



**25 NEW ST**

BELLEVILLE, NJ 07109

**\$765,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 25 NEW ST

BELLEVILLE, NJ 07109

Exceptional investment opportunity featuring a three-family, income-producing property situated on one large lot. The duplex currently offers two side-by-side two-bedroom, one-bath units, while the single-family home provides three bedrooms and one bath? ideal for maximizing rental income or mixed-use occupancy. The property includes a three-car garage and separate utilities for all units, enhancing long-term value and ease of management. One residential unit and the garage require complete rehabilitation, presenting strong upside potential for investors or renovators. Sale is limited to cash or 203(k) financing only.

**Heating - Fuel Type: Gas,**  
**Cooling: No A/C,**  
**Sewer: Public,**  
**Garage Count: 3 Car Garage,**  
**Water: City Water**

**\$765,000**



Buyer responsible for obtaining the Certificate of Continued Occupancy (CCO).



