



HILLSIDE APARTMENTS

307-311 Division Street
Edison, NJ 08817

Hillside Apartments is a twenty (20) unit, garden apartment complex located at 307-311 Division Street, Edison, New Jersey (the "Property"). The Property is situated on impeccably landscaped grounds with twenty (20) on-site parking spaces for each individual unit. The Property is ideally located on a residential street near Festival Plaza and Thomas Jefferson Middle School, with the New Jersey Transit Edison Train Station, serving Newark and New York City, under ½ mile away.

The Property is comprised of eight (8) one bedroom units with one full bathroom, and twelve (12) two bedroom units with one full bathroom. These large units are some of the best maintained apartments in Edison, featuring hardwood floors, with updated kitchens and bathrooms. In addition to on-site parking, the Property features on-site coinless "app" operated laundry facilities and a beautiful park-like setting, while still being walkable to Lincoln Highway. The heat and hot water are included, while the tenant is responsible for its own electricity, which is separately metered.

Edison is a township in Middlesex County, New Jersey, with a resident population of 107,018, making it the sixth-most-populous municipality in New Jersey. In 2009 Edison was ranked as one of "America's 10 Best Places to Grow Up" by U.S. News and World Report, and currently has a median family income of almost \$134,021. Menlo Park Mall, a two-level super-regional shopping mall, is located on Route 1, which is situated on the eastern side of the township. Edison is the site of the State's largest private convention center, the New Jersey Convention and Exposition Center, and Plainfield Country Club. Additionally, Edison is home to beautiful parks such as Oak Tree Pond, a site of the American Revolutionary War, and Roosevelt Park, covering over 200 acres. Edison is a transportation hub, with an extensive network of highways, such as Routes 27, 440, and 1, passing through the township. The New Jersey Turnpike (Exit 10) and Interstate 287 run directly through the center of the township, connecting Edison to the Garden State Parkway and Interstate 87. In addition to this network of highways, Edison is also home to New Jersey Transit Edison Train Station with direct service to Newark and New York Penn Station, and numerous bus routes with direct service to Newark. Edison is also home to Middlesex County College and Rutgers University Livingston Campus, which is the location of their Big Ten Men's and Women's Basketball, Baseball, Field Hockey, and Softball Teams.

To Schedule an appointment to see your next "home" contact:

Helga Gherzan, Property Manager
Email: hgherzan@yahoo.com
Tel: (732) 572-0253