



**162 S 12TH STREET**

162 S 12TH ST, NEWARK, NJ 07107

**\$890,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

**NJMLS**

## 162 S 12TH STREET

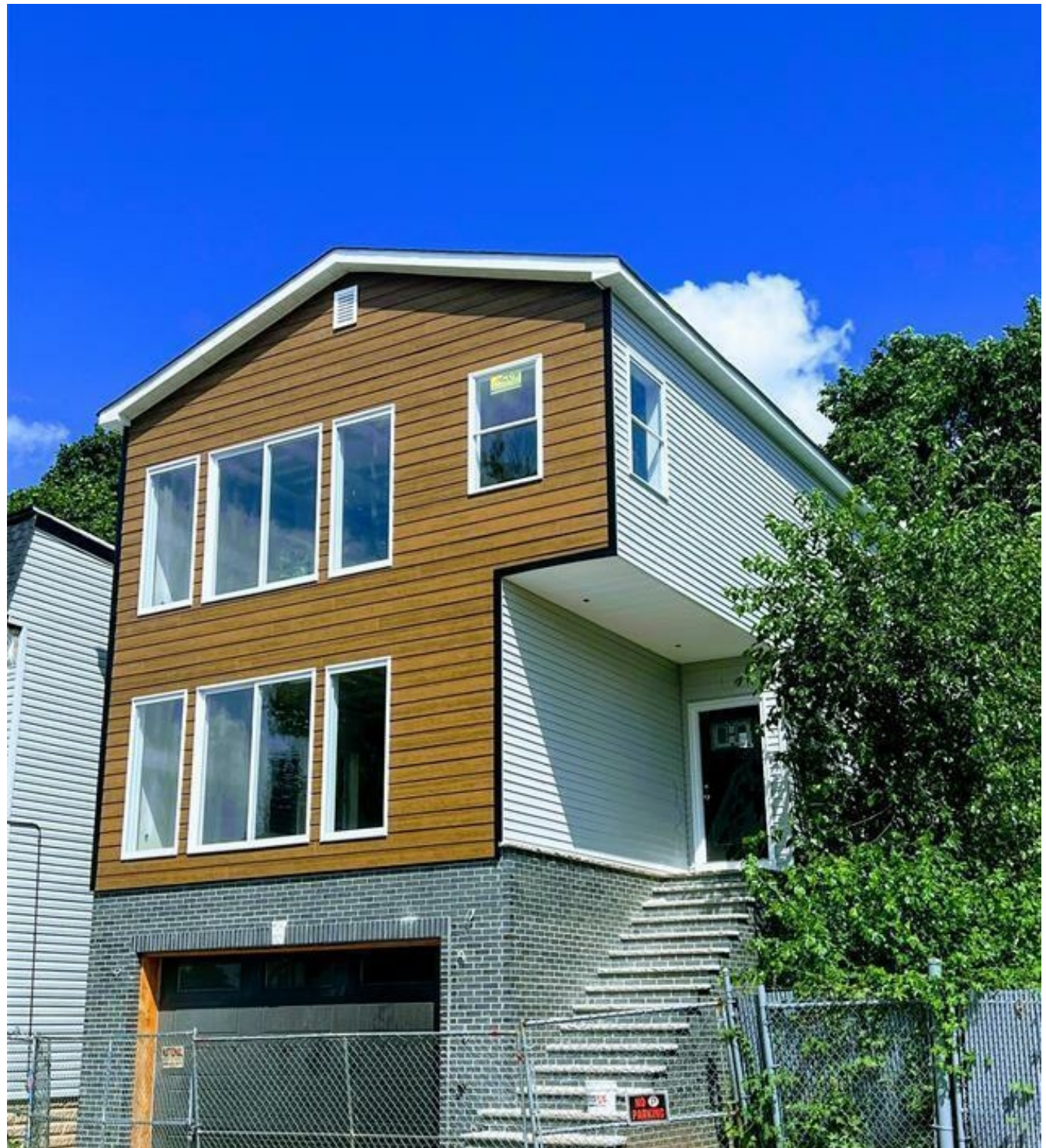
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NEW CONSTRUCTION 3-FAMILY 162 South 12th Street, Newark, NJ Now Active Legal 3-Family Tax Abatement Eligible NACA & VA Buyer Friendly Step into ownership and opportunity with this brand-new, legal 3-family home in one of Newark's most active growth corridors. This newly constructed property is the ideal match for first-time buyers, investors, multigenerational households, or veterans looking to build long-term wealth through real estate. With a smart layout across all three units, this home features 8 generously sized bedrooms, 5 full bathrooms, and a bonus office/flex space perfect for remote work or added functionality.

**\$890,000**



Each unit includes open-concept living areas, nicely sized bedrooms, laundry hookups, and separate utilities for easy management. A 3-car garage and additional driveway parking add rare and valuable off-street convenience. \*This property qualifies for Newark's 5-Year Tax Abatement, reducing operating expenses and increasing cash flow an incredible advantage for investors and owner-occupants alike. \*Perfect for buyers using NACA's no-money-down program or VA benefits this home combines affordability with strong income potential. \*Just minutes from downtown Newark, transit, universities, and redevelopment zones this location is set for appreciation and high rental demand. \*Final stages of construction underway \*Appraisal on file \*Schedule your private tour today before it hits the radar of every serious buyer in the area.





**BLOCK: 1825 LOT: 56**

| ZONING DISTRICT: R-2 (3-FAMILY DWELLING) |                              |                              |                    |
|--|------------------------------|------------------------------|--------------------|
| REGULATORY SET                           | PERMITTED                    | PROPOSED                     | VARIANCE REQUESTED |
| LOT SIZE                                 | 3,333 SQFT.                  | 3,333 SQFT.                  | NO                 |
| LOT WIDTH                                | 25 FEET                      | 33.3 FEET                    | NO                 |
| MAX. BUILDING HEIGHT                     | 3 STORIES OR 36 FEET         | 3 STORIES OR 34'-11" FEET    | NO                 |
| MIN. REQUIRED                            |                              |                              |                    |
| FRONT YARD                               | SHORTEST SETBACK 5'          | 5'-0"                        | NO                 |
| SIDE YARD                                | 5'-0"                        | 4'-8 1/8"-0"                 | NO                 |
| REAR YARD                                | 30 FEET                      | 30 FEET                      | NO                 |
| LOT COVERAGE BY BUILDING                 | MAX 55%                      | 47%                          | NO                 |
| MAX. IMPERVIOUS YARD AREA                | 70%                          | 63%                          | NO                 |
| MIN. BUILDING TRANSPARENCY               |                              |                              |                    |
| FRONT FACADE                             | 30%                          | 30%                          | NO                 |
| REAR FACADE                              | 10%                          | 10%                          | NO                 |
| PRIMARY ENTRANCE                         | PRIMARY STREET FACING FACADE | PRIMARY STREET FACING FACADE | NO                 |
| SIDE FACADE                              | R+10% L+10%                  | 10% 10%                      | NO                 |

| N.J.U.C.C REQUIREMENTS                    |             |           |       |
|---|-------------|-----------|-------|
| USE GROUP                                 | R-2         |           |       |
| TYPE OF CONSTRUCTION                      | 504         |           |       |
| HEIGHT OF STRUCTURE                       | 34'-11"     |           |       |
| NUMBER OF STORIES                         | 3           |           |       |
| 1ST FLOOR AREA                            | 1,550 SQFT  |           |       |
| 2ND FLOOR AREA                            | 1,651 SQFT  |           |       |
| 3RD FLOOR AREA                            | 1,651 SQFT  |           |       |
| TOTAL AREA                                | 4,742 SQFT  |           |       |
| VOLUME                                    | 53,526 CUFT |           |       |
| IMPERVIOUS COVERAGE                       |             |           |       |
| TOTAL SITE AREA                           | 3,333 SQFT  |           |       |
| AREA OF DISTURBANCE                       | 4,276 SQFT  |           |       |
| BUILDING AREA                             | 1,550 SQFT  |           |       |
| PARKING AREA (EXCLUDING TOTAL IMPERVIOUS) | 590 SQFT    |           |       |
| LANDSCAPING                               | 1,241 SQFT  |           |       |
| FEEDBACK                                  | HEAD LOAD   | LIVE LOAD | TOTAL |
| 1ST FLOOR                                 | 15          | 40        | 55    |
| 2ND FLOOR                                 | 15          | 40        | 55    |
| 3RD FLOOR                                 | 15          | 40        | 55    |

