

# FOR SALE

**3,500 SQUARE FEET - NUTLEY, NJ**



- 3,500 Square Feet - Expandable - Beautifully Maintained Single Story Building on 10,000 Sq. Ft. Lot With Off Street Parking For 17+ Cars Plus a Drive-in For Loading Access.
- Liberal Business Zoning Permits Offices, Labs, Assembly, Light Mfg., Take - Out Food, Dry Cleaning & Much More.
- Site Is On a Quiet Residential Street Only Feet Away From Busy Washington Avenue With Public Transportation & Easy Access To Routes, 3, 7, 21, & Garden State Parkway.

For further information or to arrange an inspection, please call:  
**Walter Koroluk, Sr. Vice President / Associate Broker**  
**Don Lewitt, Sr. Vice President / Sales Associate**

**Archie Schwartz Company**

**Realtors / Exclusive Broker**

**Tel. 973-758-0600 Fax: 973-758-0601**

**wkoroluk@verizon.net**

**SUBMITTED SUBJECT TO ERROR, OMISSION OR WITHDRAWAL WITHOUT NOTICE**



354 Eisenhower Parkway, Suite 2250, Livingston, New Jersey 07039

**115 GRANT AVENUE  
NUTLEY, NEW JERSEY**

**BUILDING SIZE:** +/- 3,500 SQUARE FEET (Expansion Possible)  
**OFFICE AREA:** +/- 1,000 SQUARE FEET  
**CEILING HEIGHT:** 9- 12 FEET  
**CONSTRUCTION:** BRICK & CONCRETE BLOCK  
**LOADING:** 1 DRIVE IN DOOR  
**HEAT:** GAS  
**ZONING:** B-4 GENERAL BUSINESS & LIGHT ASSEMBLY  
**OCCUPANCY:** NEGOTIABLE  
**SALE PRICE:** \$750,000.00  
**R.E. TAXES:** \$5502.32  
**OTHER:**  
- WIDE RANGE OF COMMERCIAL AND LIGHT INDUSTRIAL USES PERMITTED  
- NEAR ROUTES 3, 7, 21 & G.S. PARKWAY  
- MINUTES TO DOWNTOWN MANHATTAN, NEWARK LIBERTY AIRPORT & SEAPORTS  
- PUBLIC TRANSPORTATION NEARBY  
- ON SITE PARKING (PRIVATE LOT)

**FOR FURTHER INFORMATION OR TO ARRANGE  
AN INSPECTION, PLEASE CONTACT:**

**WALTER KOROLUK  
SR. VICE PRESIDENT  
ASSOCIATE BROKER**

**OR**

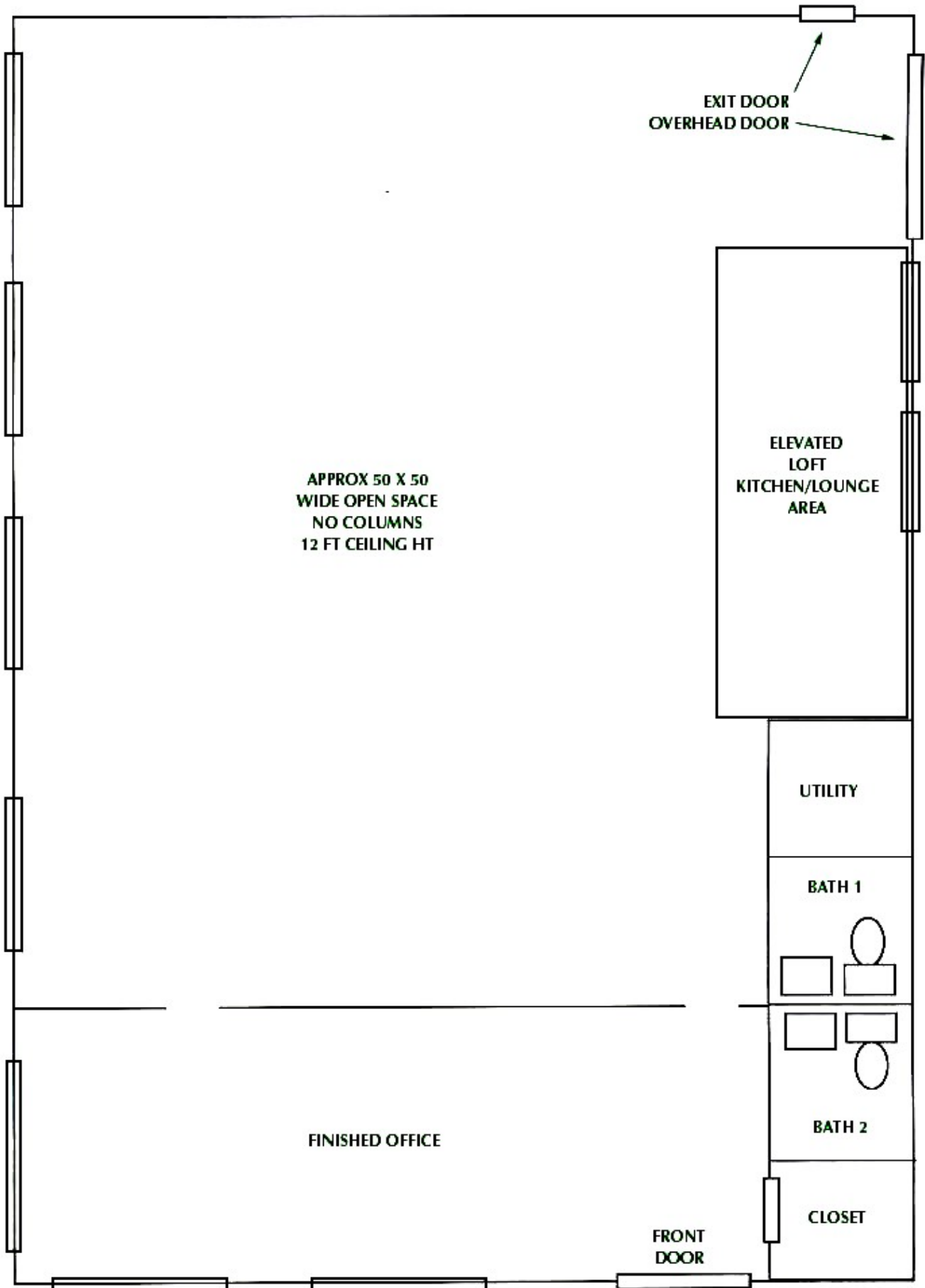
**DON LEWITT  
SR. VICE PRESIDENT**

**ARCHIE SCHWARTZ COMPANY  
REALTORS/EXCLUSIVE BROKER  
973-758-0600**

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# 115 Grant Avenue - Floor Plan





**§ 240-16. Permitted uses in B-4 Zoning District.**

- A. The following uses and buildings shall be permitted in B-4 District:
- (1) Storage and sales facilities for building materials.
  - (2) Laboratories for research, analysis, design and/or experimentation.
  - (3) Take-out food establishments.
  - (4) Automotive sales agencies for the sale of new motor vehicles and parts within a building and external building sales of vehicles only.
  - (5) Laundries, dry-cleaning and dyeing plants.
  - (6) Printing establishments, provided that no individual motor exceeds 10 horsepower.
  - (7) Commercial greenhouses.
  - (8) Light assembly as follows: the manufacture, compounding, processing, packaging or treatment of apparel, art goods, photographic equipment, millinery, precision instruments, musical instruments, housewares and similar items.
  - (9) Amusement devices as an accessory use as defined in §240-20 hereof.
- B. A dense evergreen screening at least five feet in height and width shall be provided and maintained along the side and rear lot lines of any premises in the B-4 District devoted to commercial or industrial use where abutting a residence or an R Zoning District.
- C. No outdoor storage operation shall utilize a front yard.