



Prime Valley Road Commercial Property – 2,939 SF On 1.56 Acres With Strong Visibility & Growth Potential

1158 VALLEY RD, LONG HILL (STIRLING), NJ



OFFERING MEMORANDUM

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

PRESENTED BY:

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY REPORT	6
PROPERTY DETAILS	7
TAX HISTORY	8
EXTERIOR PHOTOS	9
INTERIOR BUILDING PHOTOS	10
FLOOR PLANS	11
LOCATION INFORMATION	12
DRONE PHOTOS	13
FEMA FLOOD MAP	14
DEP WETLANDS MAP	15
TAX MAP OF LONG HILL/WINSLOW	16
ZONING MAP LONG HILL/WINSLOW	17
REGIONAL MAP	18
AERIAL MAP	19
FINANCIAL ANALYSIS	20
FINANCIAL SUMMARY	21
INCOME & EXPENSES	22
RENT ROLL	23
DEMOGRAPHICS	24
DEMOGRAPHICS MAP & REPORT	25
ADDITIONAL INFORMATION	26
SITE PLANS	27

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial | Bruce Elia Jr. | Fort Lee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY REPORT

PROPERTY DETAILS

TAX HISTORY

EXTERIOR PHOTOS

INTERIOR BUILDING PHOTOS

FLOOR PLANS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a meticulously maintained 2,939 SF free-standing building in the prime location of Northern NJ. Built in 1960 and featuring a single expansive unit, this property offers versatile possibilities for retail, dining, or service-oriented businesses. Zoned B-D, it provides a conducive environment for entrepreneurial endeavors. With a strategic location and ample parking, this property presents an ideal canvas for realizing retail ambitions in a thriving market. Don't miss the chance to capitalize on the potential of this superbly positioned free-standing building, perfectly suited for retail ventures seeking to make an impact in the Northern NJ area.

PROPERTY HIGHLIGHTS

- 2,939 SF free-standing building
- Single expansive unit
- Built in 1960
- Zoned B-D for versatile usage



OFFERING SUMMARY

Sale Price:	\$899,999
Number of Units:	1
Lot Size:	1.56 Acres
Lot Size Price Per SF:	68,214.94
Zoning:	B-2
Taxes:	14,651.47
Building Size:	2,939 SF
NOI:	\$62,718.26
Cap Rate:	6.97%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	225	1,049
Total Population	117	629	2,909
Average HH Income	\$177,562	\$180,385	\$202,002

Property Description



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a meticulously maintained 2,939 SF free-standing building in the prime location of Northern NJ. Built in 1960 and featuring a single expansive unit, this property offers versatile possibilities for retail, dining, or service-oriented businesses. Zoned B-D, it provides a conducive environment for entrepreneurial endeavors. With a strategic location and ample parking, this property presents an ideal canvas for realizing retail ambitions in a thriving market. Don't miss the chance to capitalize on the potential of this superbly positioned free-standing building, perfectly suited for retail ventures seeking to make an impact in the Northern NJ area.

LOCATION DESCRIPTION

Nestled in the vibrant Northern New Jersey market, the location of this property offers a dynamic blend of commercial and recreational amenities. With proximity to major highways and public transportation, the area provides convenient access for commuters and clients alike. Notable nearby points of interest include the renowned Greenwood Meadows Park, ideal for outdoor meetings or team-building activities. Local dining options, such as The Bistro on the Hill, provide excellent venues for business lunches and client entertainment. The presence of top-tier educational institutions and a burgeoning local economy further enhance the area's appeal to office and office building investors. This sought-after location presents an exceptional opportunity for those seeking a prime commercial real estate investment.

SITE DESCRIPTION

Property sits relatively flat on Valley Rd across from a retail strip center

INTERIOR DESCRIPTION

In need of TLC - Possibly even a gut-to-stud renovation

PARKING DESCRIPTION

Surface grade parking

POWER DESCRIPTION

Onsite

GAS DESCRIPTION

Natural Gas



Property Report

Property Detail Report

For property located at

1158 Valley Rd, Long Hill Township, NJ 07980

PropertyRecords

APN: 30-11401-0000-00014-0000

Generation date: 08/26/2025

Owner(s) Information

Owners(s) name	Sobel, Stephen Brell	Owner For	20 years
Mailing Address	1158 Valley Rd	Absentee	No
City, State Zip	Stirling, NJ 07980	Corporate Owned	No

Location Information

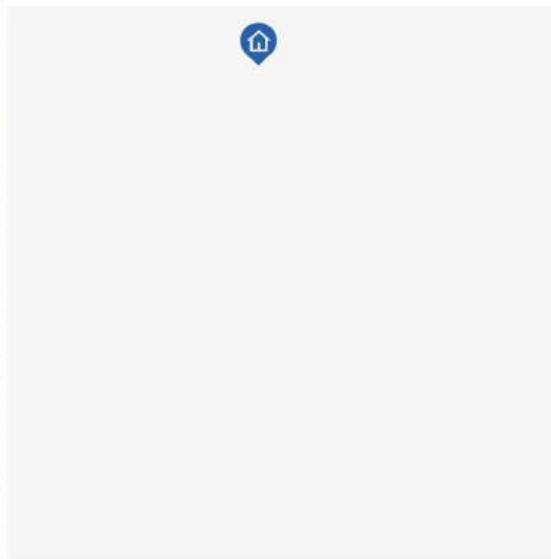
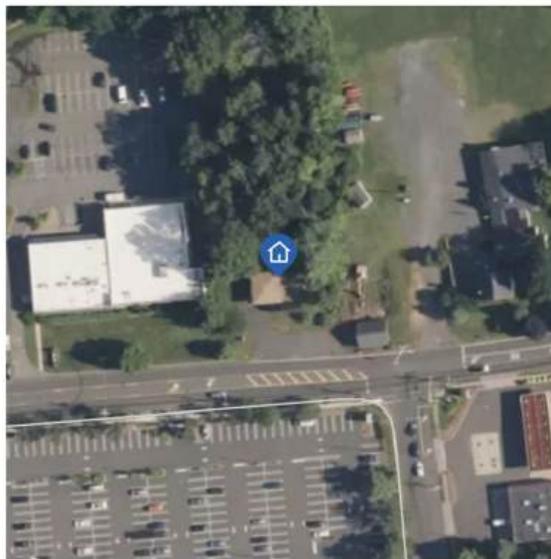
County	Morris	Lot Acres	1.566	Class 4 Code	272
Municipality	Long Hill Township	Lot Sq Ft	68,214.96	Building Class	18
Block / Lot / Qual	11401 / 14 / --	Land Use	Commercial	Building Desc	2S F 1SCB
Additional Lots	--	Land Desc	1.566 AC	Building Sq.Ft.	2939
Census Code	340270441023040	Zoning	--	Year Constructed	1960

Tax Information

Assessed Year	2025	Land Value	\$356,600	Tax Exemption	--
Tax Year	2024	Improved Value	\$298,200	Deductions (Amount)	0
Calculated Tax	\$14,651.47	Total Assessed Value	\$654,800	Tax Rate (2024)	2.242
Special Tax Codes	--			Tax Ratio (2024)	93.78

Last Market Sale

Sale / Rec Date	04/28/2005 - 07/22/2005	Buyer Name	SOBEL, STEPHEN BRELL	Seller Name	SOBEL, STEPHEN BRELL & BARBARA K.
Sale Price	\$1	Buyer Street	1158 VALLEY RD	Seller Street	1158 VALLEY RD
Price / Sq.Ft.	\$0	Buyer City, State	STIRLING, NJ	Seller City, State	STIRLING, NJ
Book / Page	6384 / 170				
Assessor Code	25				



Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



Property Details

Sale Price **\$899,999**

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B-D
Lot Size	1.56 Acres
Corner Property	No
Traffic Count	16756
Traffic Count Street	Valley Rd
Waterfront	No
MLS #	On MLS
Power	Yes

LOCATION INFORMATION

Building Name	Prime Valley Road Commercial Property – 2,939 SF on 1.56 Acres with Strong Visibility & Growth Potential
Street Address	1158 Valley Road
City, State, Zip	Long Hill, NJ 07980
County	Morris
Market	Northern NJ
Sub-market	Morristown Region
Township	Stirling
Section	Central Section
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	15 mins to all major highways
Nearest Airport	Newark, JFK, La Guardia within 30-60 min drive

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Central HVAC	Yes
HVAC	Yes
Restrooms	2
Landscaping	Professional Landscaping
Gas / Propane	Yes

BUILDING INFORMATION

Building Size	2,939 SF
NOI	\$62,718.26
Cap Rate	6.27%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Year Built	1960
Gross Leasable Area	2,939 SF
Construction Status	Existing
Condition	Fair
Free Standing	Yes
Number of Buildings	1
Foundation	Block Walls



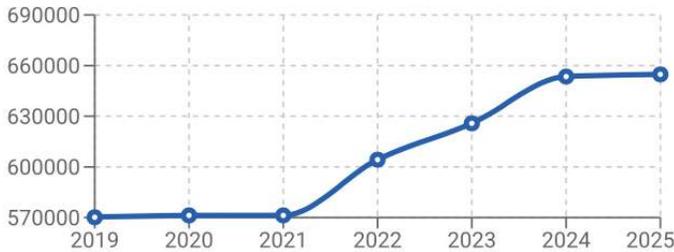
Tax History

For property located at
1158 Valley Rd, Long Hill Township, NJ 07980

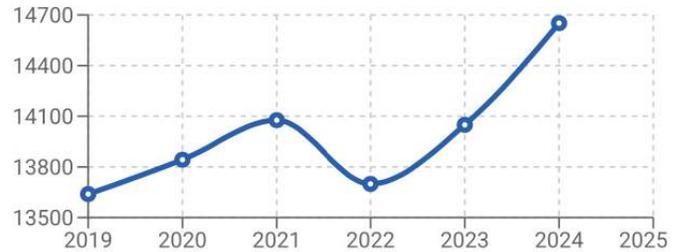
APN: 30-11401-0000-00014-0000
Generation date: 08/26/2025

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	---	---	---	\$356,600	\$298,200	\$654,800
2024	\$14,651.47	\$602.26	4.29%	\$356,600	\$296,900	\$653,500
2023	\$14,049.21	\$349.73	2.55%	\$356,600	\$269,200	\$625,800
2022	\$13,699.48	-\$377.35	-2.68%	\$356,600	\$247,700	\$604,300
2021	\$14,076.83	\$234.23	1.69%	\$356,600	\$214,700	\$571,300
2020	\$13,842.60	\$203.42	1.49%	\$356,600	\$214,700	\$571,300
2019	\$13,639.18	\$259.92	1.94%	\$356,600	\$213,600	\$570,200
2018	\$13,379.26	\$202.15	1.53%	\$356,600	\$206,500	\$563,100
2017	\$13,177.11	\$183.28	1.41%	\$356,600	\$202,700	\$559,300
2016	\$12,993.83	-\$4,017.63	-23.62%	\$356,600	\$196,800	\$553,400
2015	\$17,011.46	\$371.32	2.23%	\$391,500	\$188,700	\$580,200
2014	\$16,640.14	-\$510.57	-2.98%	\$391,500	\$188,700	\$580,200
2013	\$17,150.71	\$562.79	3.39%	\$391,500	\$188,700	\$580,200
2012	\$16,587.92	\$255.29	1.56%	\$391,500	\$188,700	\$580,200
2011	\$16,332.63	\$522.18	3.3%	\$391,500	\$188,700	\$580,200
2010	\$15,810.45	\$365.53	2.37%	\$391,500	\$188,700	\$580,200
2009	\$15,444.92	\$568.62	3.82%	\$391,500	\$188,700	\$580,200
2008	\$14,876.30	\$371.3	2.56%	\$391,500	\$188,700	\$580,200
2007	\$14,505.00	\$580.2	4.17%	\$391,500	\$188,700	\$580,200
2006	\$13,924.80	\$580.2	4.35%	\$391,500	\$188,700	\$580,200
2005	\$13,344.60	\$870.3	6.98%	\$391,500	\$188,700	\$580,200
2004	\$12,474.30	\$986.4	8.59%	\$391,500	\$188,700	\$580,200



Exterior Photos



Interior Building Photos



Floor Plans

158 Valley rd, Stirling, NJ, 07980, United States



GROSS INTERNAL AREA
 TOTAL: 3,044 sq ft
 LOWER FLOOR: 557 sq ft, FIRST FLOOR: 1,864 sq ft, SECOND FLOOR: 623 sq ft
 THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM
 POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE
 BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

LOCATION INFORMATION

2

DRONE PHOTOS

FEMA FLOOD MAP

DEP WETLANDS MAP

TAX MAP OF LONG HILL/WINSLOW

ZONING MAP | LONG HILL/WINSLOW

REGIONAL MAP

AERIAL MAP

Drone Photos



FEMA Flood Map

Property Detail Report

For property located at
1158 Valley Rd, Long Hill Township, NJ 07980

 **Property Records**

APN: 30-11401-0000-00014-0000
Generation date: 08/26/2025

FEMA Flood



Code	Code Description	Area	Panel #	SFHA
	This parcel does not appear to have any relations with FEMA Flood			

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



DEP Wetlands Map

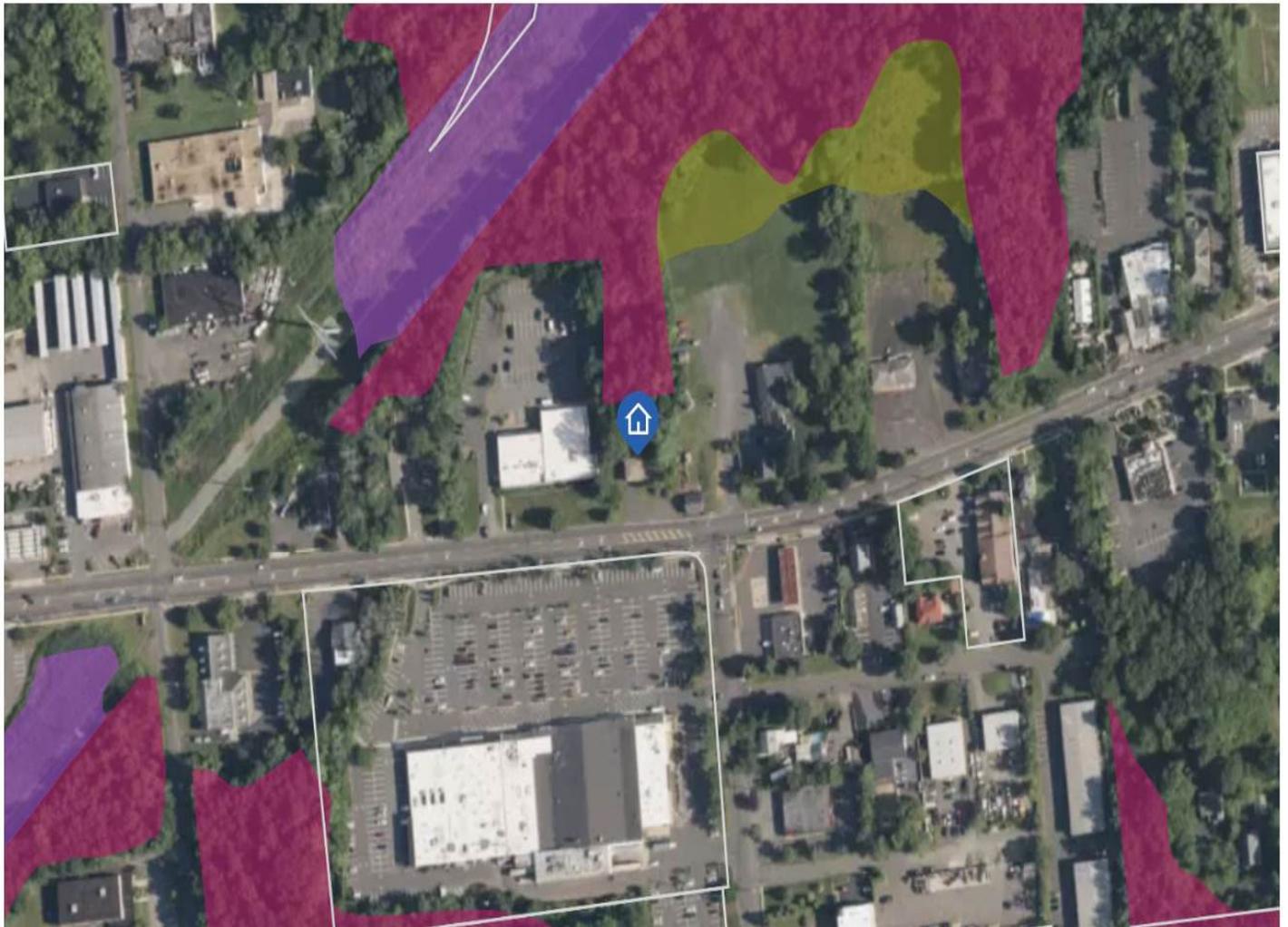
Property Detail Report



For property located at
1158 Valley Rd, Long Hill Township, NJ 07980

APN: 30-11401-0000-00014-0000
Generation date: 08/26/2025

DEP Wetlands



Description

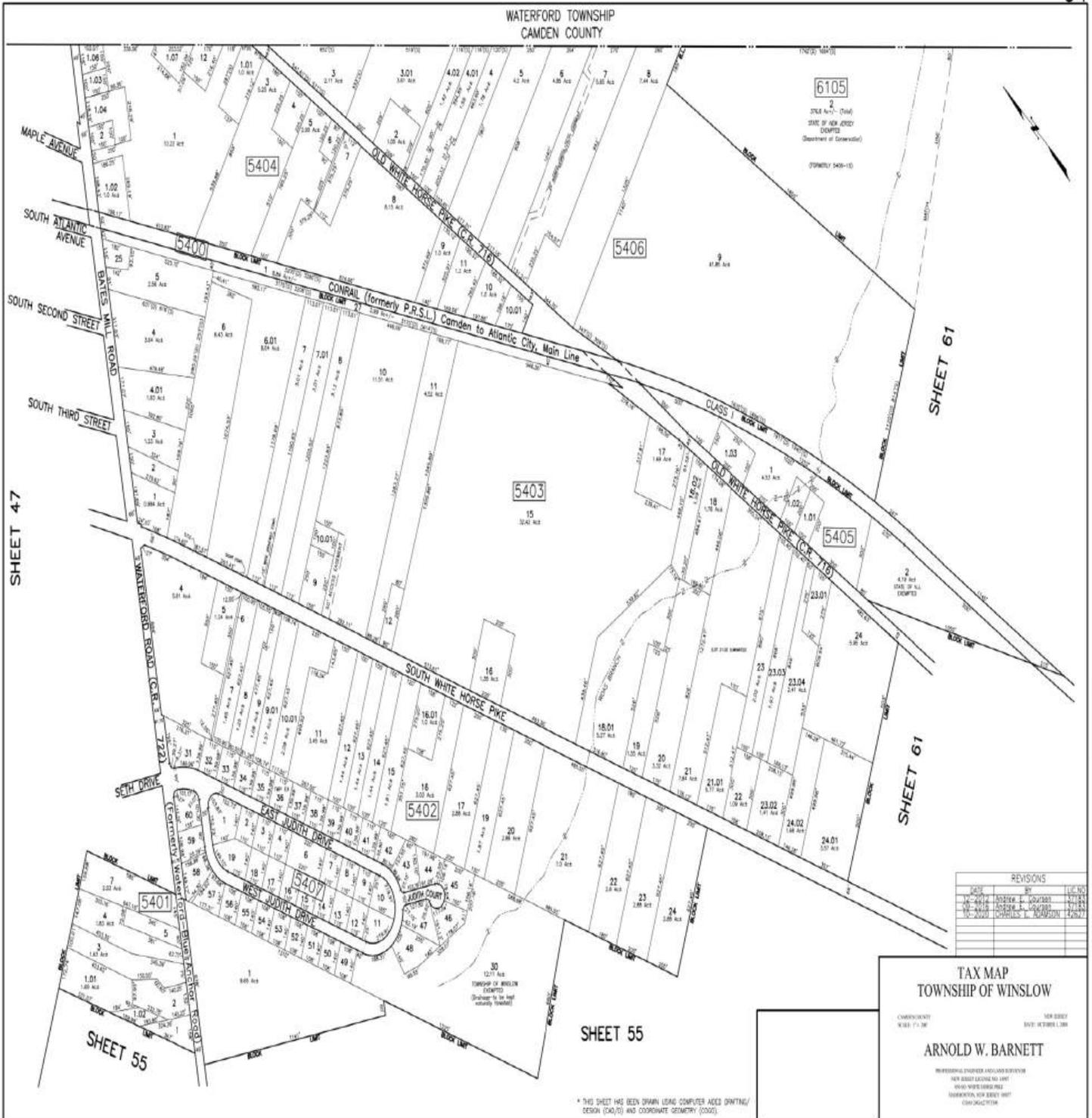
Area

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



Tax Map Of Long Hill/Winslow

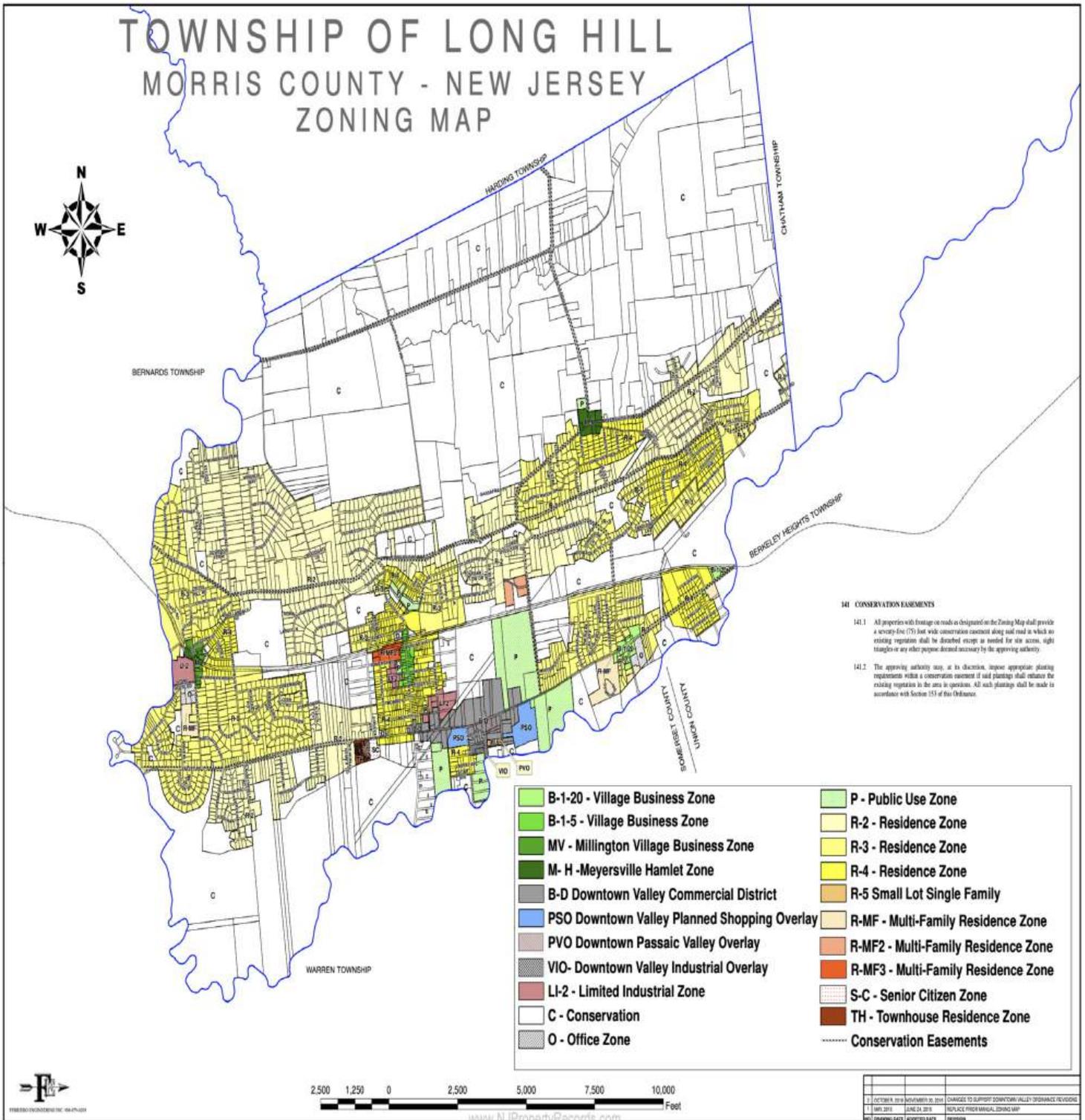
04



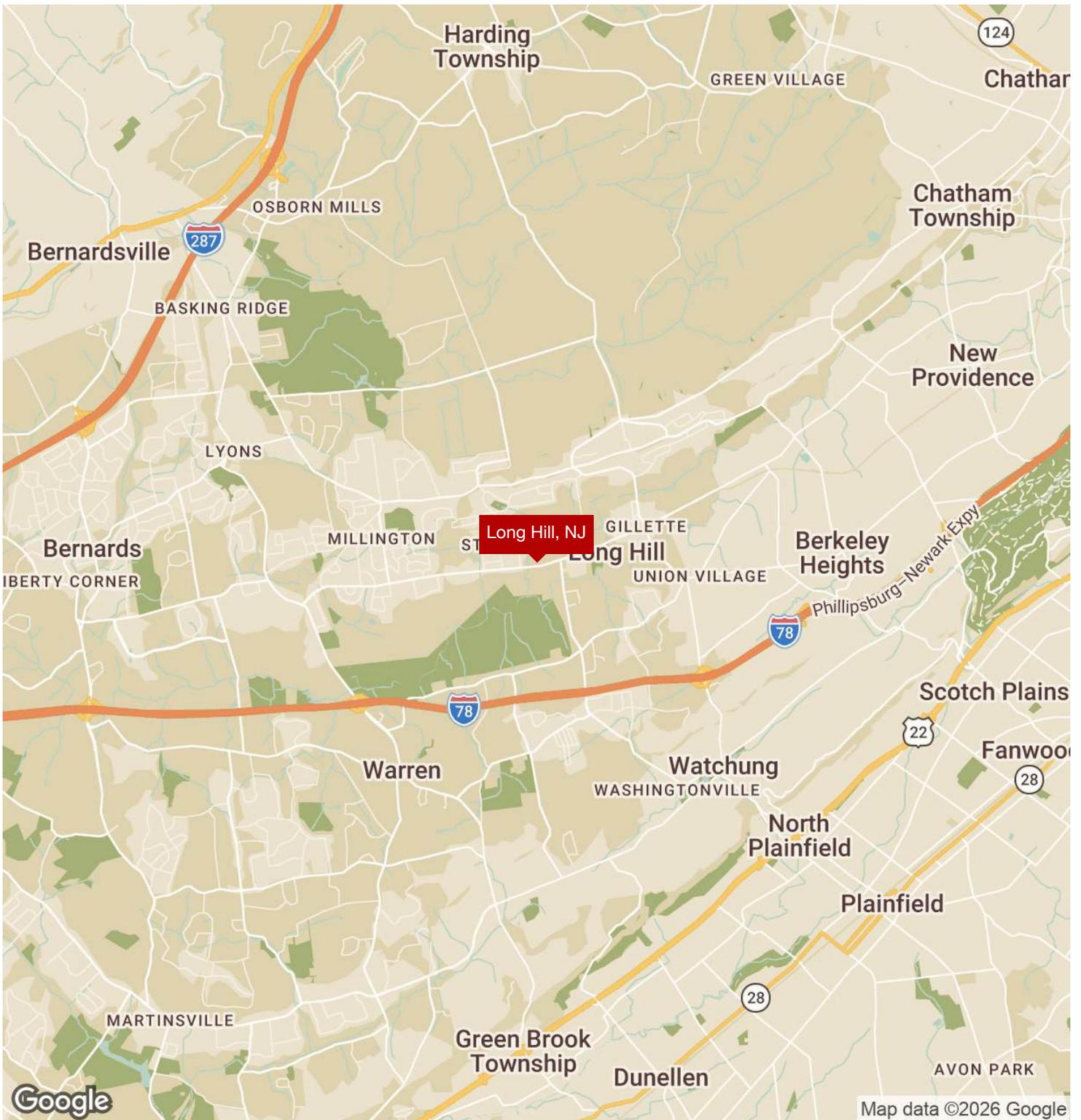
54



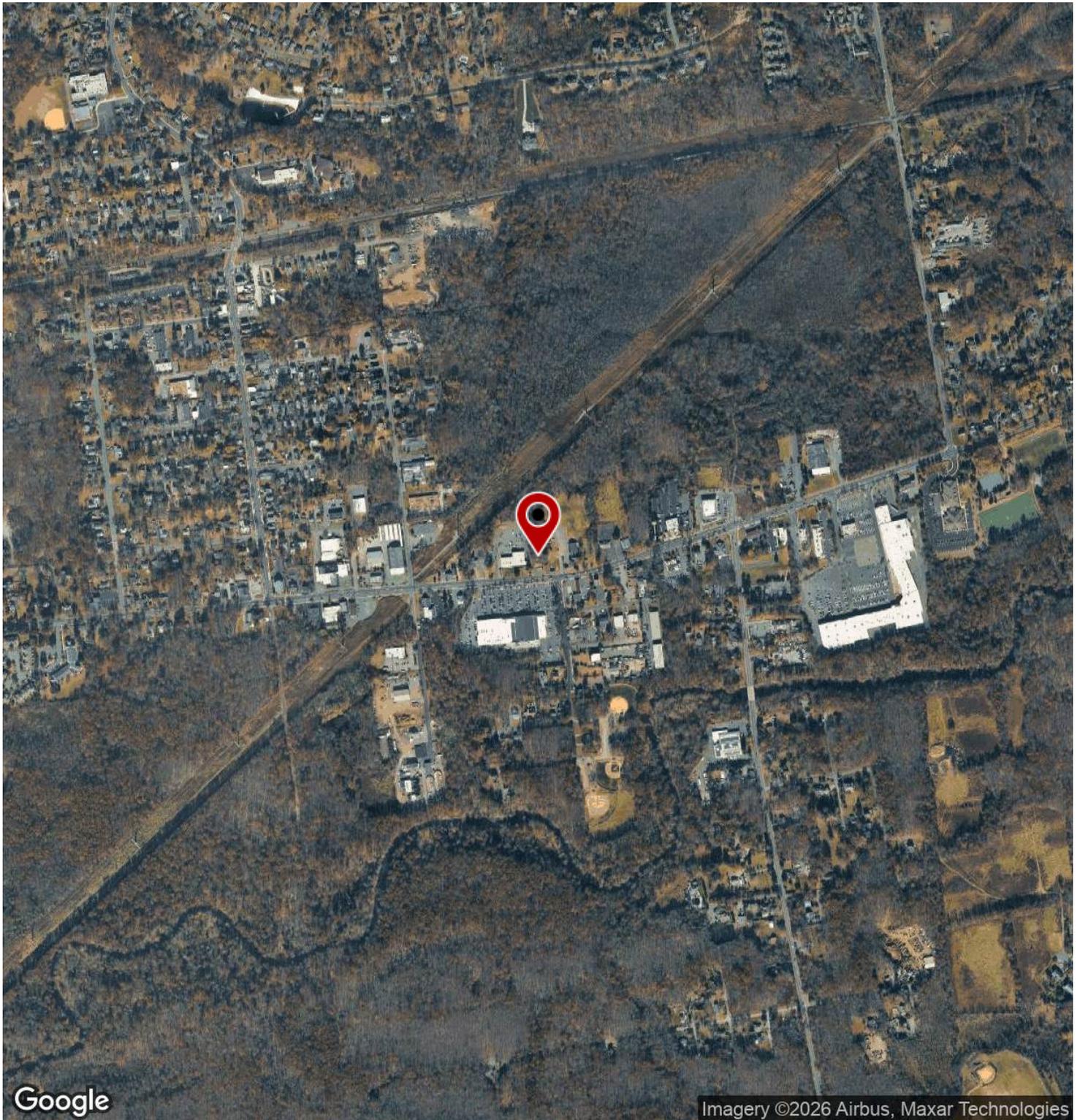
Zoning Map | Long Hill/Winslow



Regional Map



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

	PROFORMA RENT ROLL
Price	\$899,999
Price per SF	\$306
Price per Unit	\$899,999
GRM	13.92
CAP Rate	6.97%
Cash-on-Cash Return (yr 1)	5.72%
Total Return (yr 1)	\$23,722
Debt Coverage Ratio	1.37

OPERATING DATA

	PROFORMA RENT ROLL
Gross Scheduled Income	\$64,658
Total Scheduled Income	\$85,209
Vacancy Cost	\$1,940
Gross Income	\$83,269
Operating Expenses	\$20,551
Net Operating Income	\$62,718
Pre-Tax Cash Flow	\$16,982

FINANCING DATA

	PROFORMA RENT ROLL
Down Payment	\$297,000
Loan Amount	\$602,999
Debt Service	\$45,736
Debt Service Monthly	\$3,811
Principal Reduction (yr 1)	\$6,740



Income & Expenses

INCOME SUMMARY	PROFORMA RENT ROLL
Gross Scheduled Rent	\$64,658
Tenant Reimbursements for Opex	\$20,551
Vacancy Cost	(\$1,940)
GROSS INCOME	\$83,269
EXPENSES SUMMARY	PROFORMA RENT ROLL
Taxes	\$14,651
Insurance	\$3,500
Common Area Maintenance	\$2,400
OPERATING EXPENSES	\$20,551
NET OPERATING INCOME	\$62,718



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Entire Building	To Be Leased	2,939 SF	100%	\$22.00	\$64,658	TBL	TBL
TOTALS		2,939 SF	100%	\$22.00	\$64,658		
AVERAGES		2,939 SF	100%	\$22.00	\$64,658		



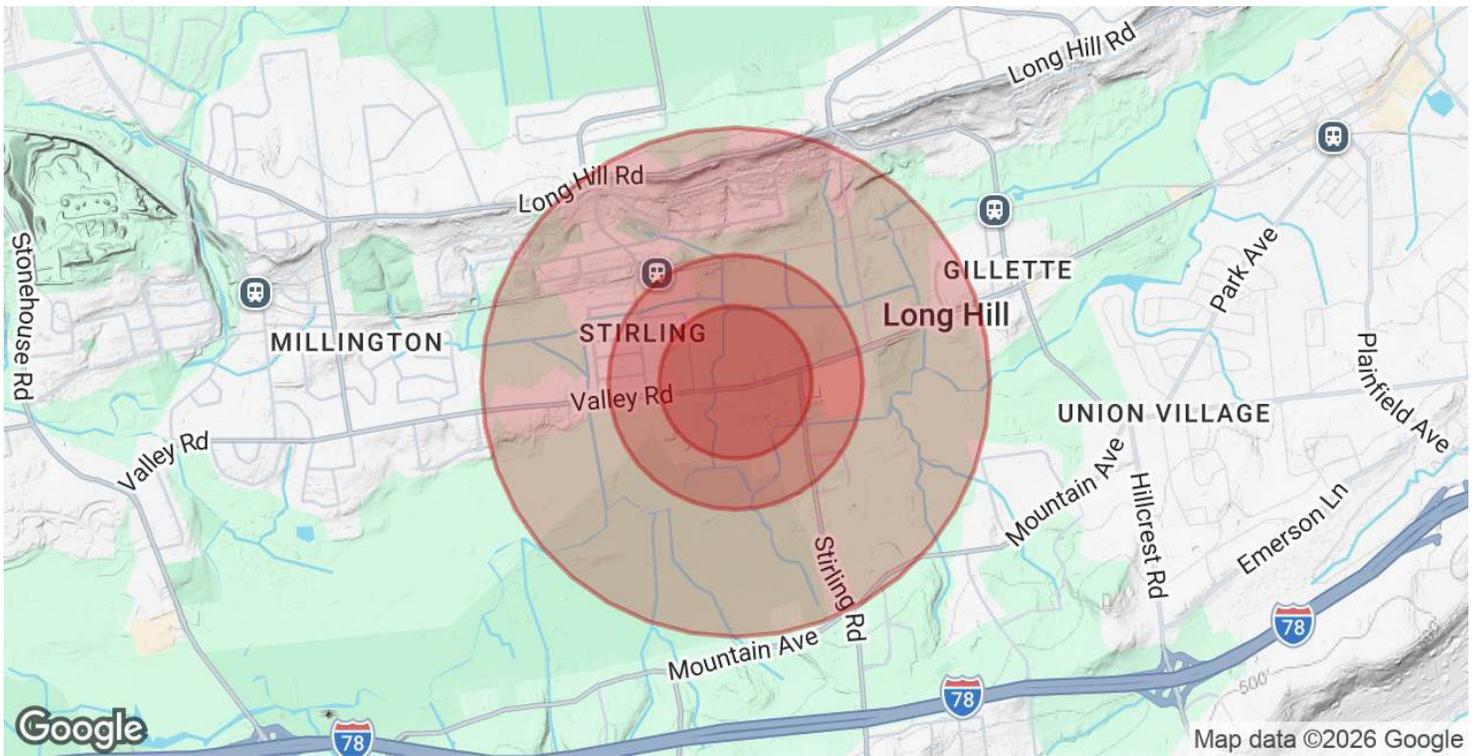
PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	629	2,909
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	225	1,049
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$177,562	\$180,385	\$202,002
Average House Value	\$718,765	\$726,010	\$784,112

Demographics data derived from AlphaMap



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

ADDITIONAL INFORMATION

5

SITE PLANS

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Site Plans



Advisor Bio | Managing Director | KW Commercial | Fort Lee



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 Real Estate Broker & Real Estate 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 todays 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

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

