

FOR SALE | SPECIAL PURPOSE

3 HILLSIDE ROAD & 865-871 WESTFIELD AVENUE



3 Hillside Road & 865-871 Westfield Avenue | Elizabeth, NJ 07208



PROPERTY SUMMARY

Sale Price:	\$699,000
Lot Size:	± 0.61 Acres
APN #:	Block 10, Lots 1015 & 2218
Building Size:	± 7,707 SF
Cross Streets:	Colonia Road

PROPERTY OVERVIEW

Church complex for sale in the Elmora Hills section of Elizabeth. PRICE REDUCED. Vacant and boarded up. Distress sale - as is. Lender owned.

LOCATION OVERVIEW

Located in the Elmora Hills area of Elizabeth on the corner of Hillside and Westfield Avenue. Close to Roselle Park and Union and Kean University. Quick access to Elmora Avenue Routes 1, 9 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Complex contains a church and attached 3 bedroom residential dwelling plus a 2,500 SF administrative building
- The church measures +/- 3,157 SF, has 25' vaulted ceilings, stained glass, wooden pews, a private office and seats 160.
- The attached parsonage measures +/- 2,050 SF and contains 3 bedrooms, 2 baths, living room with fireplace, dining room, den and rear courtyard.
- The administration building measures +/- 2,500 SF and contains offices, basement, garage, covered porch, parking and monument signage.
- Taxes \$49,000.80 (2020) - under appeal.
- Proof of funds required for showing.

FOR MORE INFORMATION, PLEASE CONTACT:

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



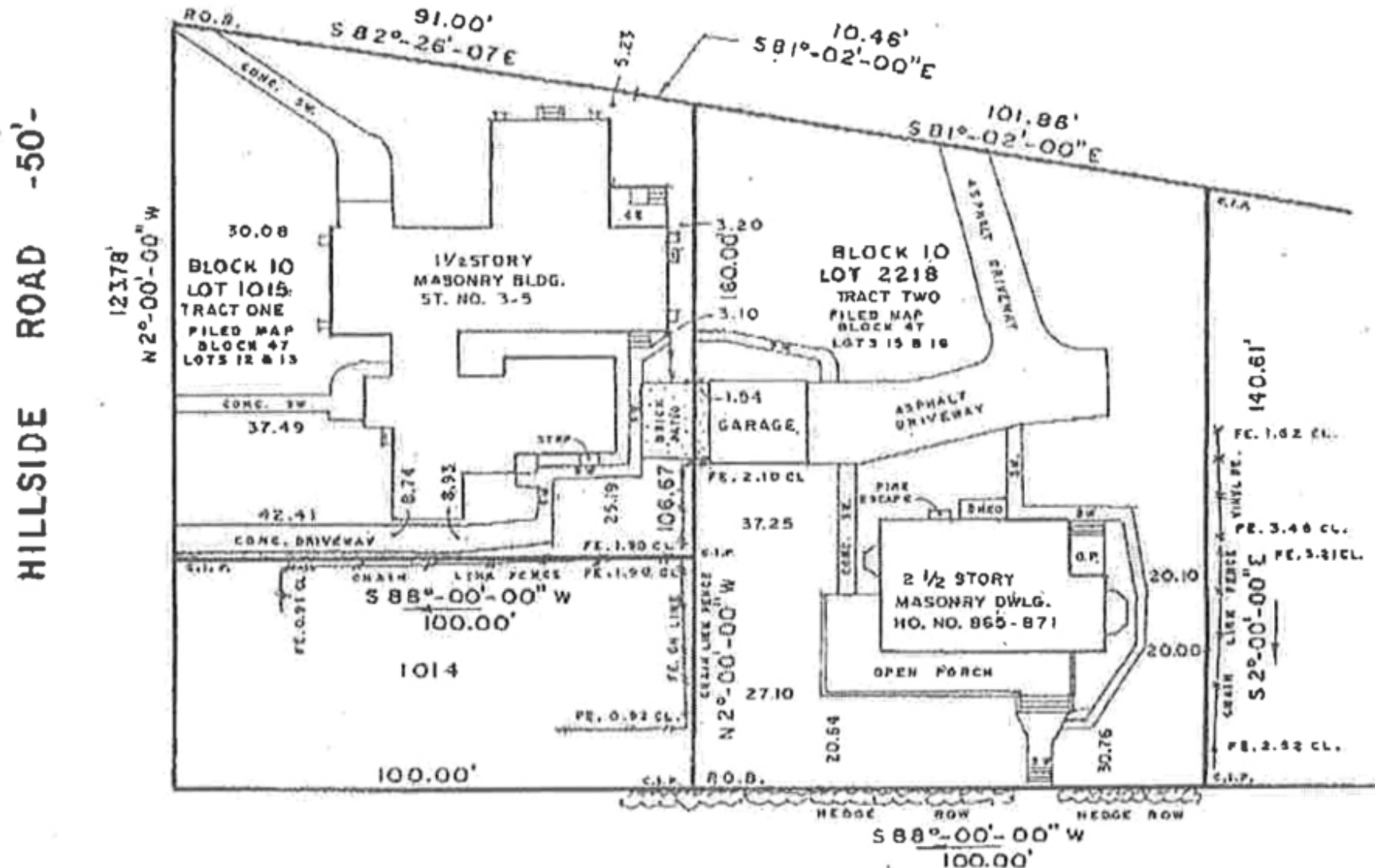
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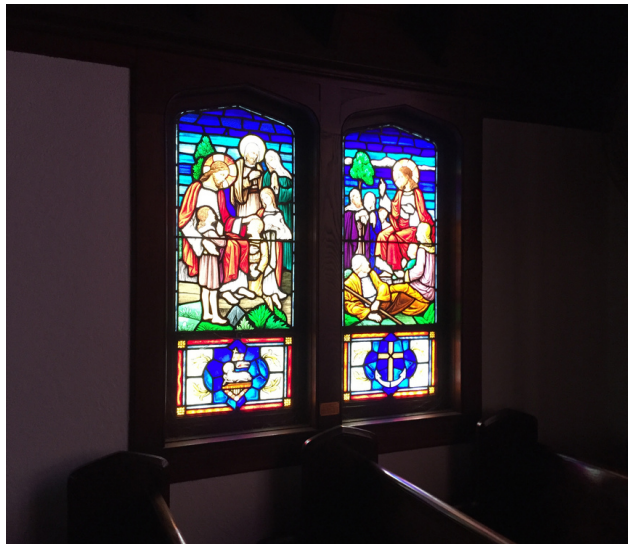
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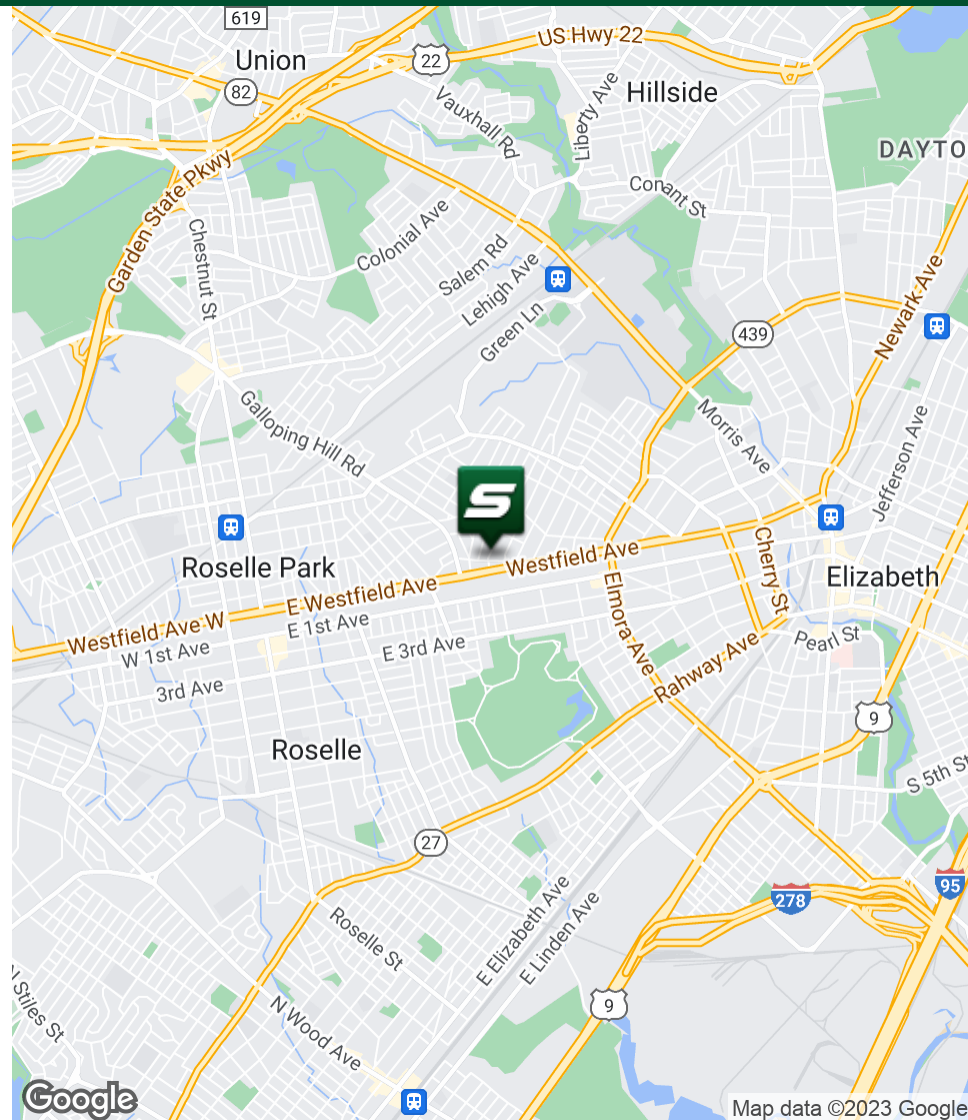
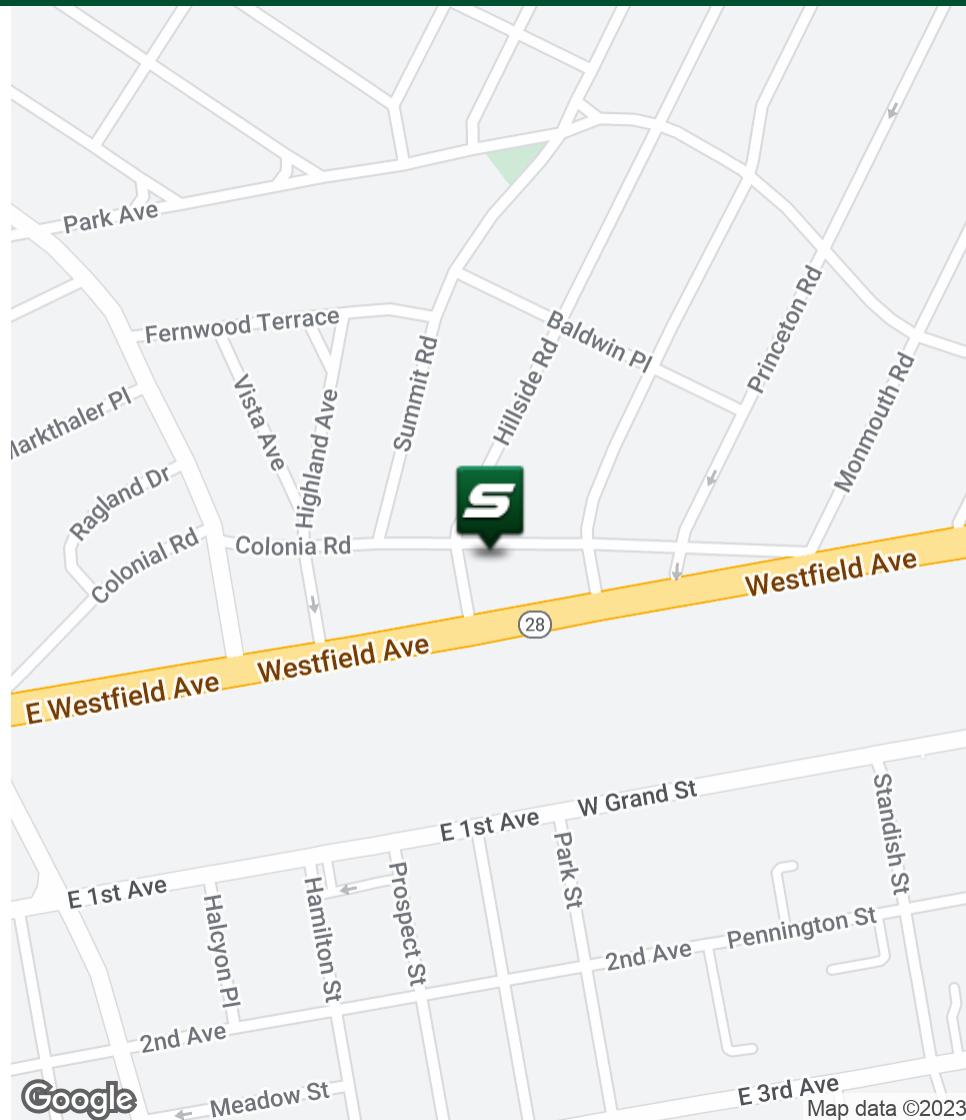
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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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