

1188 Raymond Boulevard, Newark, New Jersey 07102

New Jersey, Newark, New Jersey 07102

Contact

For further information or inspection, please contact Exclusive Agents:

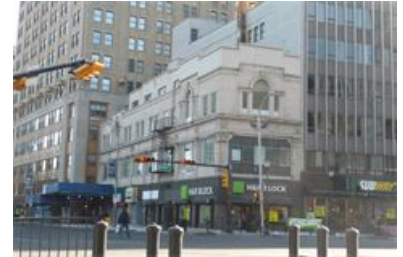
No Agents Found

Listing ID Number

19207

Property Description

The property is a 9,412 sqft, 4 story commercial building at the intersection of Broad St and Raymond Blvd in the Military Park section of Newark's Downtown. It is currently over 70% occupied with H&R Block as an anchor tenant on the ground floor along with a jewelry store and a shoe repair. The third and fourth floors are occupied by an architecture firm. Verizon has a cell tower on the roof. The property is elevated and well maintained.



Overview

Building Type:	Commercial Buildings	Lot Sq Ft: 2,740
Location:	Intersection of Raymond Boulevard and Broad Street at the southern tip of Military Park	Stories: 4
Lot Dimensions:	124' x 26' irr	Zoning: B4 - Fourth Business

Expenses

Real Estate Taxes: \$23,989

The Bronx / Brooklyn / Long Island / Manhattan / New Jersey / Queens / Staten Island / Westchester

301 Route 17 North / 8th Floor / Rutherford, NJ 07070
 Tel: 201.426.2200 / Fax: 201.426.2226 / www.masseyknakal.com



This email message and any attachments are intended solely for the use of the individual or entity to which it is addressed and many contain information that is confidential or legally privileged. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and permanently delete this message and attachments. All information furnished herein is deemed reliable and is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.

Insurance:	\$3,500	
Water/Sewer:	\$312	
Fuel:	\$12,000	
Repairs/Maintenance:	\$6,782	
Elevator:	\$2,400	
Tenant Reimbursement:	\$928	H&R Block pays a portion of insurance and elevator and building maintenance

Investment Information

Gross Annual Income:	\$226,088	\$143,288 is in place one retail unit and the second floor are currently vacant
-----------------------------	-----------	---------------------------------------------------------------------------------

Available Documents

-  [Setup](#) (pdf)
-  [Schematics](#) (pdf)

The Bronx / Brooklyn / Long Island / Manhattan / New Jersey / Queens / Staten Island / Westchester

301 Route 17 North / 8th Floor / Rutherford, NJ 07070
Tel: 201.426.2200 / Fax: 201.426.2226 / www.masseyknakal.com

This email message and any attachments are intended solely for the use of the individual or entity to which it is addressed and many contain information that is confidential or legally privileged. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and permanently delete this message and attachments. All information furnished herein is deemed reliable and is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.