

MULTIFAMILY FOR SALE

APPROVED 8-UNIT DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



PROPERTY DESCRIPTION

Rare Bergen County opportunity to acquire an approved multifamily project featuring eight large 2BR/2BA residences, approximately 1,100–1,200 SF each, 16 covered parking spaces, elevator, in-unit laundry and select terraces. Seller will consider a sale subject to purchaser continuing the approved plan and completing the remaining county/state approval, plan-revision and resolution-compliance process toward permit-ready status.

PROPERTY HIGHLIGHTS

- ±7,840 SF Residential Development Site in Englewood
- R-E Zoning with N-C Overlay
- Approximately 85' × 93' Site with Strong Development Layout
- Established Residential Location Near Downtown Englewood and Major Bergen County Routes

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	7,840 SF
Zoning:	R-E
Overlay Zoning:	N-C

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,481	27,435	61,628
Total Population	23,021	75,160	166,699
Average HH Income	\$80,354	\$104,232	\$110,826

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
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KW COMMERCIAL
2200 Fletcher Ave Suite 500
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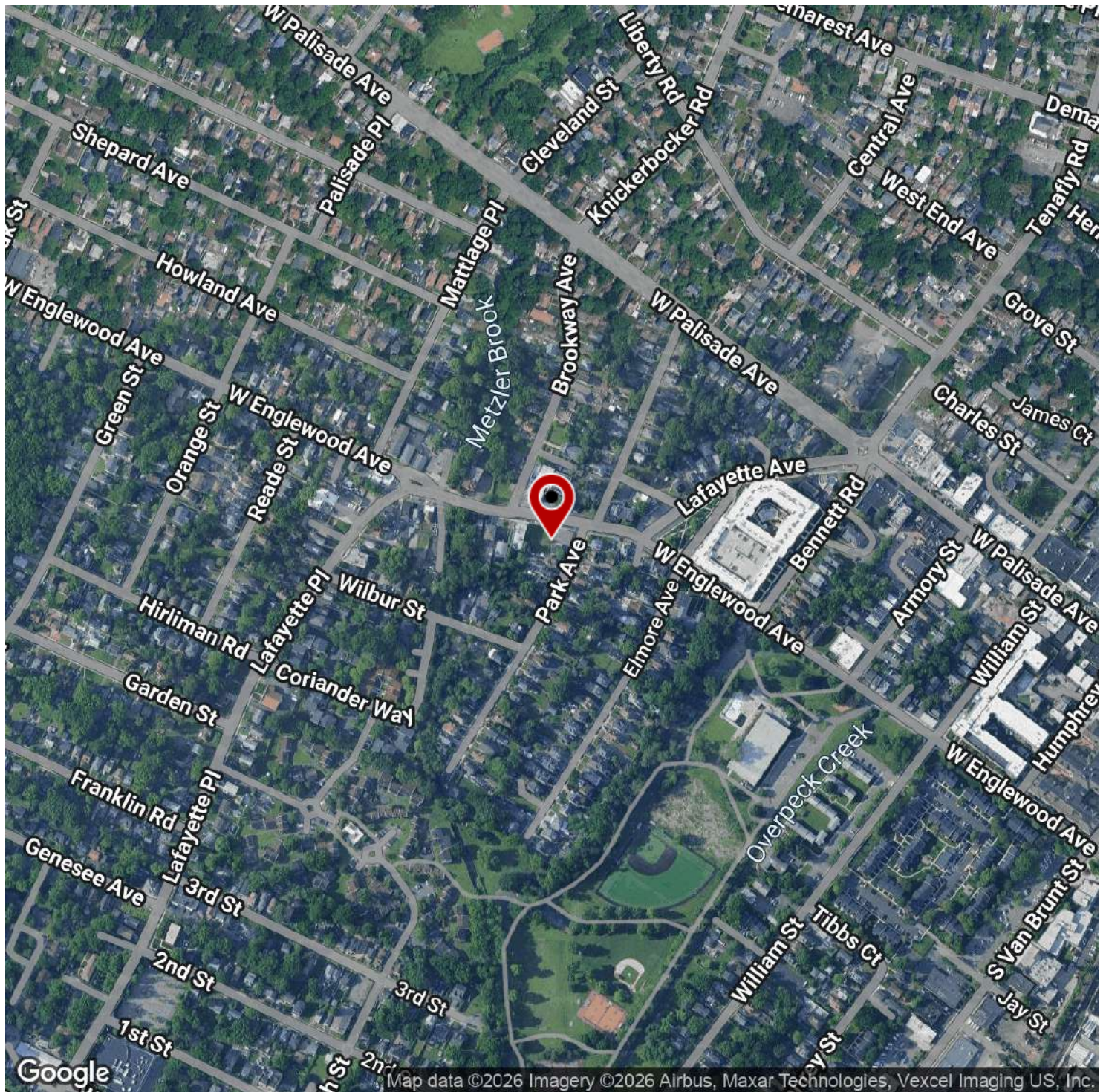
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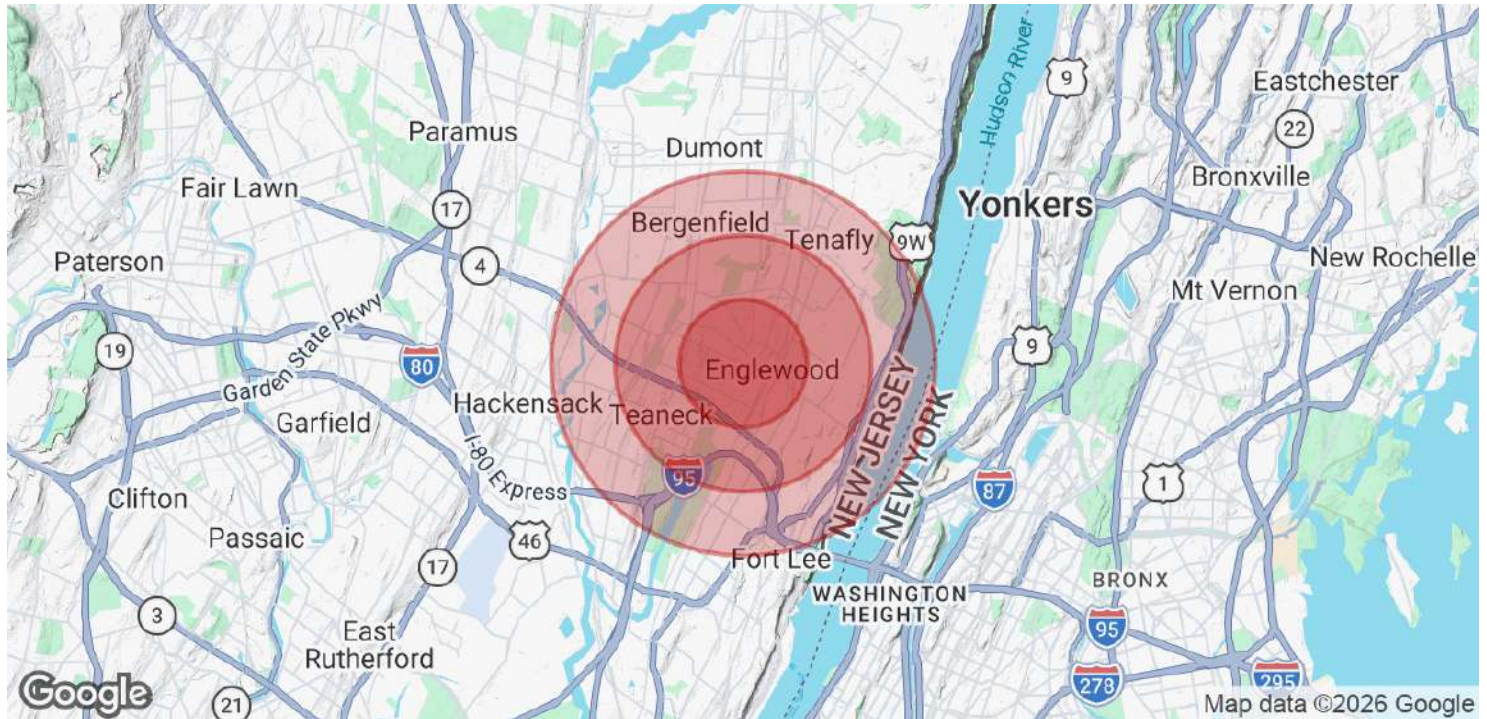
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,021	75,160	166,699
Average Age	37.8	39.0	40.0
Average Age (Male)	34.0	35.9	37.6
Average Age (Female)	41.4	41.6	42.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,481	27,435	61,628
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$80,354	\$104,232	\$110,826
Average House Value	\$416,235	\$518,637	\$524,972

2020 American Community Survey (ACS)

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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

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