

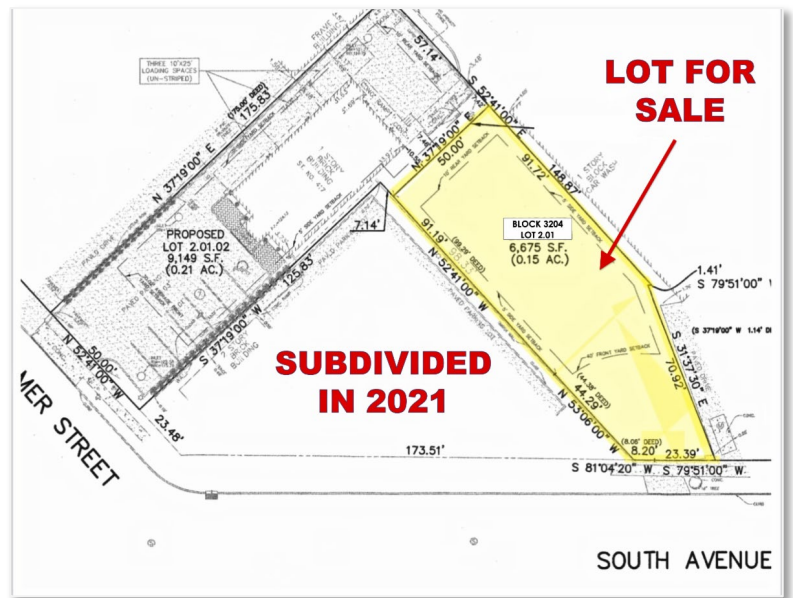


## 211 South Ave.

Westfield, New Jersey

### PROPERTY FEATURES

- Lot Size: 0.15 Acre (Empty Lot)
- Block: 3204 Lot: 2.02
- Taxes: (estimated to be \$9,000)
- Zoning: GB3 - AHO
- Located in the General Business - Affordable Housing Overlay District
- Zoning Permits business/retail on 1st floor with (up to 4) residential units above
- Recently Subdivided in 2021
- Traffic Count: 16,000 vehicles/day
- Located 1/4 mile from both Downtown Westfield and Westfield Train Station (service to NYC)
- Adjacent to retail strip center and down the road from new multi-family development



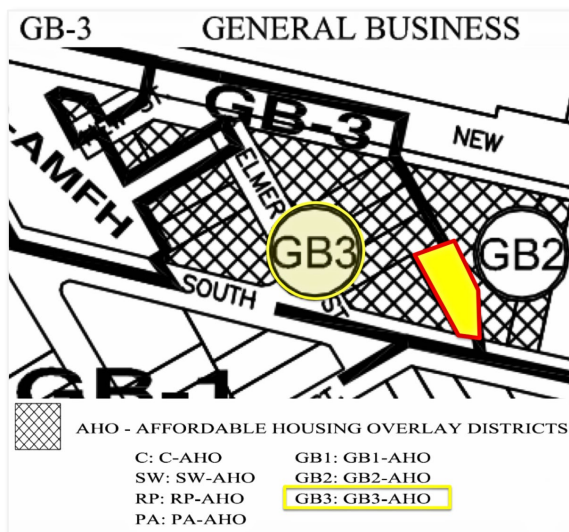
1315 Stelton Road  
Piscataway, New Jersey 08854  
732 985 3000

[naidb.com](http://naidb.com)

For Further Information, Please Contact Exclusive Broker:

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## 0.15 Acre Lot FOR SALE

Amazing opportunity to build on one of the last empty lots in Westfield. The property is in a GB-3 Zone which has multiple uses such as retail, office, mixed use or residential. This is a must see!

The lots entrance sits right on South Avenue East. This is a high traffic street in Westfield.

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*



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