



**RIPCO**  
INVESTMENT SALES

**750**

CHANCELLOR AVE

IRVINGTON, NJ

**APPROVED**  
109 UNIT DEVELOPMENT  
SITE WITH ~95,000 BSF

**INQUIRE FOR PRICING**



RENDERING

# INVESTMENT HIGHLIGHTS



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1

## **APPROVED 109 UNIT DEVELOPMENT PROJECT**

Affordable housing project on  $\pm 95,000$  SF

2

## **MULTI-FAMILY DEVELOPMENT OPPORTUNITY**

Approved plans include a 5-story affordable housing apartment building consisting of  $\pm 95,000$  SF of 109 units

3

## **SURROUNDING RETAIL**

Including Local and National Retailers, such as Plant Fitness, Wawa, Wendy's, CubeSmart Self Storage, Advance Auto Parts.

4

## **EASY TRANSPORTATION & ACCESSIBILITY**

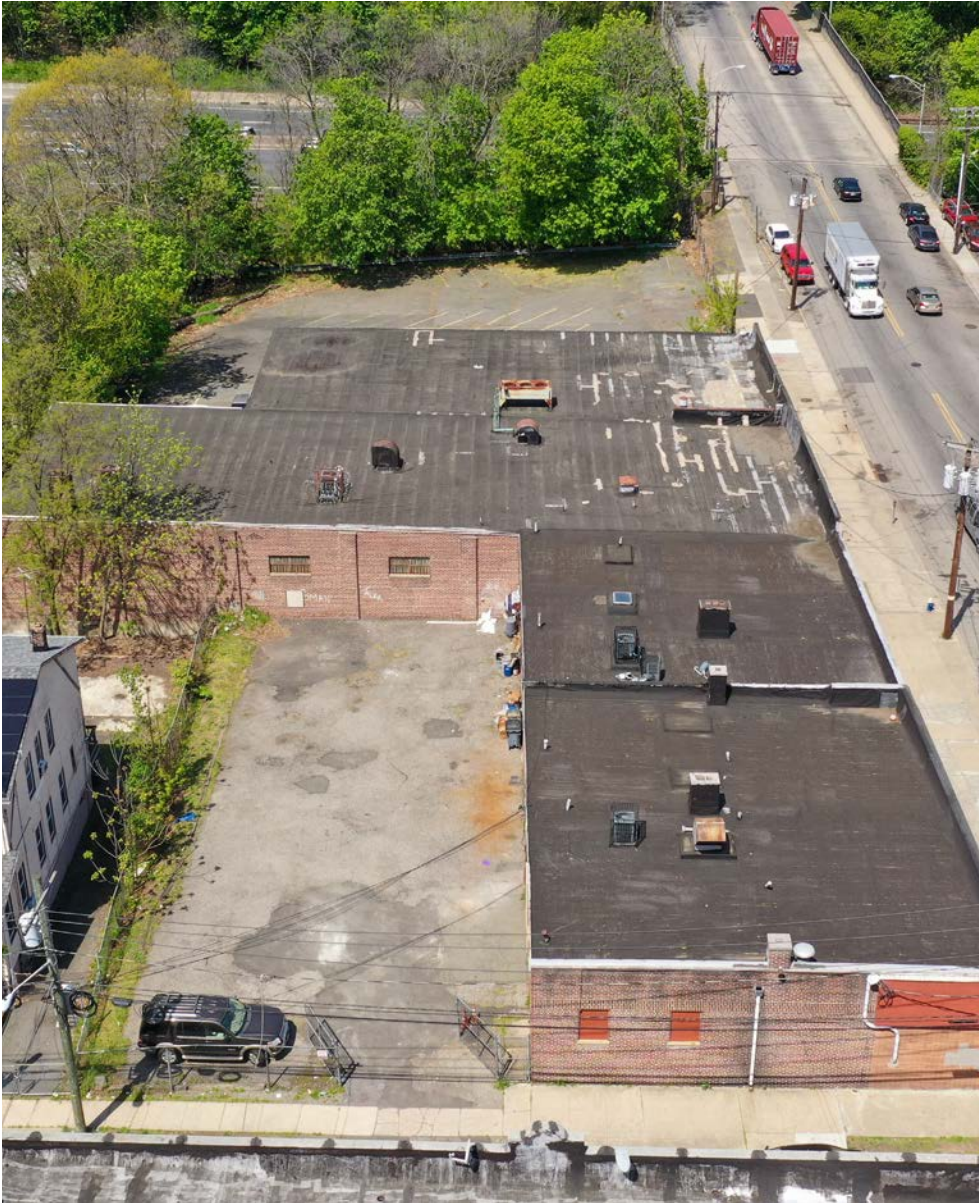
Conveniently situated within minutes to the entrance of Garden State Parkway. Access to Interstate 78, U.S Highway 22, and Routes 1 & 9. Provides an easy commute to and from NYC.

5

## **ADDING TO THE EXISTING 300+ NEW CONSTRUCTION AFFORDABLE MULTI-FAMILY UNITS IN THE AREA**

Development project situated in between two new affordable & Senior housing projects built within the last 2 years.

# PROPERTY OVERVIEW



## THE OFFERING

Address	750 Chancellor Ave   Irvington, NJ 07111
Block	300
Lots	2 & 3
Zoning	RDV
Lot Dimensions	325.96 x 100.06
Lot SF (approx.)	±47,044.8 SF
Combined Lot SF	95,000 SF (approx.)
Lot Acreage (approx.)	1.08

## CONCEPTUAL PLANS

Building Footprint Area	26,516 SF
Building SF (Gross)	94,366 SF
Stories	5
Total Residential Units	109
Total Parking Spaces	100
COAH Requirement	All affordable units

## TAX INFORMATION (22/23)

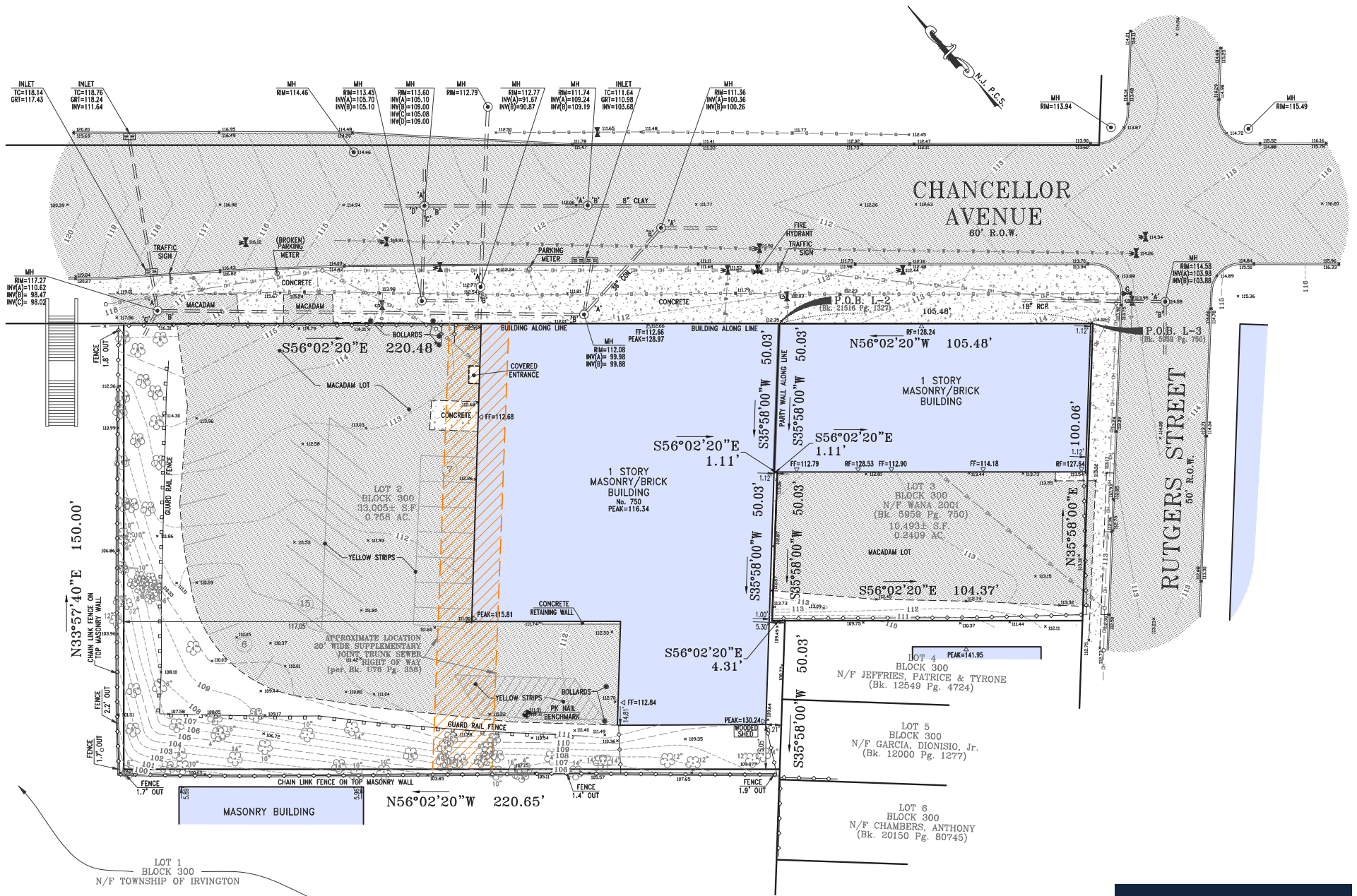
Combined Annual Property Taxes	\$57,421
Tax Class	4A

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# SITE PLAN



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# THE NEIGHBORHOOD

## IRVINGTON, NEW JERSEY

Irvington is a township located in Essex County, New Jersey, with a population of around 60,224. Separating the town from north to south is the Elizabeth River. Irvington was founded in 1692 and is known for its mix of big-city living while having a residential charm. Historically known as Camptown, it has an impressive historical background and was named after an author Washington Irving after being separated from Clinton township. Irvington is the third largest city of Essex County and is just minutes from away from Newark International Airport.

Irvington holds the spot for the second busiest bus transportation facility in the state, with a ridership of 12,500 people daily and eight bus routes. The bus station was renovated in 2005 and is located in the business district.

Some fun facts include Revlon NJ headquarters were located in Irvington's business district, Jerry Lewis and Queen Latifah attended Irvington High School. The basketball team at Irvington High School is well known, making it into the Top 20 of the Star-Ledger.

There are many parks and recreational facilities in Irvington, Berkeley Terrace, Chancellor Park, Montgomery Park, to name a few. The leadership in Irvington is always working to redevelop and improve its community and facilities.



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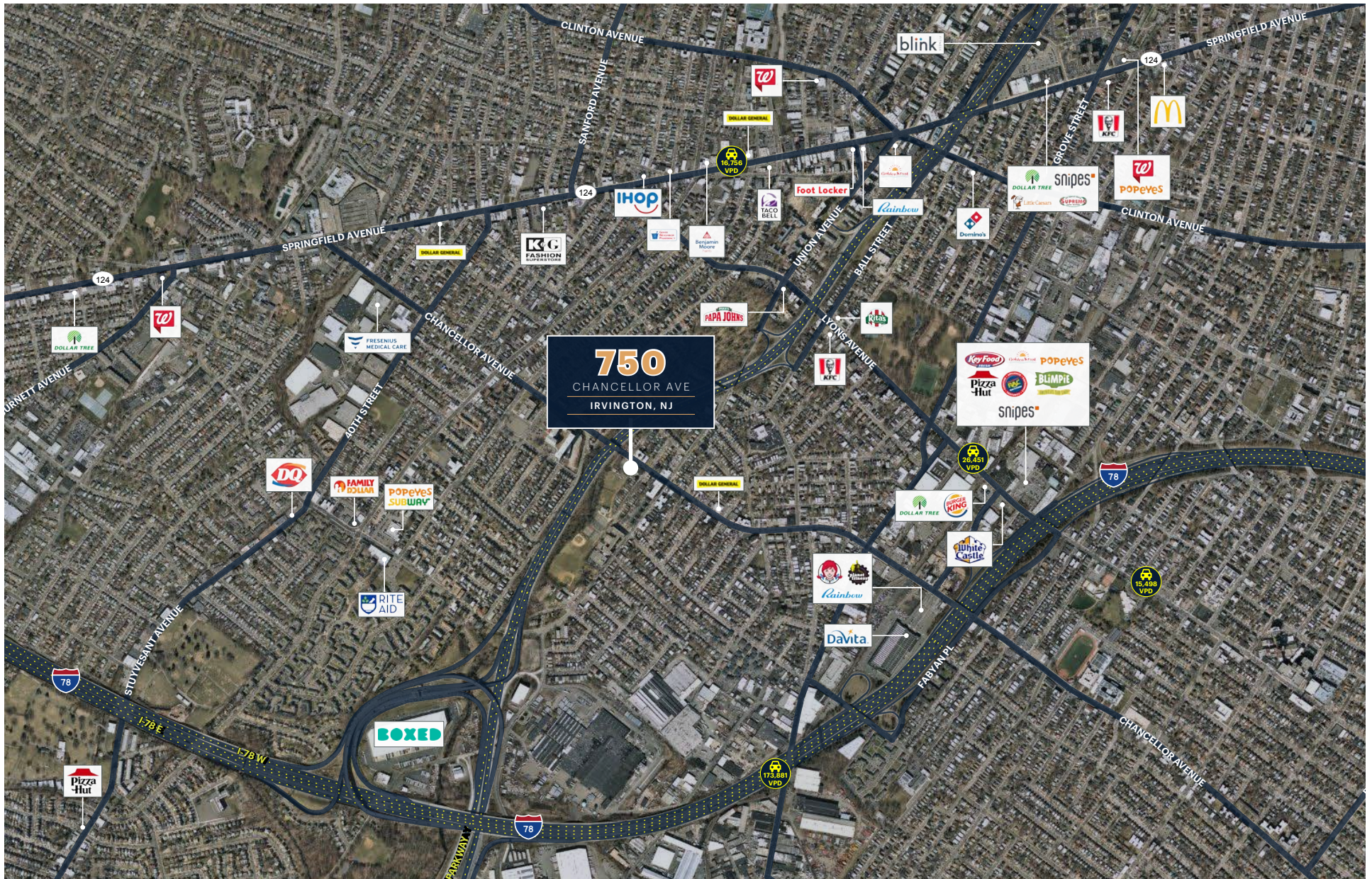


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# THE LOCATION



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# PROPERTY PHOTOS



# 750

CHANCELLOR AVE

IRVINGTON, NJ

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# RIPCO

INVESTMENT SALES

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