



**RESIDENTIAL
FOR SALE**

53-57
ORIENT WAY
RUTHERFORD NJ

PROPERTY SUMMARY

ASKING PRICE:
\$1,500,000

CURRENT USE
Residential

LISTING TYPE
For Sale

HIGHLIGHTS

- The Total lot size is 14,000 square feet, two parcels, with two duplex structures totaling four units.
- Zoning: PCD (Planned Commercial Development) [according to the 2007 Master Plan] PCD=B-3



PLEASE CALL OR EMAIL
FOR MORE INFORMATION



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PROPERTY DESCRIPTION

Two adjacent parcels totaling 14,000 square feet within a three-minute walk to the Rutherford Train Station. Ideal urban infill site with two structures totaling 3,367 square feet.

53 Orient Way has two residential units totaling 1700 square feet. 57 Orient Way has a storefront and residential component totaling 1667 square feet.

Both properties are currently vacant. Ideal acquisition rehab. Ideal urban infill redevelopment site.

LOCATION DESCRIPTION

PRIME BERGEN COUNTY LOCATION

53-57 ORIENT WAY is strategically positioned within close proximity of New York City, major arterial highways, and public transportation. The Property is located 11 miles from the Lincoln Tunnel and 13.8 miles from the Holland Tunnel. 53-57 ORIENT WAY benefits from its accessibility to Route 17, 3, 21, the New Jersey Turnpike, the Garden State Parkway, and Route 46. The Property is also just a 0.1-mile walk from the Rutherford Train Station that offers direct access to New York Penn Station.

3 MILE DRIVE TO RETAIL/ENTERTAINMENT MECCA

The Property is 3 miles from both MetLife Stadium and American Dream. The Meadowlands Sports Complex is home to the New York Giants and the New York Jets. American Dream is North America's largest recreational and retail development at 2.9 million SF.



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RUTHERFORD

Rutherford was the first borough to be named in Bergen County. The Passaic River creates its eastern border. Park Avenue runs through the center of the 1,779.2-acre town. The town is approximately 12.3 miles from Manhattan, NY crossing the Hudson River through the Lincoln Tunnel.

EARLY HISTORY

The borough Rutherford was named after early settler and farmland owner John Rutherford. Rutherford was a U. S. Senator and a former New Jersey legislator. His farm was located by the Passaic River that is on the western side of the town. Rutherford would be the name of the town until the post office began spelling it Rutherford in 1876. It is unknown why the spelling of the name was changed, but speculators believe it was to closely relate to the 19th United States President, Rutherford B. Hayes.

HISTORICAL LANDMARKS

Other historical homesteads in Rutherford are the following:

- 1668 - Yereance-Berry House
- 1770 - Kip Homestead
- 1869 - Iviswold "The Castle"
- 1913 - William Carlos Williams House



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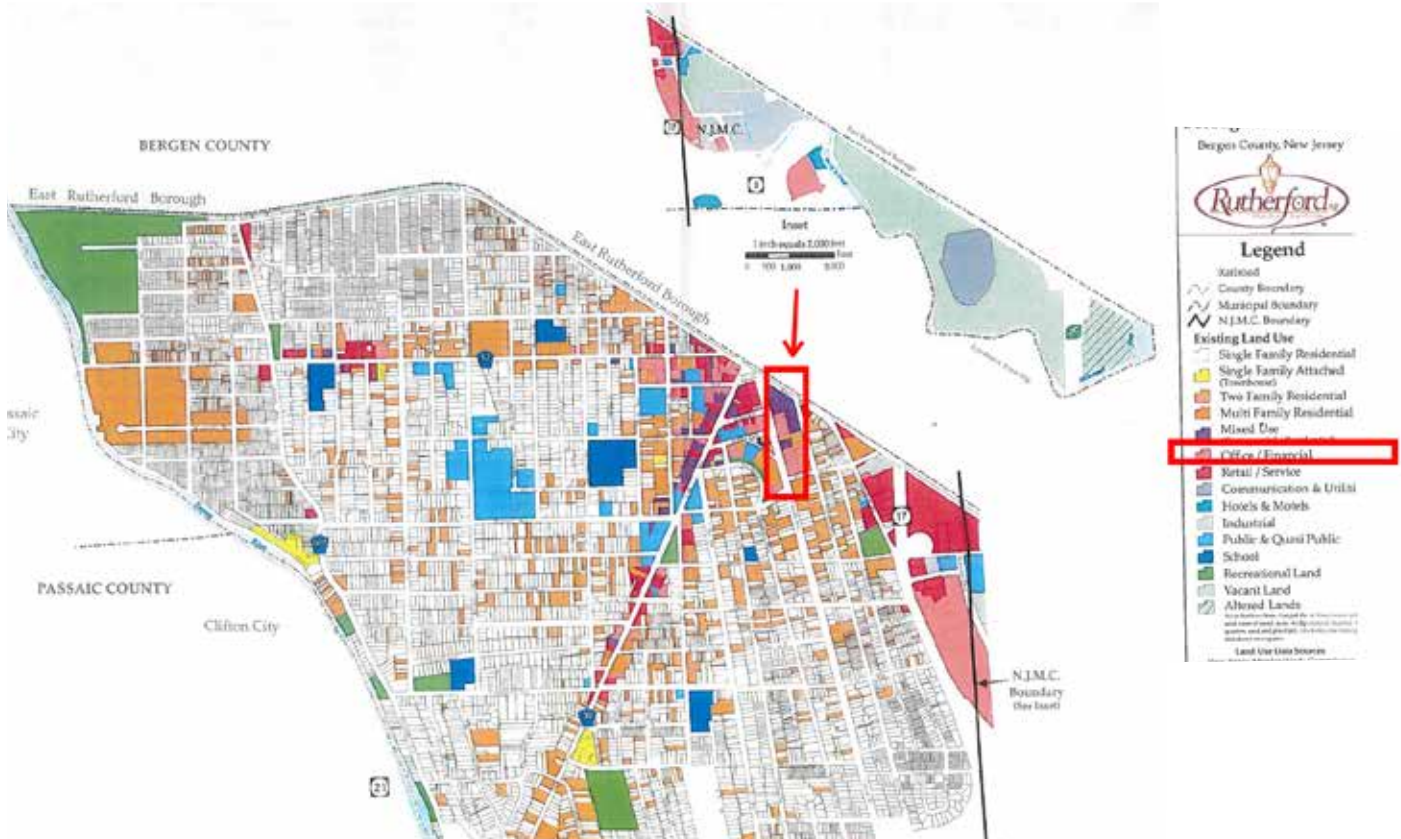


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NEIGHBORHOOD

Housing prices in the neighborhood are substantially higher than in other communities in New Jersey. This is a predominantly white-collar area, with 52.99% of residents holding a four-year or more college degree. Some of the local schools and colleges of the area include the following:

- Felician University
- Rutherford Montessori School
- Washington School
- Lincoln School
- St. Mary's Elementary School
- Rutherford Education Center
- Rutherford High School
- Pierrepont School

DEMOGRAPHICS

As of 2010, Rutherford's population was 18,061 and consisted of 6,949 households. The average income per household was \$85,783, with men averaging \$70,071 and women \$55,080. More than 26.8% of the residents were born outside of the United States. The ethnic breakdown of the town was the following:

- 77.57% white
- 13.08% Asian
- 2.92% African American
- 0.01% Pacific Islander
- 14.08% Hispanic or Latino
- 3.68% other races
- 0.07% Native American
- 2.68% two or more races

The following is the occupational breakdown:

- 19.51% management or executive
- 11.92% office or administrative support
- 11.57% sales or service



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