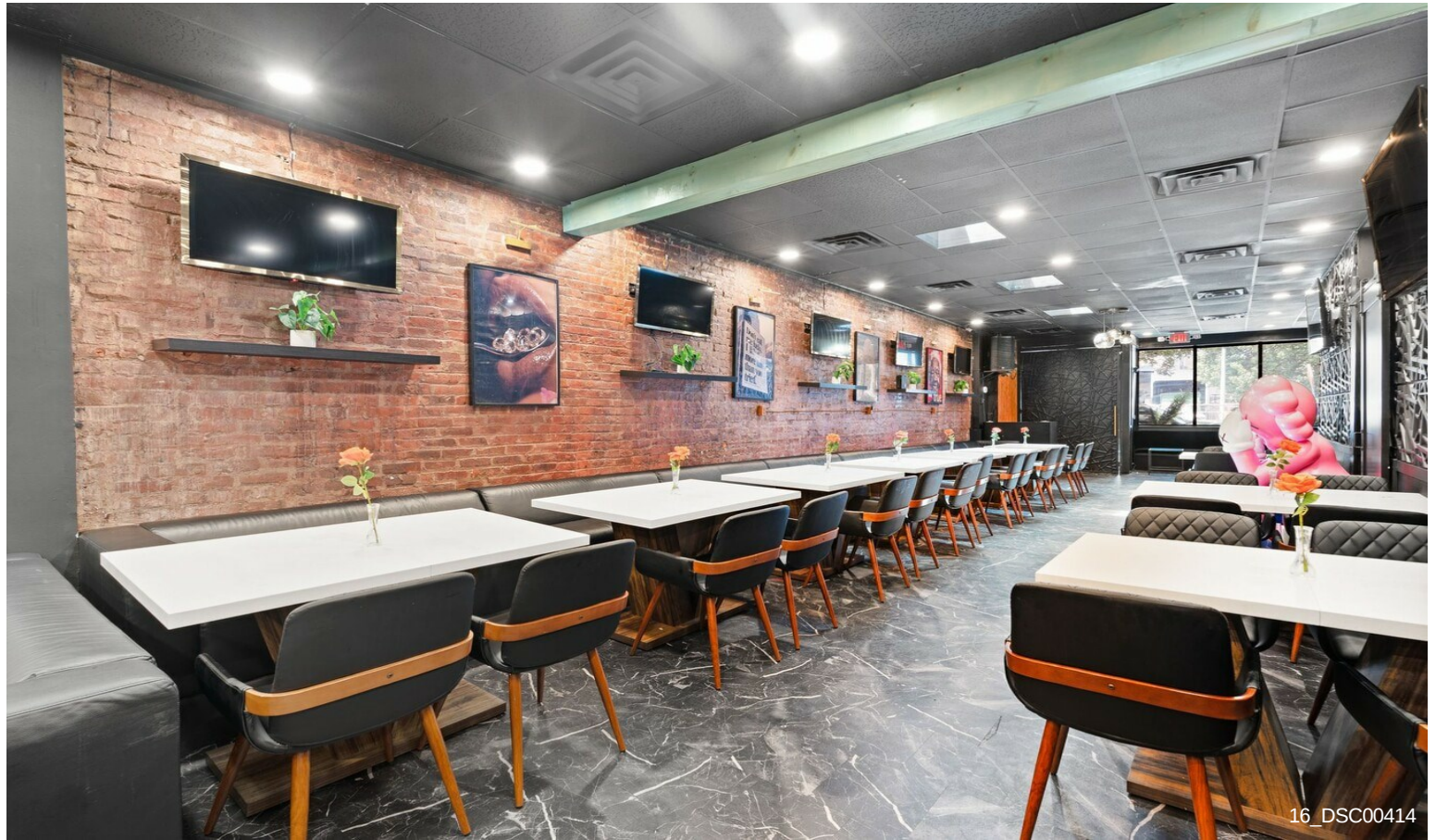
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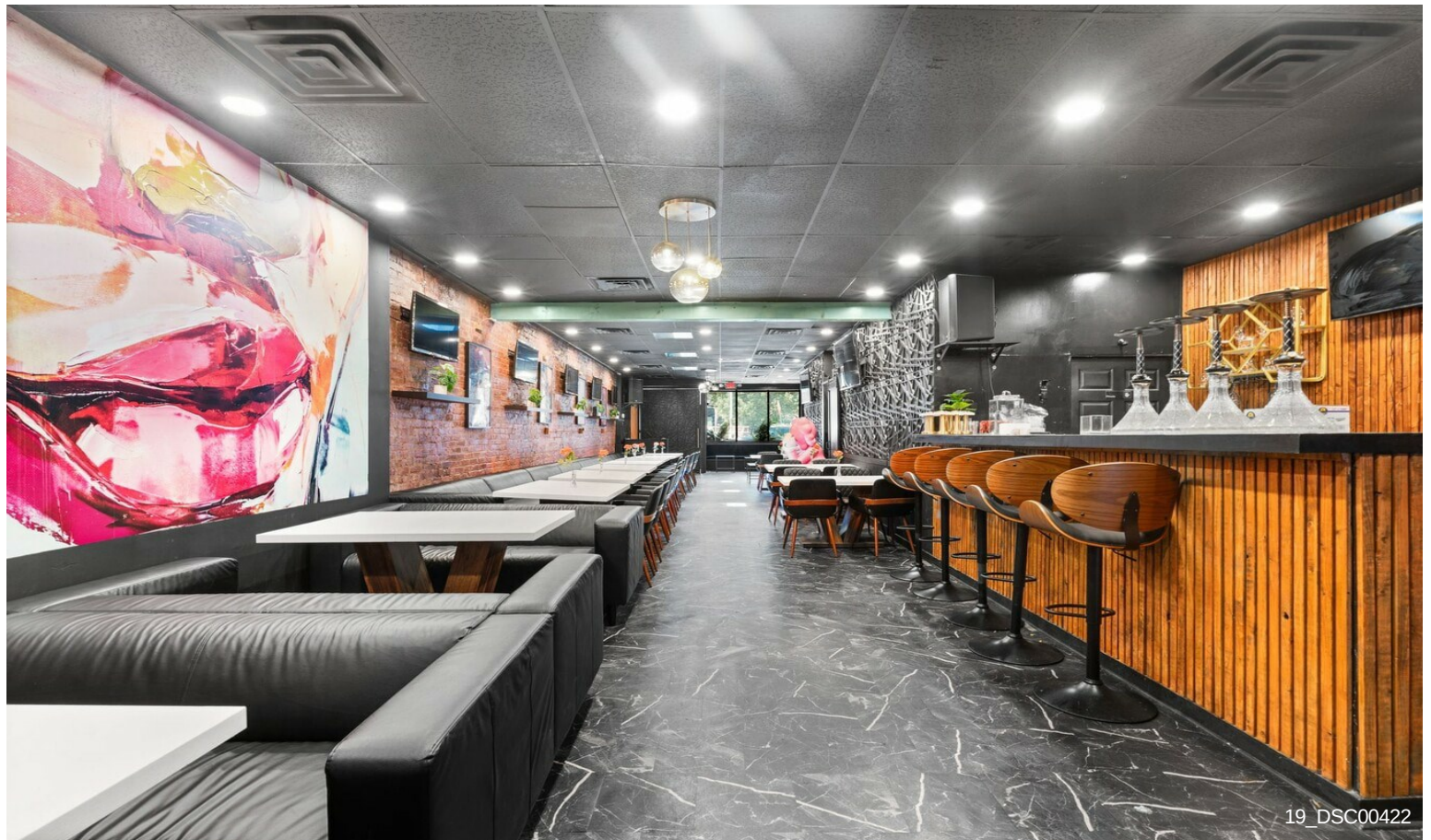
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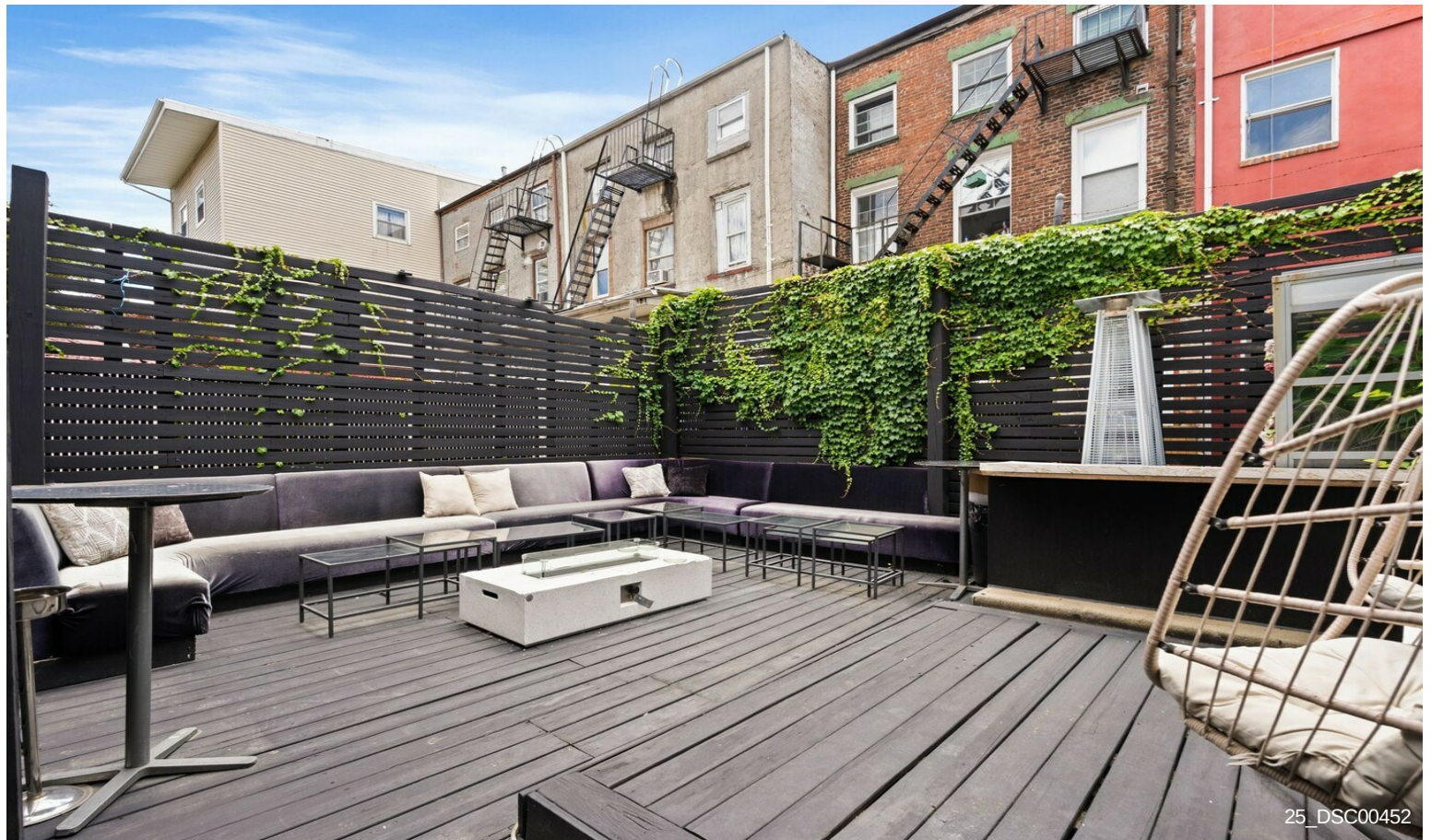
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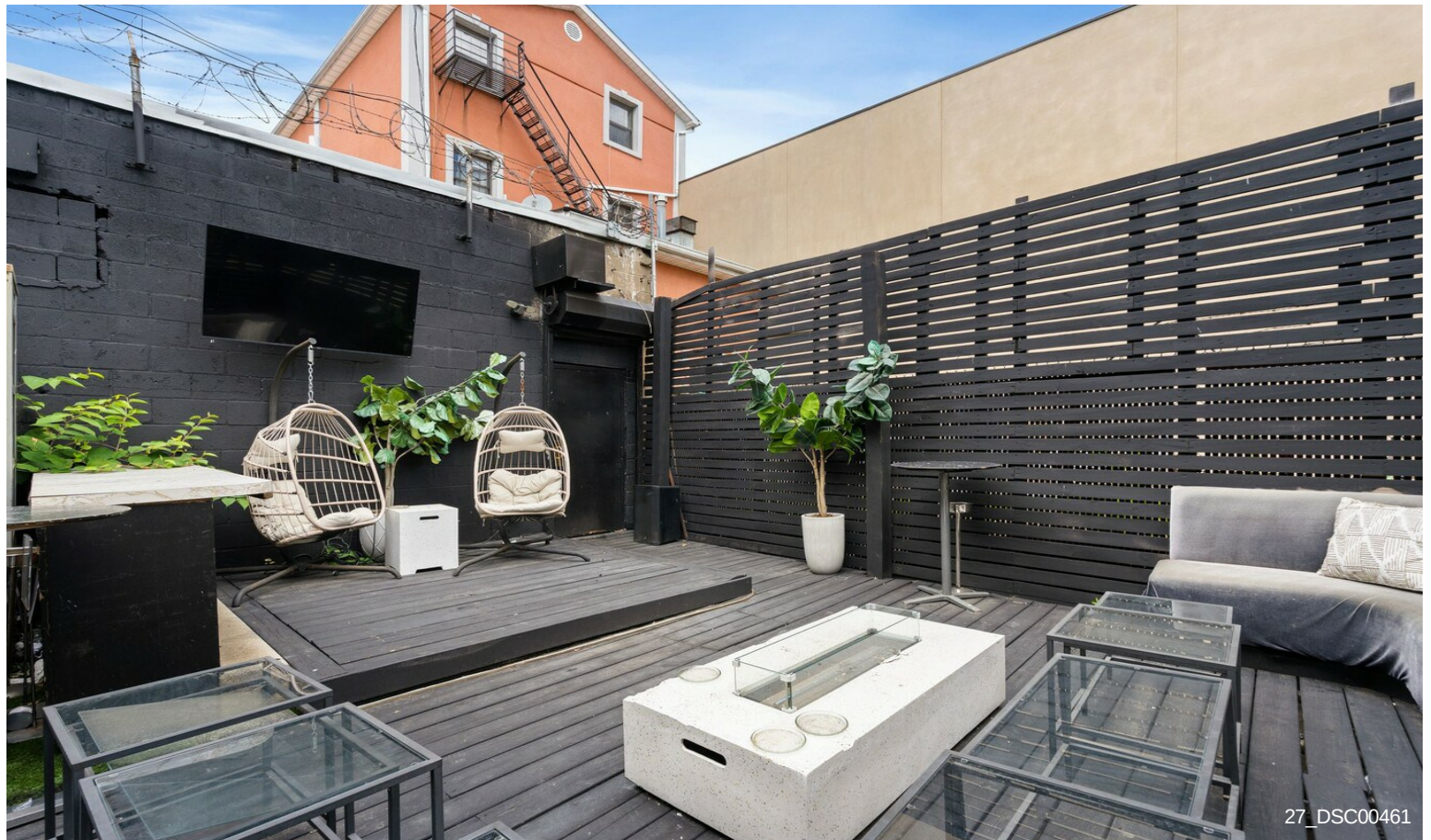
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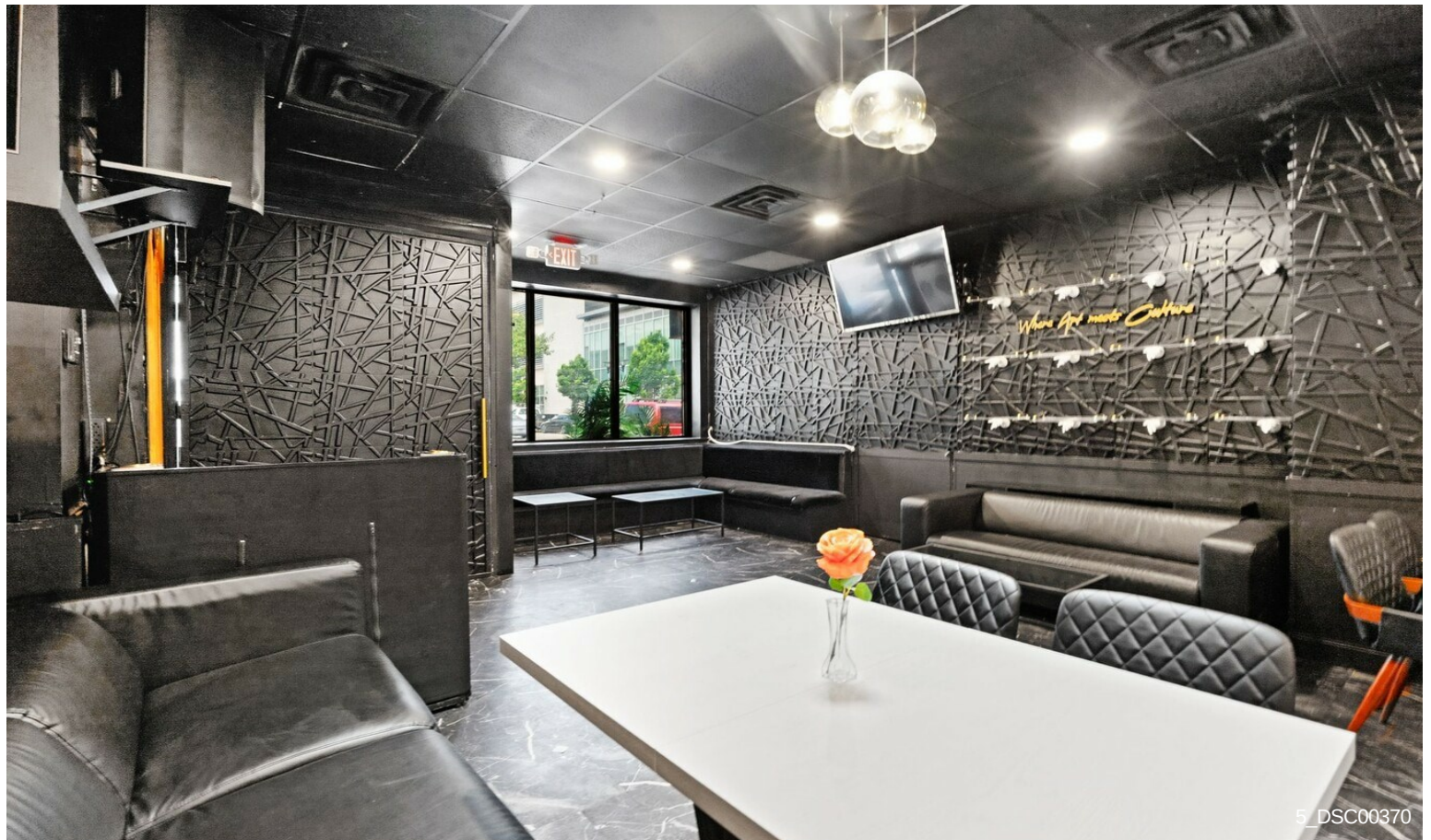
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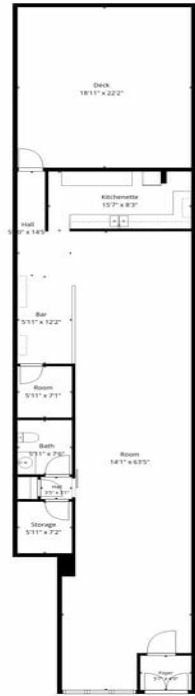
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TOTAL: 1220 sq. ft
1st floor: 1220 sq. ft
EXCLUDED AREAS: STORAGE: 42 sq. ft, DECK: 419 sq. ft, WALLS: 125 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed.