



579 NASSAU ST

ORANGE, NJ 07050

\$500,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

5418036

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ORANGE, NJ 07050

Turnkey two-family investment opportunity in the heart of Orange's vibrant Valley Arts District fully renovated in 2021 and already generating strong income with additional upside. Each unit offers 2 bedrooms and 1 full bathroom, thoughtfully updated to blend modern convenience with clean, functional design. Both apartments feature stylish kitchens with stainless steel appliances (including dishwashers), in-unit stackable washer/dryers, and fully renovated bathrooms.

Cooling: Zoned A/C,
Heating - Fuel Type: Gas,
Sewer: Public,
Water: City Water

\$500,000



Refinished hardwood floors and reconfigured layouts enhance flow and livability throughout. Major 2021 capital improvements include updated electrical and plumbing systems, new kitchens and baths, and the addition of individual mini-split systems in each unit for efficient heating and cooling keeping operating costs predictable and appealing to tenants. Both units enjoy access to a private back yard - a desirable feature in the neighborhood. Ideally situated just moments from local favorites including Libretti's and Hat City Kitchen, and approximately two blocks from Highland Place NJ Transit station, offering convenient access to NYC and surrounding areas. Financial Highlights: Current Monthly Income: \$4,125 Potential Rent Increase: Unit 1 currently listed at \$2,250 Monthly Operating Expenses: \$1,373 Net Operating Income (NOI): \$33,024 annually A clean, income-producing asset with modern systems already in place ideal for investors or owner-occupants seeking low-maintenance ownership with strong fundamentals.



