



**188 KERRIGAN BLVD**

NEWARK, NJ 07106

**\$550,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

5427224

# 188 KERRIGAN BLVD

NEWARK, NJ 07106

Great investment property / Mother Daughter separation (4brs / 2baths in total). Fully brick property situated in the upper Ivy Hill section of Newark, offering over 3,462 sq. ft. of living space. Unit 1 = 1br x1bth and Unit 2 = 3brs x 1bth. Property is vacant. Potential rent roll Unit 1= \$1,700 per Mth / Unit 2 = \$2,500 per Mth (Potential annual rent \$50,400 and taxes are \$5,758). Unit 2 features formal Liv/D rooms with h/wood floors and double-hung sash windows with an abundance of natural light. The chef's kitchen features granite countertops, oak cabinets and a full appliance package including a gas range with hood, dishwasher, and refrigerator.

**Heating - Fuel Type: Gas,  
Garage Count: 1 Car Garage,  
Sewer: Public,  
Water: City Water**

**\$550,000**



The S/S double sink comes with a high-arc integrated faucet, while the center island with built-in cabinets anchors the kitchen. All 3 brs are oversized, offering spacious layouts and exceptional closet space. Bathroom is updated, with the main bath featuring a granite double vanity, rich wood cabinetry, and a soaking tub/shower with full-height designer tile and accent band. Unit 1 comes with huge living / dining combo, oversized bedroom, kitchen with huge pantry and updated bathroom. Additional features: Central A/C & heat, attached garage, parking for 3 cars, Laundry/r, and paved rear patio with direct access from in-law suite. Proximity to NYC transit, major highways, 15 min to NWK Airport,



