

PROPERTY INFORMATION

Location: 22 Sanford Street,
East Orange, NJ

Property Description

- **Location:** 22 Sanford Street
East Orange, New Jersey
- Block 732.01, Lot 26
- **Zoning:** C-3 Large Volume Business
Zone
- **Description:** One-story commercial
office building
- **Highest & Best Use:** Private Dental
School
- Approximately 3,375 sq ft rectangular
gross land size; 2,244 sq ft building
- **Chronological Age:** ±44 years



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Property Description

- **Frontage/Access:** 45 feet, southeast side of Sanford Street
- **Average Site Depth:** 75 feet
- **Topography:** Generally level; near road gate
- **Storm Drainage:** Adequate
- **Utilities:** All utilities at site
- **Land-to-Building Ratio:** 2.48:1 ; 40% lot coverage ratio
- **Foundation:** 884 sq ft finished basement
- **Foundation Walls:** Masonry Block
- **Exterior Walls:** Brick
- **Roof:** Double pitched with hip
- **Gutters & Leaders:** Aluminum
- **Windows:** Fixed plate glass in front; casement on sides
- **Restrooms:** Two-two piece lavatories
- **Heating/HVAC:** Hot Air
- **Cooling/AC:** Central

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Tax Data



- **City of East Orange** (Essex County)
Tel: (973) 266 - 5100
- **Tax Parcel ID#:** Block 732.01, Lot 26
- **Assessed Value Land:** \$137,700
- **Assessed Value Improvements:** \$165,700
- **Total Assessed Value:** \$303,400
- **2008 Real Estate Taxes:** \$8,680.28 (approx)