

PROPERTY INFORMATION

Location: 2005-2015 East Linden Avenue,
Linden, NJ

Property Description



- **Location:** 2005-2015 East Linden Avenue, Linden, New Jersey
- Block 429, Lot 6
- **Zoning:** LI (Light Industrial Zone)
- **Description:** One-story commercial building
- **Highest & Best Use:** Bar/Nightclub
- Approximately 17,424 sq ft (0.40 acres) site with irregular corner; 3,170 sq ft building
- **Year Built:** 1950 ±

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Property Description

- **Frontage:** 114± ft-East Linden Ave; 150.20 ± ft-Park Ave South
- **Topography:** Generally level; near road grade
- **Drainage:** Adequate
- **Utilities:** All public at site
- **Flood Zone:** Zone C – an area of minimal flood hazard
- **Land-to-Building Ratio:** 5.50:1
- **Foundation:** 2,970 ± sq ft basement
- **Net Usable Area:** 6,140 ± sq ft
- **Framing:** Load supporting walls
- **Windows:** None
- **Floor Finish:** Painted wood & concrete
- **Exterior Walls:** Masonry block, stucco & aggregate/stucco panels
- **Doors:** Exterior-Metal; Interior-Wood
- **Roof:** Flat, built-up composition with roof drains
- **Heating & A/C:** Gas fired hot air; 2 HVAC units on roof
- **Ceilings:** Suspended acoustical tile

2005-2015 East Linden Avenue, Linden, NJ

Tax Data



- **City of Linden** (Union County)
Tel: (908) 474-8544
- **Tax Parcel ID#:** Block 429, Lot 6
- **Assessed Value Land:**
\$209,900
- **Assessed Value Improvements:** \$140,100
- **Total Assessed Value:**
\$350,000
- **2008 Real Estate Taxes:**
\$16,460
- **2009 Real Estate Taxes:** TBD

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Legal Description

CHICAGO TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

File Number: M-8935-H

SCHEDULE A LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Linden, County of Union State of New Jersey:

BEGINNING at the corner formed by the intersection of the northwesterly line of Linden Avenue and the northerly line of Park Avenue running; thence

1. N78 degrees 19'00" W 24.64' to a point in the northeasterly line of Park Avenue; thence
2. Along the northeasterly line of Park Avenue, N34 degrees 45'00" W 97.00' to a PK nail found; thence
3. N55 degrees 15'00"E 150.00' to a point; thence
4. S34 degrees 45'00" E 121.50' to a nail found in the northwesterly line of Linden Avenue; thence
5. Along the northwesterly line of Linden Avenue, S58 degrees 07'00" W 33.20' to the point or place of BEGINNING.

The above description is drawn in accordance with survey made by William J. Fiore dated February 28, 2006.

NOTE: For Information Only: Being Lot(s) 6,369,1, Block 429, Tax Map of the City of Linden, County of Union.