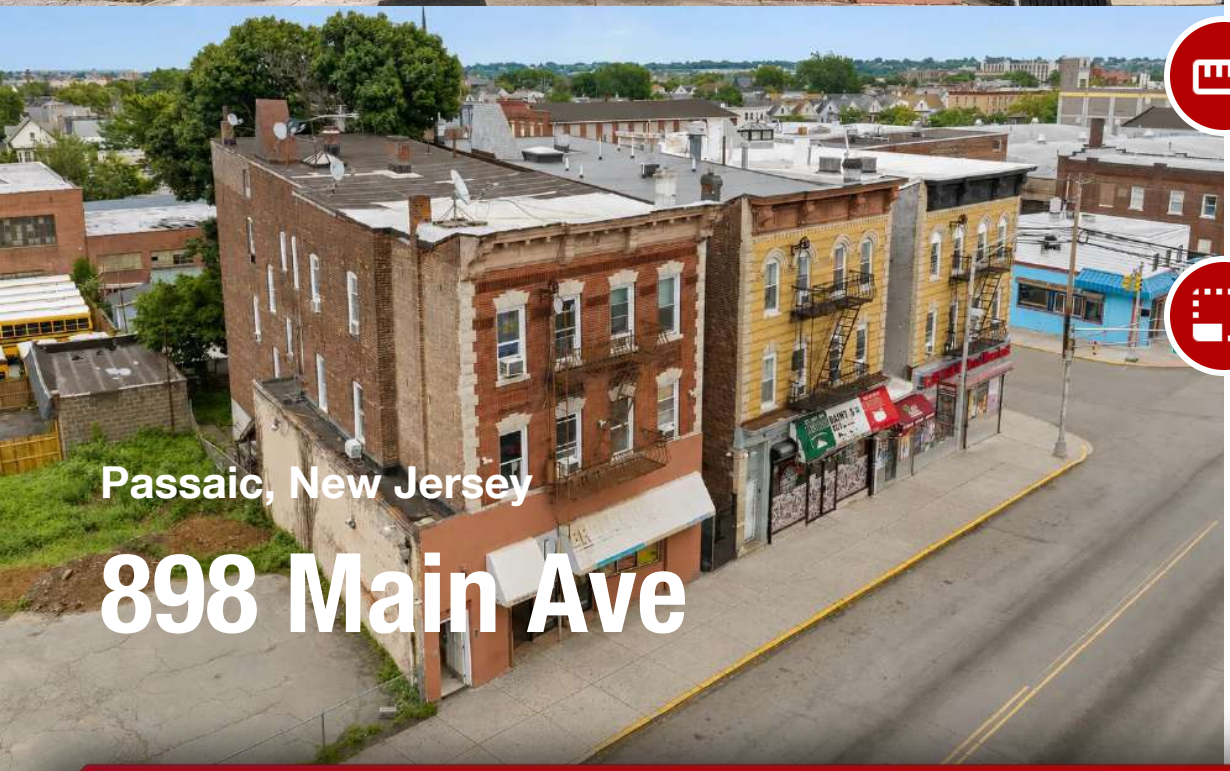




$1,799,000

8 Units Total

6,794 SF Building Size

3,960 SF Lot Size

Passaic, New Jersey

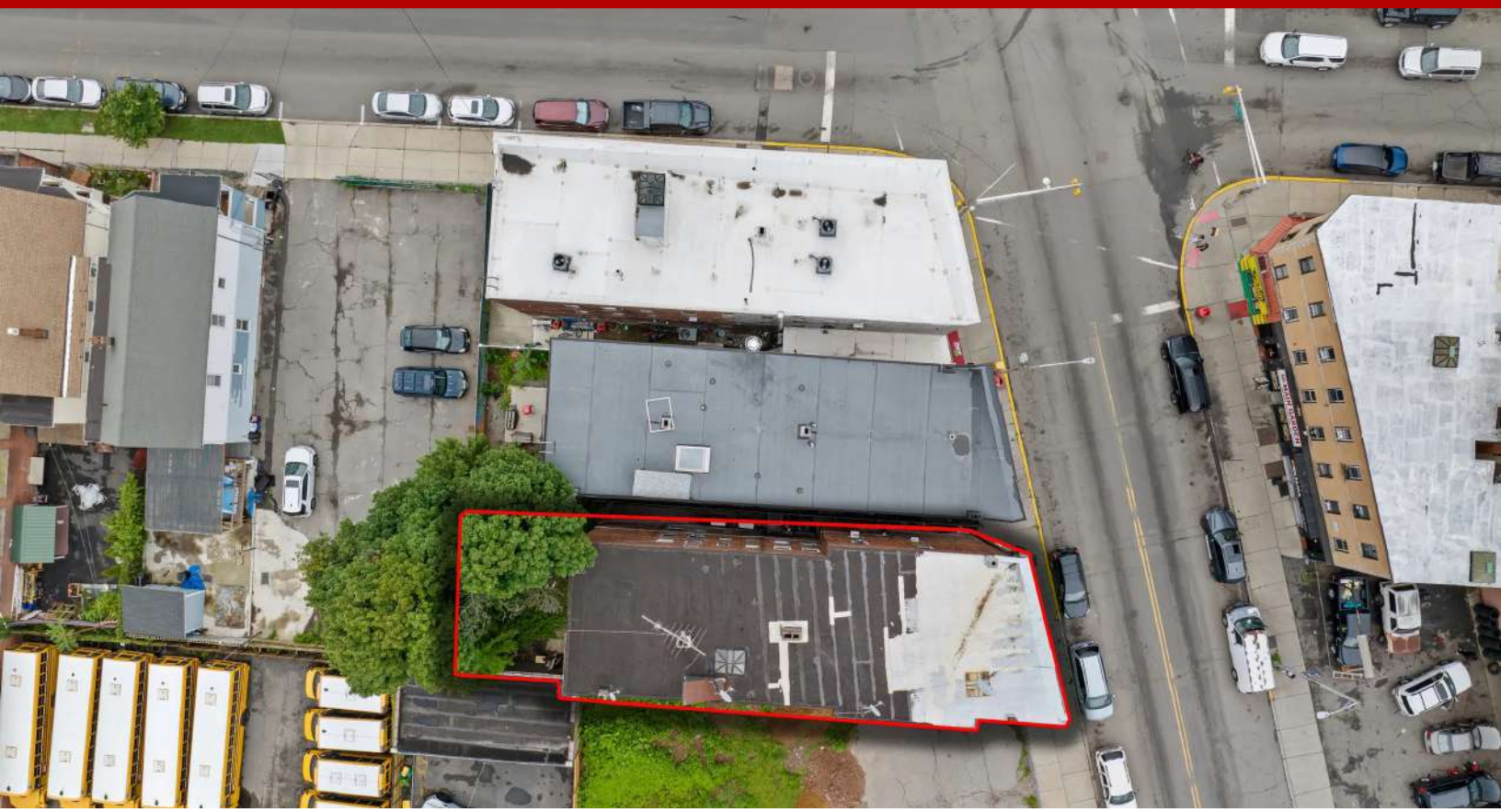
898 Main Ave

Presented by

Bruce Elia Jr.
Managing Director | Fort Lee
0: 201.917.5884 x701 | C: 201.315.1223
operations@ergteam.com
NJ #0893523

ERG
ELIA REALTY GROUP

KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



Property Description

Presenting 898 Main Ave, Passaic, NJ, a prime opportunity for retail investors. This 6,794 SF building, zoned C-R, offers a versatile canvas for retail establishments, providing ample space for a wide range of businesses. The property's desirable location in the Passaic area presents a lucrative investment prospect in a vibrant commercial hub. With its spacious layout and advantageous zoning, this property represents a unique chance to secure a valuable asset in a thriving retail market. Explore the potential of 898 Main Ave and capitalize on this exceptional opportunity for retail and street retail investors.

Property Highlights

- 6,794 SF building
- Zoned C-R
- 7 Units Residential
- 1 Unit Retail
- Prime location in Passaic

Offering Summary

Sale Price:	$1,799,000
Lot Size:	3,960 SF
Building Size:	6,794 SF
NOI:	$127,049.00
Cap Rate:	7.06%
Total Units:	8

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,628	6,816	21,195
Total Population	6,023	23,606	67,552
Average HH Income	$61,767	$67,195	$73,176



Presented by





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Unit	Type	Monthly Rent	Annual Rent	% of Total
Apt 1A	Residential	$1,750	$21,000	11.8%
Apt 1B	Residential	$1,800	$21,600	12.2%
Apt 2	Residential	$1,548	$18,576	10.4%
Apt 3	Residential	$1,650	$19,800	11.1%
Apt 4	Residential	$1,760	$21,120	11.9%
Apt 5	Residential	$1,825	$21,900	12.3%
Apt 6	Residential	$1,700	$20,400	11.5%
Store 1	Retail	$2,781	$33,372	18.8%
Residential Subtotal (7 units)		**$12,033**	**$144,396**	**81.2%**
Retail Subtotal (1 unit)		**$2,781**	**$33,372**	**18.8%**

Operating Expense Schedule

Annual · Owner-paid expenses

Expense Item	Annual Amount	$ / SF	Notes
Taxes	$19,046	$2.80	2025 tax bill
Insurance	$7,452	$1.10	Seller-provided
PSE&G (Common Area Heat/Cool)	—	—	Tenant-paid
PSE&G (Interior/Exterior Lights)	—	—	Tenant-paid
Water	$10,000	$1.47	Owner-paid
Management (5% of rent income)	$8,888	$1.31	5% of gross scheduled rent
Maintenance & Repair	—	—	Per seller expense schedule
Total Operating Expenses	**$45,386**	**$6.68**	









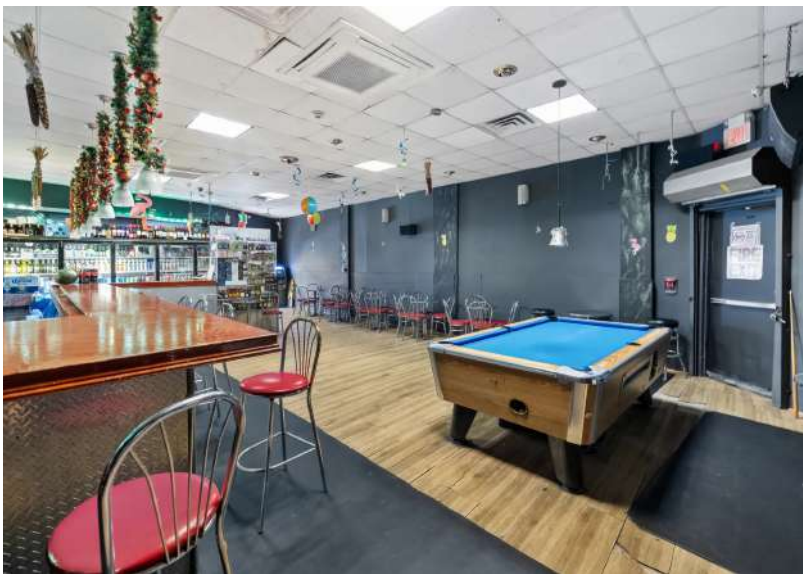







FIRE
EXIT

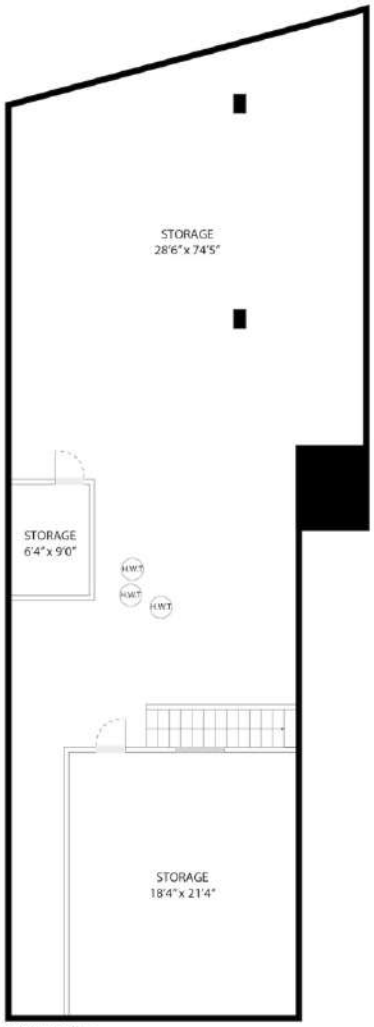




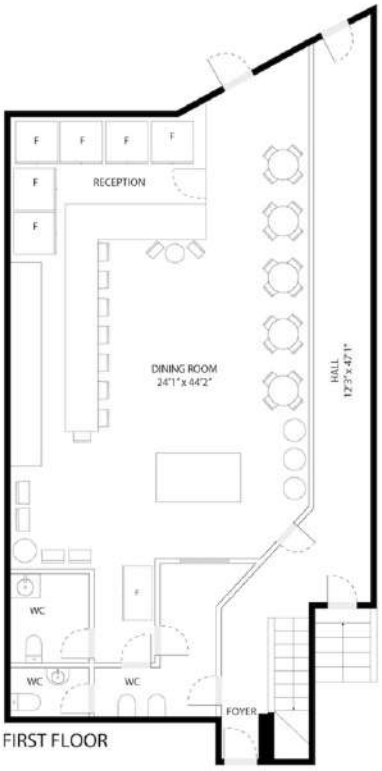




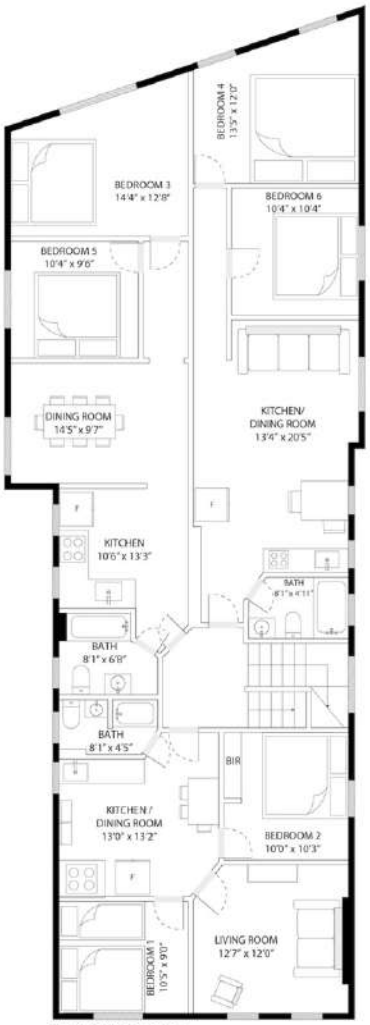

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BASEMENT



FIRST FLOOR



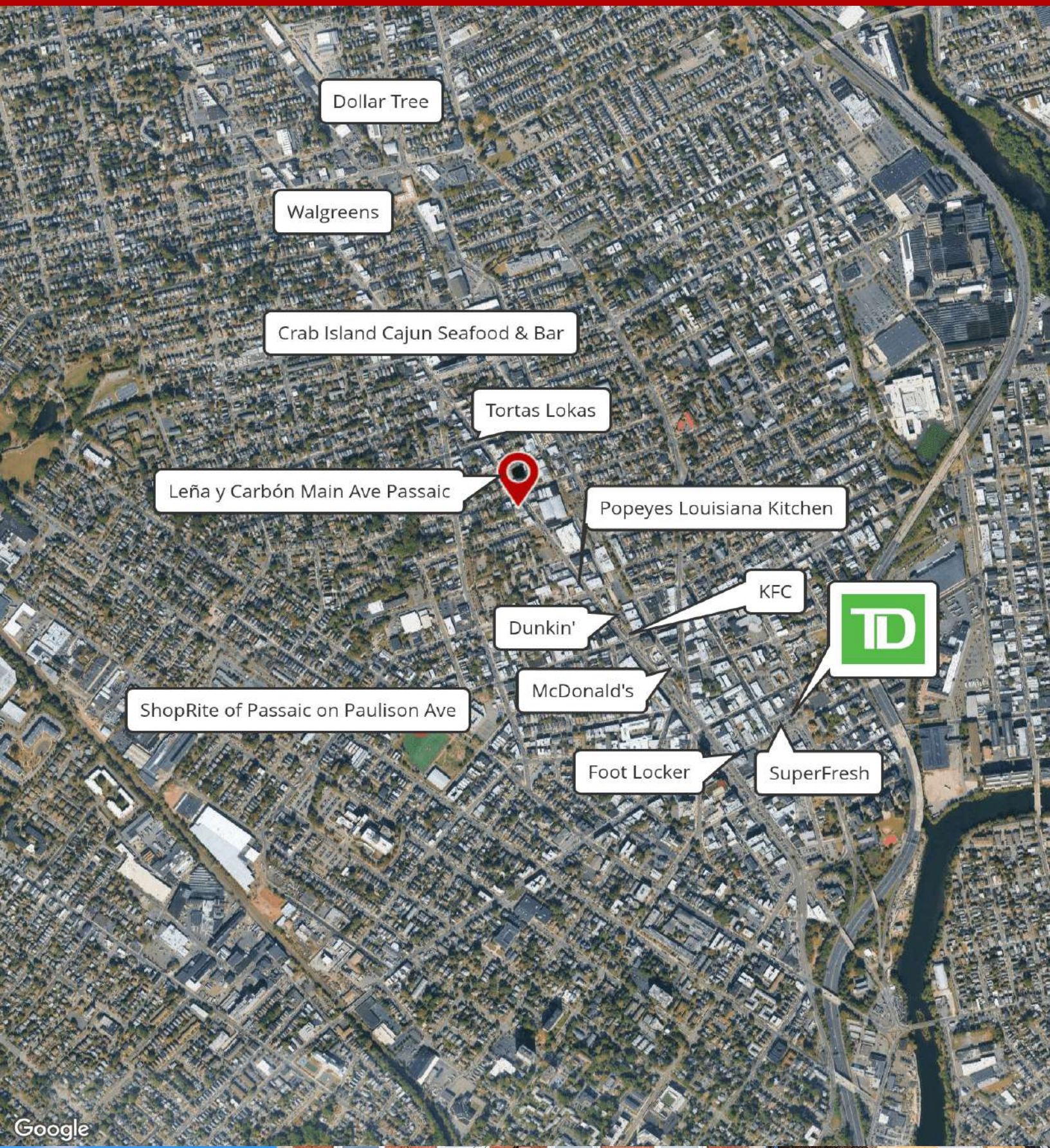
SECOND FLOOR



THIRD FLOOR



KW COMMERCIAL
Each Office Independently Owned and Operated


Dollar Tree
Walgreens
Crab Island Cajun Seafood & Bar
Tortas Lokas
Leña y Carbón Main Ave Passaic
Popeyes Louisiana Kitchen
KFC
Dunkin'
McDonald's
ShopRite of Passaic on Paulison Ave
Foot Locker
SuperFresh
Google



Property Detail Report

For property located at
898 Main Ave, Passaic, NJ 07055

PropertyRecords

APN: 07-04106-01-00016-0000
Generation date: 03/24/2026

FEMA Flood



Code	Code Description	Area	Panel #	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	0.09 (100%)	---	No

- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Undetermined

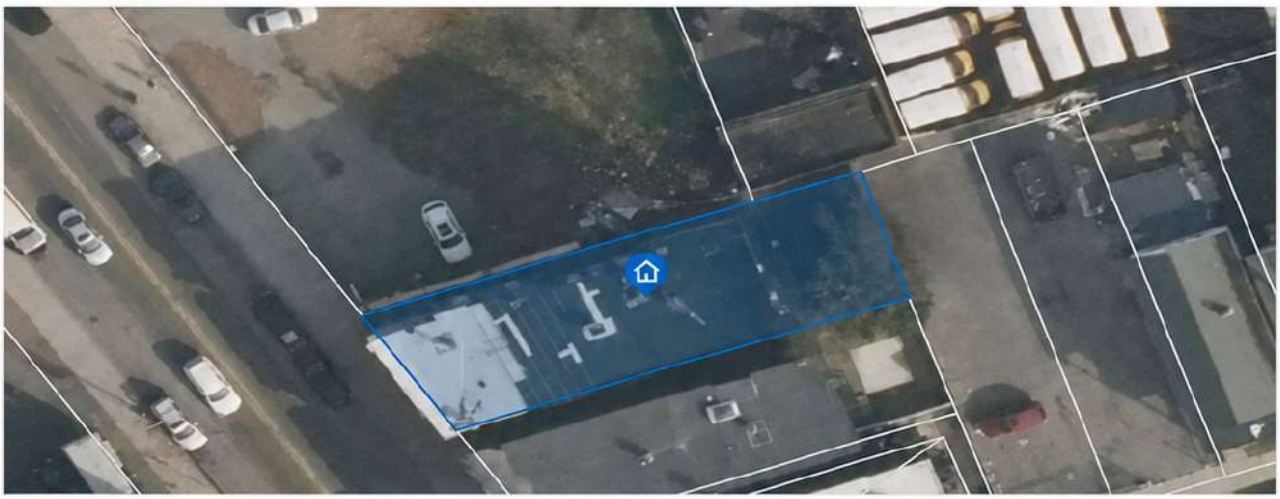
Property Detail Report

For property located at
898 Main Ave, Passaic, NJ 07055

PropertyRecords

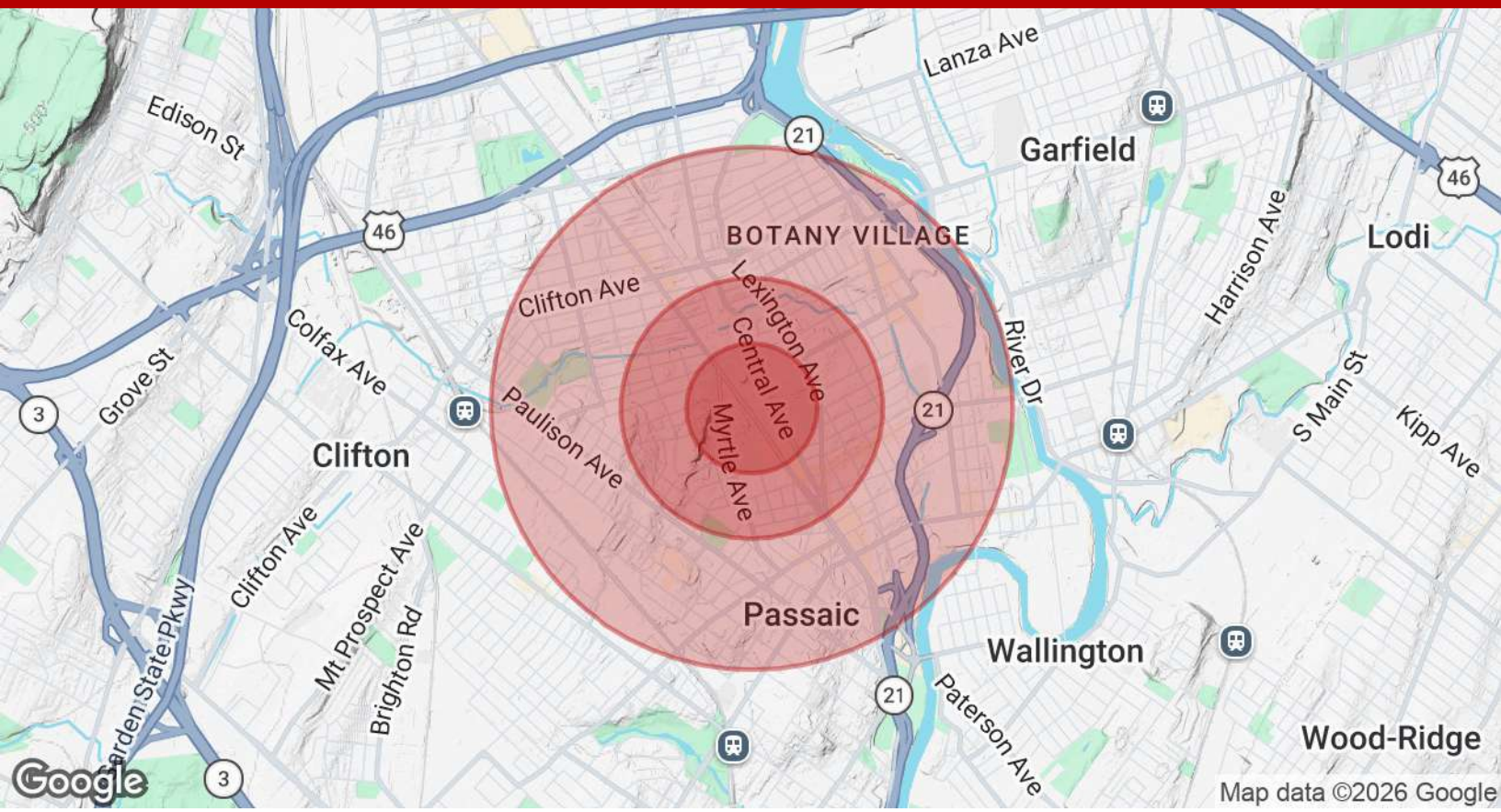
APN: 07-04106-01-00016-0000
Generation date: 03/24/2026

DEP Wetlands



Description	Area

This parcel does not appear to have any relations with DEP Wetlands



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,023	23,606	67,552
Average Age	33.4	31.7	34.0
Average Age (Male)	31.4	29.4	33.0
Average Age (Female)	31.4	32.2	34.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,628	6,816	21,195
# of Persons per HH	3.7	3.5	3.2
Average HH Income	$61,767	$67,195	$73,176
Average House Value	$360,333	$331,211	$360,181

2023 American Community Survey (ACS)





Bruce Elia Jr.

Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over $500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
NJMLS, HCMLS, GSMLS
Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

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