

# FOR SALE

## 638 MT PROSPECT AVE NEWARK, NJ

**100% OCCUPIED INVESTMENT PROPERTY  
IDEAL FOR 1031; STABILIZED INCOME**

### BUILDING FEATURES

- Four (4) story 20,000 sf mixed use building
- Masonry/brick construction
- 10 Resident walk-up apartments
- Long term commercial NNN medical tenant on 1st Fl
- Separate entrances for commercial and residential tenants
- Flat roof system

**Call for Pricing**

### PROPERTY FEATURES

- Corner property at Mount Prospect Avenue & Elwood Avenue
- Desirable neighborhood providing consistent occupancy
- Strong in-place income stream
- On-site parking lot INCLUDED
- Located in Newark's North Ward/Mount Prospect corridor
- Short walk to NJT Newark Broad St. Station/ Light Rail/Bus; Quick commute to NYC (12 miles)
- Nearby shopping/restaurants/medical center
- Close proximity to major highways & Newark Airport

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