

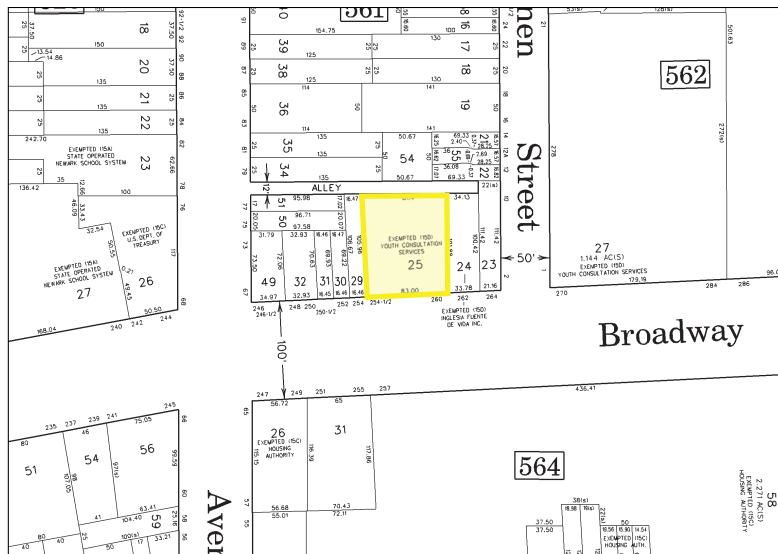
260 Broadway, Newark, NJ

PROPERTY SPECIFICS

City	Newark
County	Essex
Building SF	9,010±
Stories	Two
Current Use	Former Non-Profit School
Acreage	0.2029 ±
Lot SF	8,840±
Block / Lot	561 / 25
Parking	11 spaces
Year Built	1960
Zoning	B-3, Third Business District

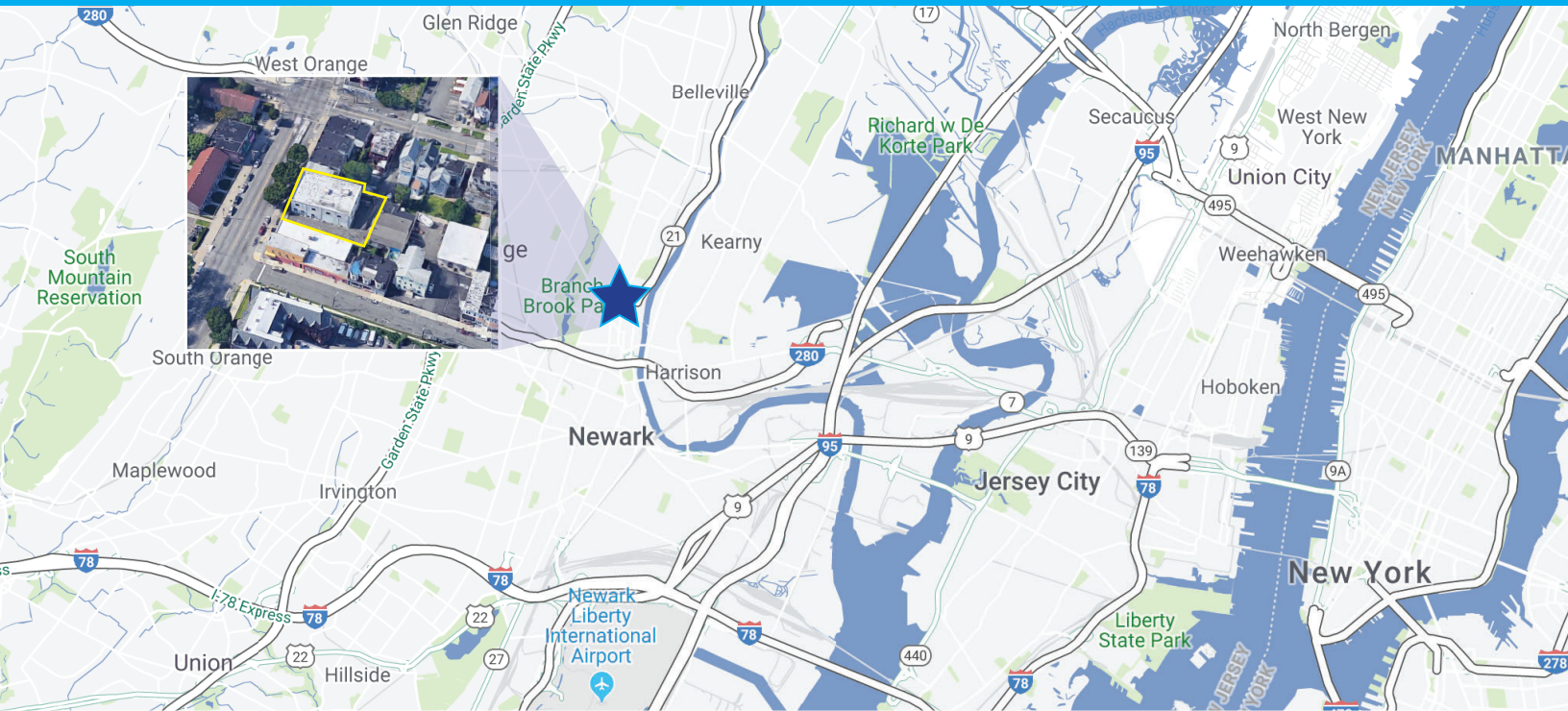


CBRE is pleased to offer for sale the opportunity to purchase a 100% fee-simple interest in 260 Broadway in Newark, New Jersey. The 9,010± square foot former school, which will be delivered vacant, has gated parking and is just three blocks from Route 21. The facility, which operated as a non-profit children's school and center, has tax-exempt status, a kitchen and laundry facilities. Large rooms will make for an easy transformation for any plans the new owner may have for the property.



The subject property consists of a two-story and cellar, class C office building containing a gross building area of 9,010± square feet. The building was used for administrative offices, a youth consultation facility, dormitory-styled housing units and classroom/day-care space. The property will be delivered vacant.

260 Broadway, Newark, NJ



In close proximity to:

Roberto Clemente Elementary School
US Post Office
New Vista Nursing & Rehabilitation Center
Exxon Gas Station
Gulf Gas Station
Technology High School
Sprint Store

Storage King
Summer Avenue Pharmacy
The Jewish Museum of New Jersey
Rafael Hernandez Elementary School
Comfort Suites
Wells Fargo Bank
Dunkin' Donuts

For investment information, please contact the exclusive listing brokers:

CHARLES BERGER
First Vice President
+1 201 712 5846
charles.berger@cbre.com

ELLI KLAPPER
First Vice President
+1 718 289 7719
elli.klapper@cbre.com

MARK SILVERMAN
Associate
+1 201 712 5831
mark.silverman@cbre.com

CBRE

Capital Markets
Investment Properties
Park 80 West, Plaza II
250 Pehle Ave, 6th Fl
Saddle Brook, NJ 07663

For brokerage services, please contact:

RANDY EIGEN
First Vice President
+1 201 712 5630
randy.eigen@cbre.com

DONALD SPERLING
Senior Vice President
+1 201 712 5686
donald.sperling@cbre.com

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