



CORNER VIEW OF BUILDING



BACK VIEW OF BUILDING

464-470 Rahway Avenue (Route 27) (Block 374, Lot 76) Elizabeth, New Jersey

Size	Acreage	Asking Price	Taxes
• +/- 1,734 SF - Ground Floor Only	• +/-0.21 Acres	• \$625,000	• \$22,524 (2023)

Zoning: C-4 Special Commercial Zone

- Auto Related Services
- Business and Professional Offices
- Community, General and Specialty Retail
- Doctors Offices (Clinics Excluded)
- Hotels
- Light Manufacturing
- Local and Neighborhood Convenience

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	52,373	52,680	\$56,843
3 Mile	248,984	227,780	\$67,055
5 Mile	477,231	473,448	\$70,015

For Sale - Contact

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Site Description

- Rare opportunity to purchase a former corner bank building with 8 parking spaces and additional streetfront parking
- Zones and Tax Credit Market Eligibility:
 - New Market Tax Credit
 - Neighborhood Revitalization
 - Smart Growth
 - Urban Enterprise (UEZ)
- Wells Fargo Bank, N.A. will operate a separate ATM post-closing that will provide an immediate rental stream to new owner
- Large pylon available
- Property will be deed restricted against a financial service use for 2 years

Market Aerial



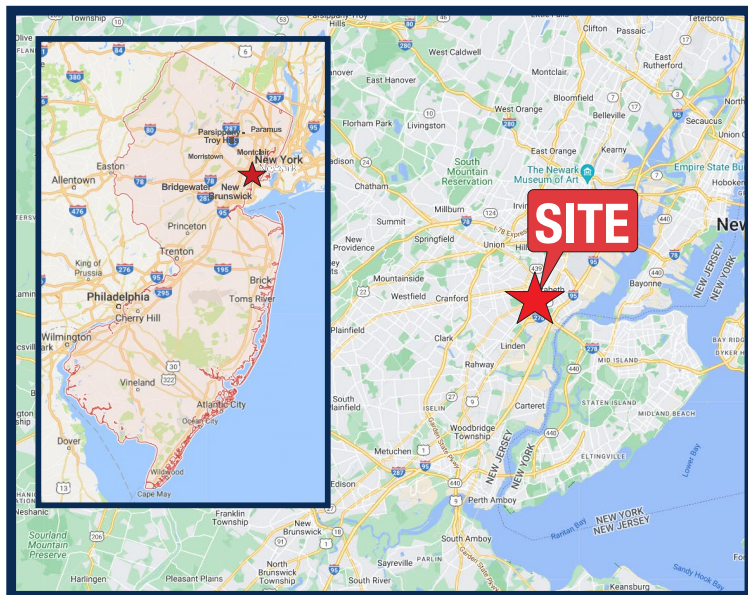
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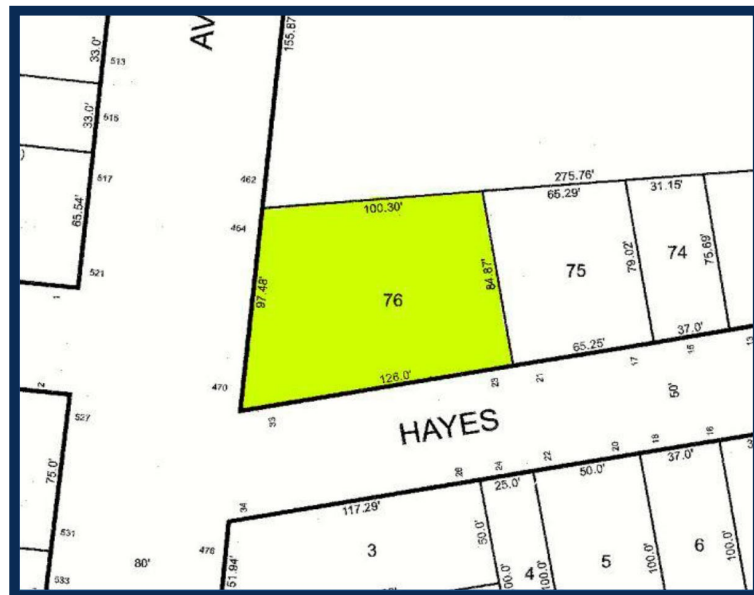
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State Map



Tax Map



Micro Market Aerial



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