

0.44-Acre Englewood Development Site Fully Approved For 20 Units

ENGLEWOOD, NJ



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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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.



20 RESIDENTIAL UNITS IN ENGLEWOOD NJ

PROPERTY INFORMATION

1

PROPERTY SUMMARY

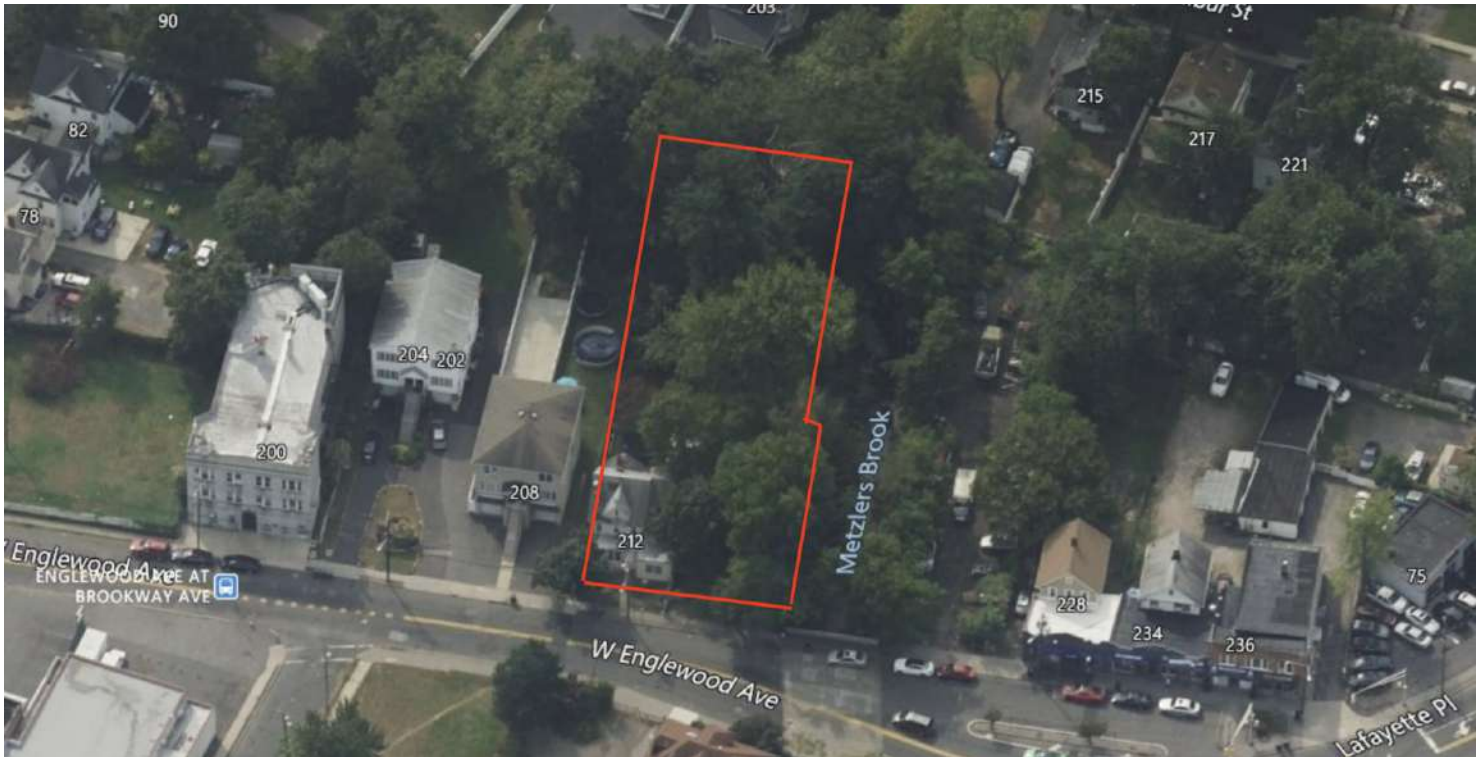
PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY DETAIL REPORT NJ PROPERTY RECORDS

PROPERTY PHOTOS

Property Summary



PROPERTY DESCRIPTION

Presenting an exceptional residential development featuring 20 thoughtfully designed units, including a 20% affordable component. With 24 on-site parking spaces, an elevator building, state-of-the-art fitness center, resident working lounge, modern entry lobby experience, and a rooftop amenity deck with a green roof, this contemporary brick and panel architectural design offers a premium living experience. Perfectly suited for today's lifestyle, the development caters to a modern, discerning clientele seeking comfort, convenience, and sustainability in a vibrant urban setting.

PROPERTY HIGHLIGHTS

- 20 thoughtfully designed residential units
- 24 on-site parking spaces
- Elevator in building
- State-of-the-art fitness center
- Resident working lounge (work-from-home ready)
- Modern entry lobby experience
- Rooftop amenity deck with green roof

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	19166.4 SF
Approved:	Yes
Residential Units:	20
COAH Units Required:	4 Units (20% Affordable Units)
Proforma Expenses:	\$127,748 (Annual)
Proforma Income:	\$556,490 (Annual)
Proforma NOI:	\$428,742 (Annual)
Building Value at Sale:	\$ 7,145,714 at 6.0% Cap Rate

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	634	2,658	9,254
Total Population	1,753	7,423	26,180
Average HH Income	\$105,189	\$104,430	\$130,910



Property Description



PROPERTY DESCRIPTION

Presenting an exceptional residential development featuring 20 thoughtfully designed units, including a 20% affordable component. With 24 on-site parking spaces, an elevator building, state-of-the-art fitness center, resident working lounge, modern entry lobby experience, and a rooftop amenity deck with a green roof, this contemporary brick and panel architectural design offers a premium living experience. Perfectly suited for today's lifestyle, the development caters to a modern, discerning clientele seeking comfort, convenience, and sustainability in a vibrant urban setting.

LOCATION DESCRIPTION

Discover the thriving investment potential of Englewood, NJ, an area renowned for its vibrant commercial environment. Situated amidst a bustling business district, the location offers convenient access to an array of amenities and attractions. Englewood is home to a diverse range of dining options, from upscale restaurants to casual cafes, providing enticing choices for business lunches and client meetings. Additionally, the area is in close proximity to Englewood Hospital and Medical Center, a renowned healthcare facility. With its strategic position and dynamic atmosphere, Englewood presents an exceptional opportunity for land and office investors seeking a prime commercial real estate investment.

SITE DESCRIPTION

Current Residential House on a .44 Acre Lot that is spacious and approved for a 20 Unit Residential Development.



Property Details

Sale Price

\$1,400,000

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	N-C
Lot Size	19,166 SF
APN #	0215_2019_6.01
Corner Property	No
Amenities	• 20 thoughtfully designed residential units • 24 on-site parking spaces • Elevator building • State-of-the-art fitness center • Resident working lounge (work-from-home ready) • Modern entry lobby experience • Rooftop amenity deck with green roof • Contemporary brick + panel architectural design
Waterfront	No
Power	Yes
Rail Access	No
Environmental Issues	None
Soil Type	Mixed

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	20 Residential Units in Englewood NJ
Street Address	212 W Englewood Ave
City, State, Zip	Englewood, NJ 07631
County	Bergen
Market	Northern New Jersey
Sub-market	Bergen County, Englewood
Cross-Streets	W Englewood Ave & Pindle Ave / Garden St
Township	Englewood
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways 15 Minute Drive
Nearest Airport	Newark, La Guardia, JFK all drivable within 30-60 minutes

BUILDING INFORMATION

Building Size	2,020 SF
Number of Floors	2
Year Built	1923
Number of Lots	1
Best Use	Residential 20 Unit Development
Number of Buildings	1



Property Detail Report | NJ Property Records

Location Information

County	Bergen	Lot Acres	0.4382	Class 4 Code	
Municipality	Englewood	Lot Sq Ft	19,087.99	Building Class	47
Block / Lot / Qual	2019 / 6.01 / ---	Land Use	Residential	Building Desc	2S-F
Additional Lots	---	Land Desc	83X230 IRG	Building Sq.Ft.	2020
Census Code	340030153004003	Zoning	R-E	Year Constructed	1923

Tax Information

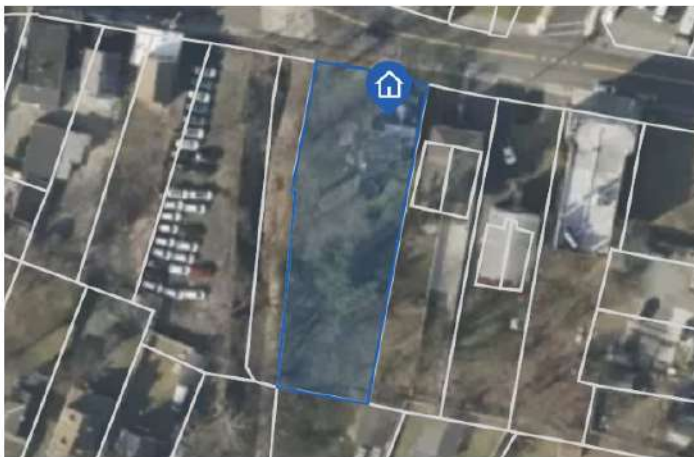
Assessed Year	2026	Land Value	\$175,300	Tax Exemption	---
Tax Year	2025	Improved Value	\$171,400	Deductions (Amount)	---
Calculated Tax	\$10,803.17	Total Assessed Value	\$346,700	Tax Rate (2025)	3.116
Special Tax Codes	---			Tax Ratio (2025)	67.85

Last Market Sale

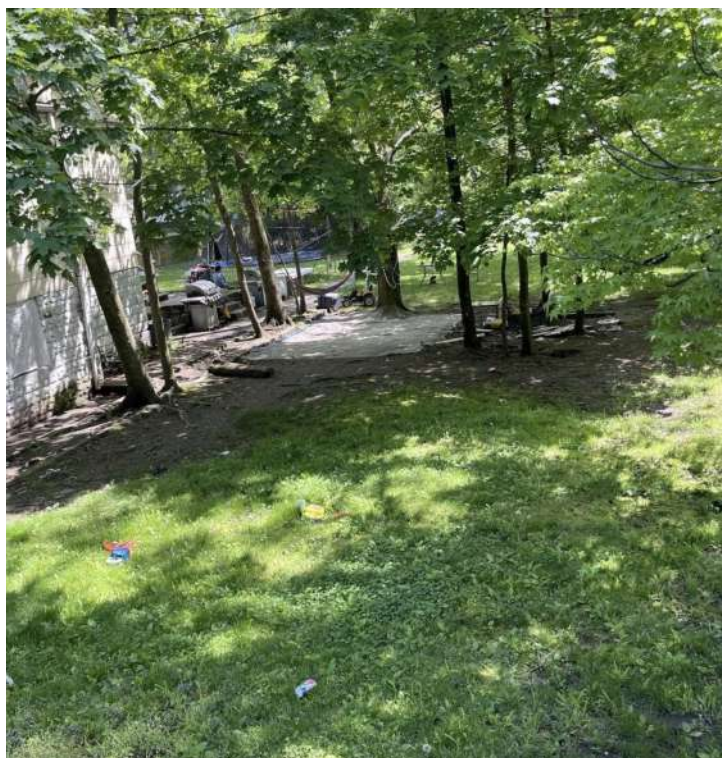
Sale / Rec Date	05/09/2025 - 05/28/2025	Buyer Name	212 ENGLEWOOD AVE LLC	Seller Name	NV MEDICAL AESTHETICS LLC
Sale Price	\$1	Buyer Street	212 W ENGLEWOOD AVE	Seller Street	212 W ENGLEWOOD AVE
Price / Sq.Ft.	\$0	Buyer City, State	ENGLEWOOD, NJ	Seller City, State	ENGLEWOOD, NJ
Book / Page	5513 / 1208				
Assessor Code	25				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
AE	---	34003C0213H	08/28/2019	0.26 (62.04%)	Yes
X	AREA OF MINIMAL FLOOD HAZARD	34003C0213H	08/28/2019	0.07 (16.66%)	No
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	34003C0213H	08/28/2019	0.05 (11.52%)	No



Property Photos



20 RESIDENTIAL UNITS IN ENGLEWOOD NJ

FINANCIAL ANALYSIS

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APARTMENT RENTAL UNITS

PROJECTED FINANCIAL UNDERWRITING

SALE PROFORMA

INVESTMENT SALE - ENTIRE BUILDING

TAX REPORT

Apartment Rental Units

Apartment Rental Units	Rent P/SF (M)	Sq Ft	Rent P/SF (A)	Sale PS/F	Sale Price	Monthly Rent	Annual Rent
Apt # 1: 1BR / 1FBTH	\$3.17	779	\$38.00	\$519.00	\$404,301.00	\$2,466.83	\$29,602.00
Apt # 2: 1BR / 1FBTH	\$3.25	728	\$39.00	\$519.00	\$377,832.00	\$2,366.00	\$28,392.00
Apt # 3: 1BR / 1FBTH	\$3.25	728	\$39.00	\$519.00	\$377,832.00	\$2,366.00	\$28,392.00
Apt # 4: 1BR / 1FBTH	\$3.25	728	\$39.00	\$519.00	\$377,832.00	\$2,366.00	\$28,392.00
Apt # 5: 1BR / 1FBTH	\$3.25	728	\$39.00	\$519.00	\$377,832.00	\$2,366.00	\$28,392.00
Apt # 6: 1BR / 1FBTH	\$3.25	779	\$39.00	\$519.00	\$404,301.00	\$2,531.75	\$30,381.00
Apt # 7: 2BR / 1FBTH	\$3.00	1,117	\$36.00	\$509.00	\$568,553.00	\$3,351.00	\$40,212.00
Apt # 8: 2BR / 1FBTH	\$3.17	1,059	\$38.00	\$509.00	\$539,031.00	\$3,353.50	\$40,242.00
Apt # 9: 2BR / 1FBTH	\$3.17	973	\$38.00	\$509.00	\$495,257.00	\$3,081.17	\$36,974.00
Apt # 10: 1BR / 1FBTH	\$3.17	779	\$38.00	\$519.00	\$404,301.00	\$2,466.83	\$29,602.00
Apt # 11: 1BR / 1FBTH	\$2.92	779	\$35.00	\$519.00	\$404,301.00	\$2,272.08	\$27,265.00
Apt # 12: 1BR / 1FBTH (COAH)	\$1.42	728	\$17.00	\$519.00	\$377,832.00	\$1,031.33	\$12,376.00
Apt # 13: 1BR / 1FBTH (COAH)	\$1.42	728	\$17.00	\$519.00	\$377,832.00	\$1,031.33	\$12,376.00
Apt # 14: 1BR / 1FBTH (COAH)	\$1.42	728	\$17.00	\$509.00	\$370,552.00	\$1,031.33	\$12,376.00
Apt # 15: 1BR / 1FBTH (COAH)	\$1.42	728	\$17.00	\$509.00	\$370,552.00	\$1,031.33	\$12,376.00
Apt # 16: 1BR / 1FBTH	\$3.25	779	\$39.00	\$509.00	\$396,511.00	\$2,531.75	\$30,381.00
Apt # 17: 2BR / 1FBTH	\$3.00	1,117	\$36.00	\$244.00	\$272,548.00	\$3,351.00	\$40,212.00
Apt # 18: 2BR / 1FBTH	\$3.08	1,059	\$37.00	\$244.00	\$258,396.00	\$3,265.25	\$39,183.00
Apt # 19: 2BR / 1FBTH	\$3.17	973	\$38.00	\$244.00	\$237,412.00	\$3,081.17	\$36,974.00
Apt # 20: 1BR / 1FBTH	\$3.17	779	\$38.00	\$244.00	\$190,076.00	\$2,466.83	\$29,602.00
Parking	24 Spaces	-	\$100.00	-	-	\$2,400.00	
15 Total Apartments (9-2BR's; 6-1BR's)	\$2.81	16,796	\$36.86	\$461.00	\$7,583,084.00	\$50,208.50	\$573,702.00



Projected Financial Underwriting

Proforma for 212 W Englewood Ave, Englewood							
Projected Financial Underwriting							
Income					Strategy # 1:	Buy, Develop, and Hold	
**Gross Scheduled Rental Income	\$ 573,702.00	Annually			Strategy # 2:	Buy, Develop, Stabilize, and Sell	
Gross Scheduled Sell Out	\$ 7,583,084.00				Strategy # 3:	Buy, Obtain Approvals, and Sell	
Minus Residential Vacancy @ 3%	\$ 17,211.06				Strategy # 4:	Buy, Develop, and Sell Condos	
Effective Gross Income	\$ 556,490.94						
**Operating Expenses							
Taxes	\$ 60,000.00						
Insurance	\$ 26,500.00						
PSE&G (Common Area Heat/Cool)	\$ 3,150.00						
PSE&G (Exterior Lights)	\$ 1,800.00						
Landscaping & Snow Removal	\$ 3,750.00						
MGMT (4% resi income)	\$ 22,948.08						
Maintenance & Repair (\$300/unit)	\$ 6,000.00						
Elevator Maintenance	\$ 3,600.00						
Total Operating Expenses	\$ 127,748.08	22.96% E.to.I Ratio					
Net Operating Income	\$ 428,742.86						



Tax Report

Property Detail Report

For property located at
212 W Englewood Ave, Englewood, NJ 07631



APN: 15-02019-0000-00006-01

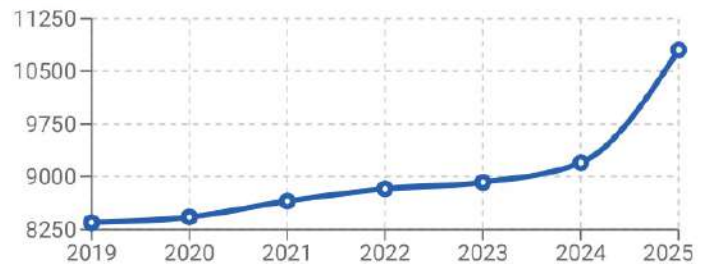
Generation date: 04/16/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$10,803.17	\$1,605.68	17.46%	\$175,300	\$171,400	\$346,700
2024	\$9,197.49	\$278.35	3.12%	\$175,300	\$124,000	\$299,300
2023	\$8,919.14	\$92.78	1.05%	\$175,300	\$124,000	\$299,300
2022	\$8,826.36	\$176.59	2.04%	\$175,300	\$124,000	\$299,300
2021	\$8,649.77	\$224.47	2.66%	\$175,300	\$124,000	\$299,300
2020	\$8,425.30	\$77.82	0.93%	\$175,300	\$124,000	\$299,300
2019	\$8,347.48	\$200.53	2.46%	\$175,300	\$124,000	\$299,300
2018	\$8,146.95	\$242.44	3.07%	\$175,300	\$124,000	\$299,300
2017	\$7,904.51	\$251.41	3.29%	\$175,300	\$124,000	\$299,300
2016	\$7,653.10	\$65.84	0.87%	\$175,300	\$124,000	\$299,300
2015	\$7,587.26	\$62.86	0.84%	\$175,300	\$124,000	\$299,300
2014	\$7,524.40	\$110.74	1.49%	\$175,300	\$124,000	\$299,300
2013	\$7,413.66	\$335.21	4.74%	\$175,300	\$124,000	\$299,300
2012	\$7,078.45	-\$107.74	-1.5%	\$175,300	\$124,000	\$299,300
2011	\$7,186.19	-\$503.23	-6.54%	\$175,300	\$124,000	\$299,300
2010	\$7,689.42	\$209.05	2.79%	\$245,300	\$134,800	\$380,100
2009	\$7,480.37	\$235.66	3.25%	\$245,300	\$134,800	\$380,100
2008	\$7,244.71	\$250.87	3.59%	\$245,300	\$134,800	\$380,100
2007	\$6,993.84	\$1,436.08	25.84%	\$245,300	\$134,800	\$380,100



20 RESIDENTIAL UNITS IN ENGLEWOOD NJ

LOCATION INFORMATION

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FEMA FLOOD MAP

DEP WETLANDS

REGIONAL MAP

LOCATION MAP

AERIAL

FEMA Flood Map

Property Detail Report

For property located at
212 W Englewood Ave, Englewood, NJ 07631

 **Property Records**

APN: 15-02019-0000-00006-01

Generation date: 04/16/2026

FEMA Flood



Code	Code Description	Area	Panel #	SFHA
AE	---	0.26 (62.04%)	34003C0213H	Yes
X	AREA OF MINIMAL FLOOD HAZARD	0.07 (16.66%)	34003C0213H	No
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	0.05 (11.52%)	34003C0213H	No
AE	FLOODWAY	0.04 (9.78%)	34003C0213H	Yes

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



DEP Wetlands

Property Detail Report

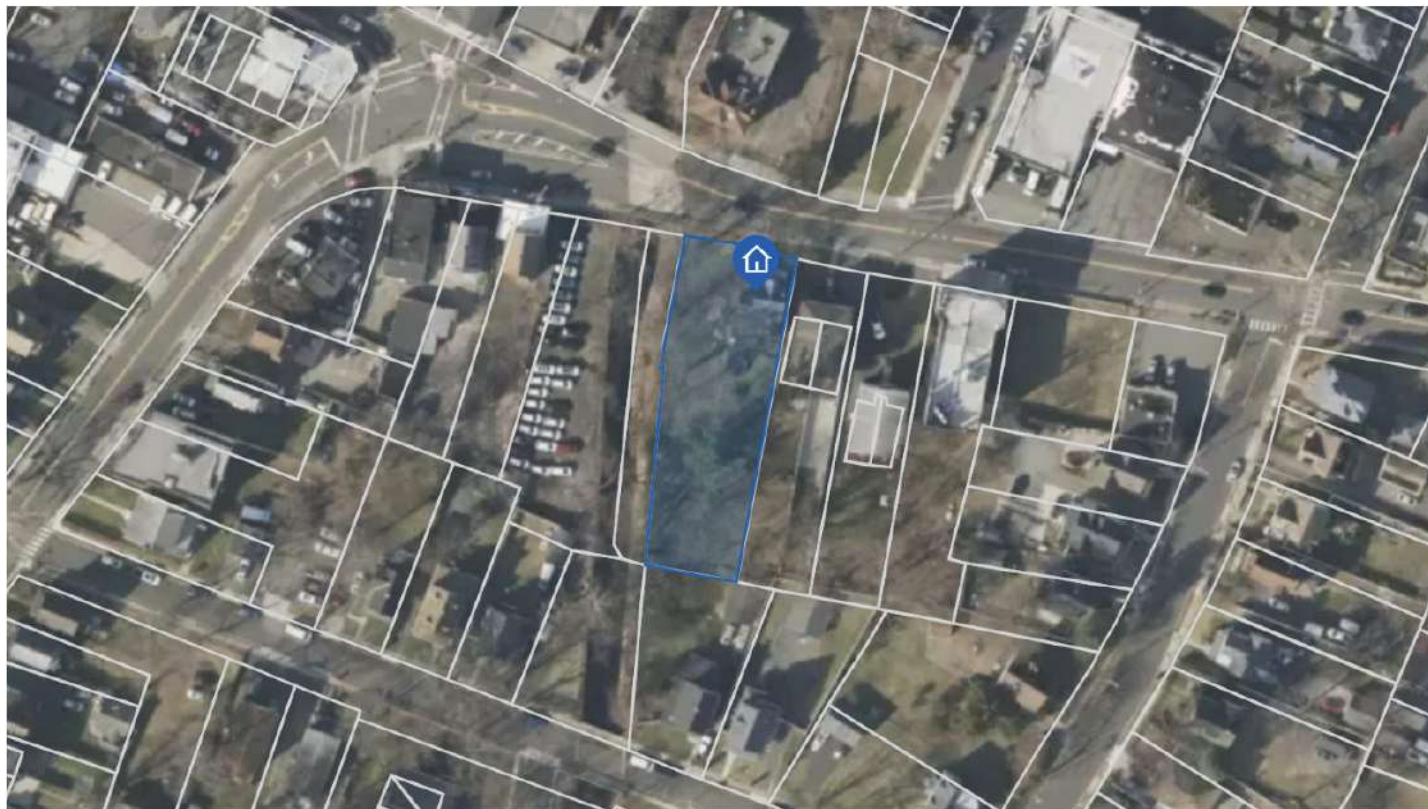
For property located at
212 W Englewood Ave, Englewood, NJ 07631

 **PropertyRecords**

APN: 15-02019-0000-00006-01

Generation date: 04/16/2026

DEP Wetlands



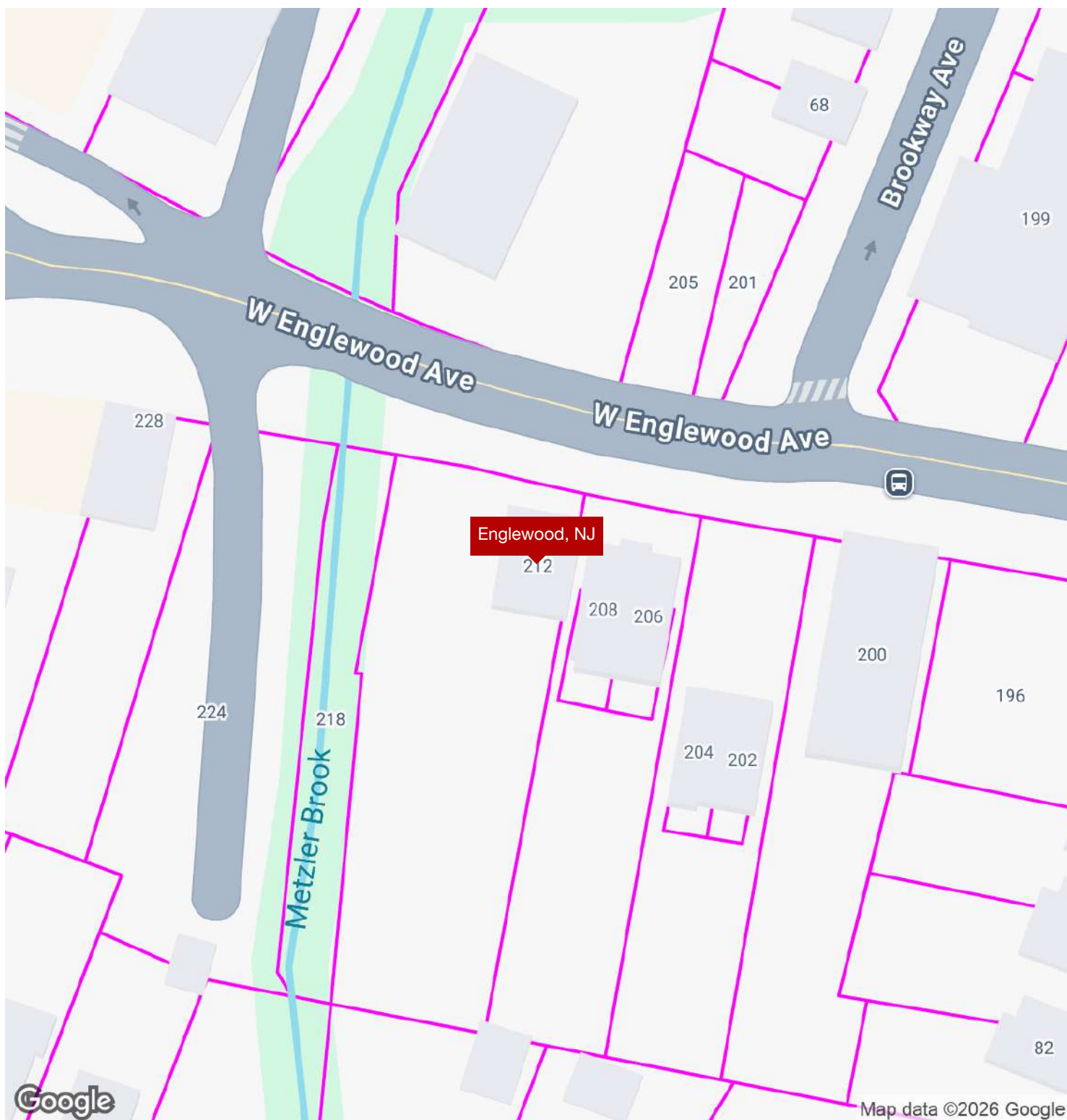
Description

Area

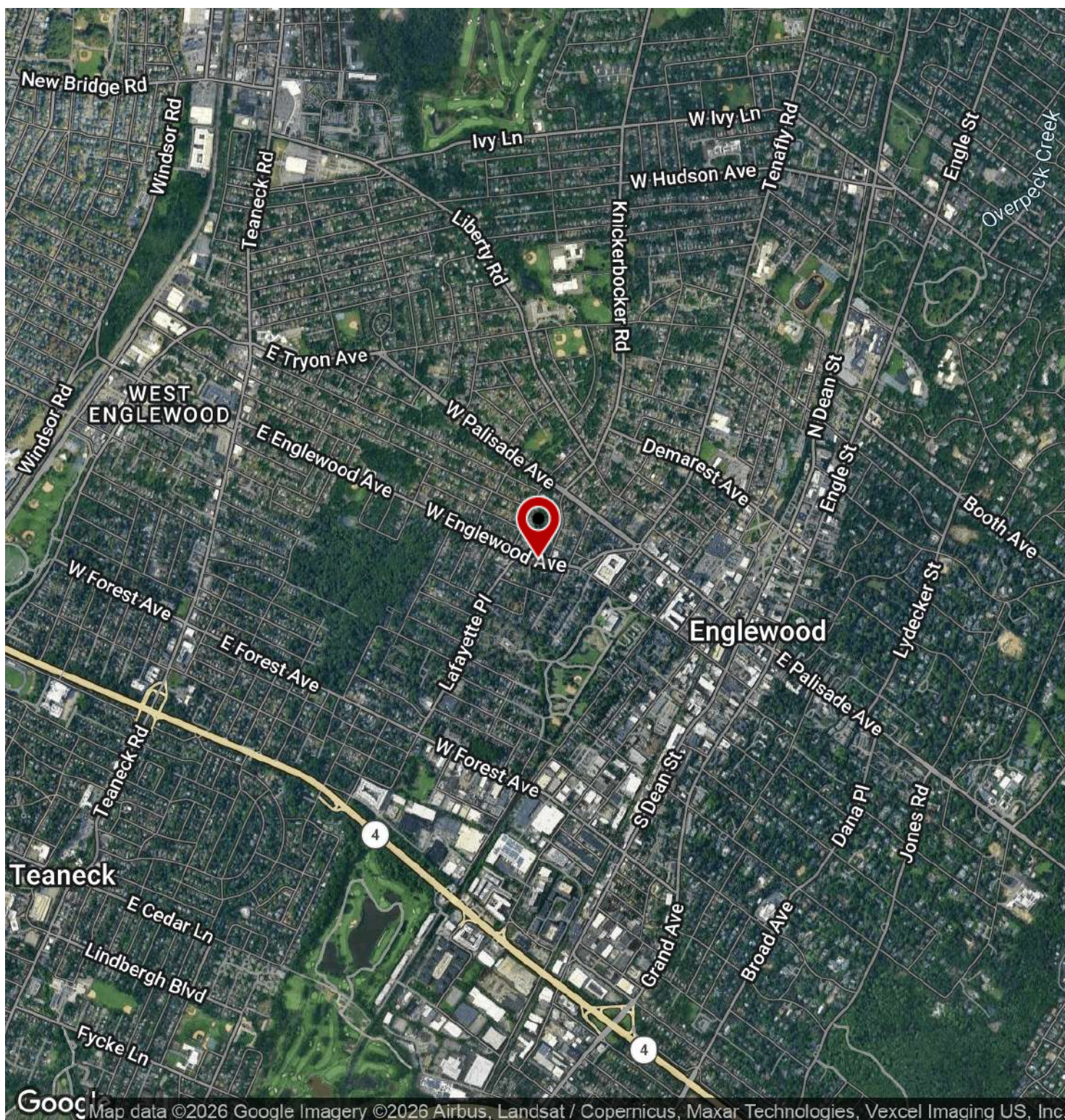
This parcel does not appear to have any relations with DEP Wetlands



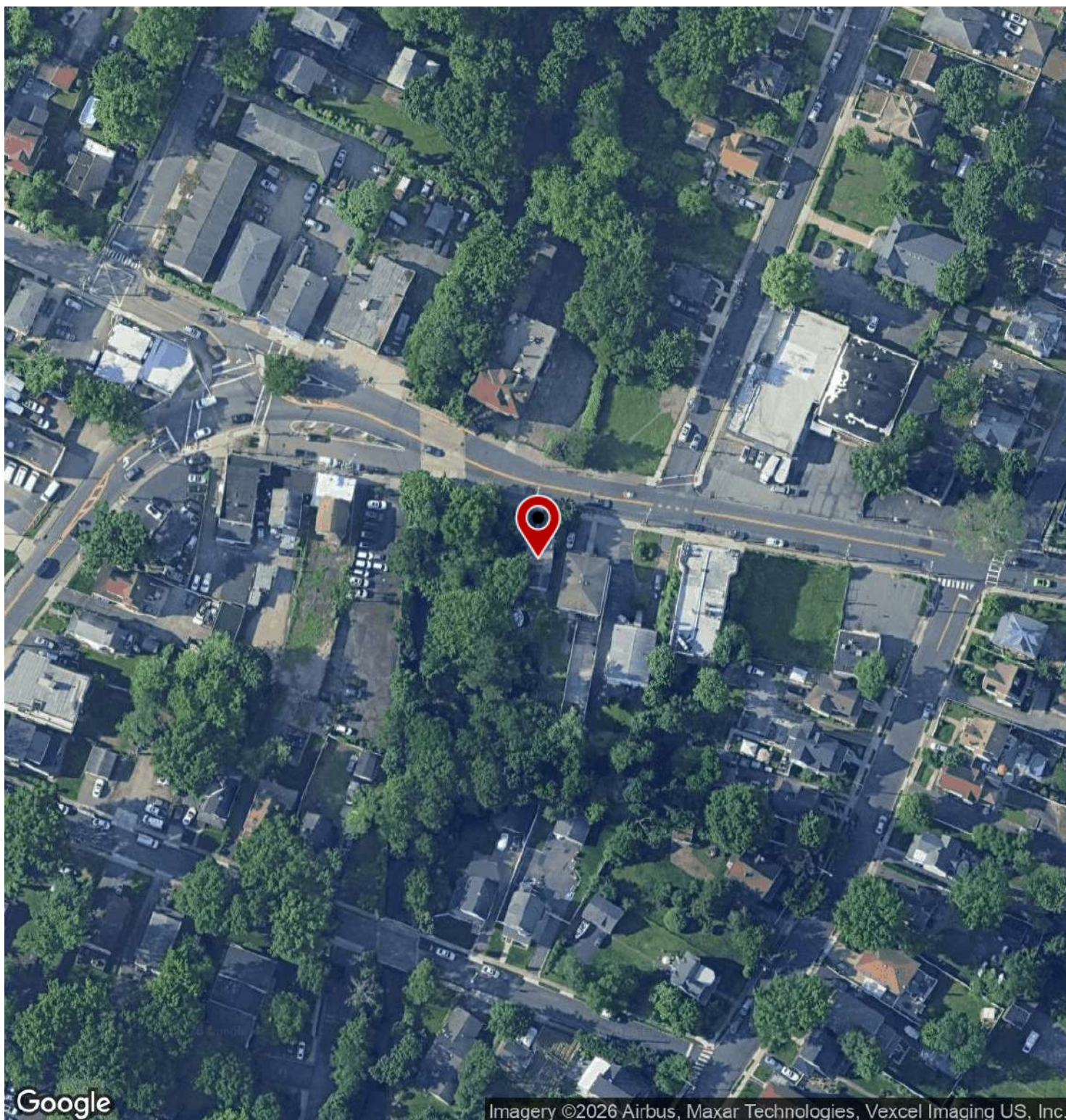
Parcel Map



Location Map



Aerial



20 RESIDENTIAL UNITS IN ENGLEWOOD NJ

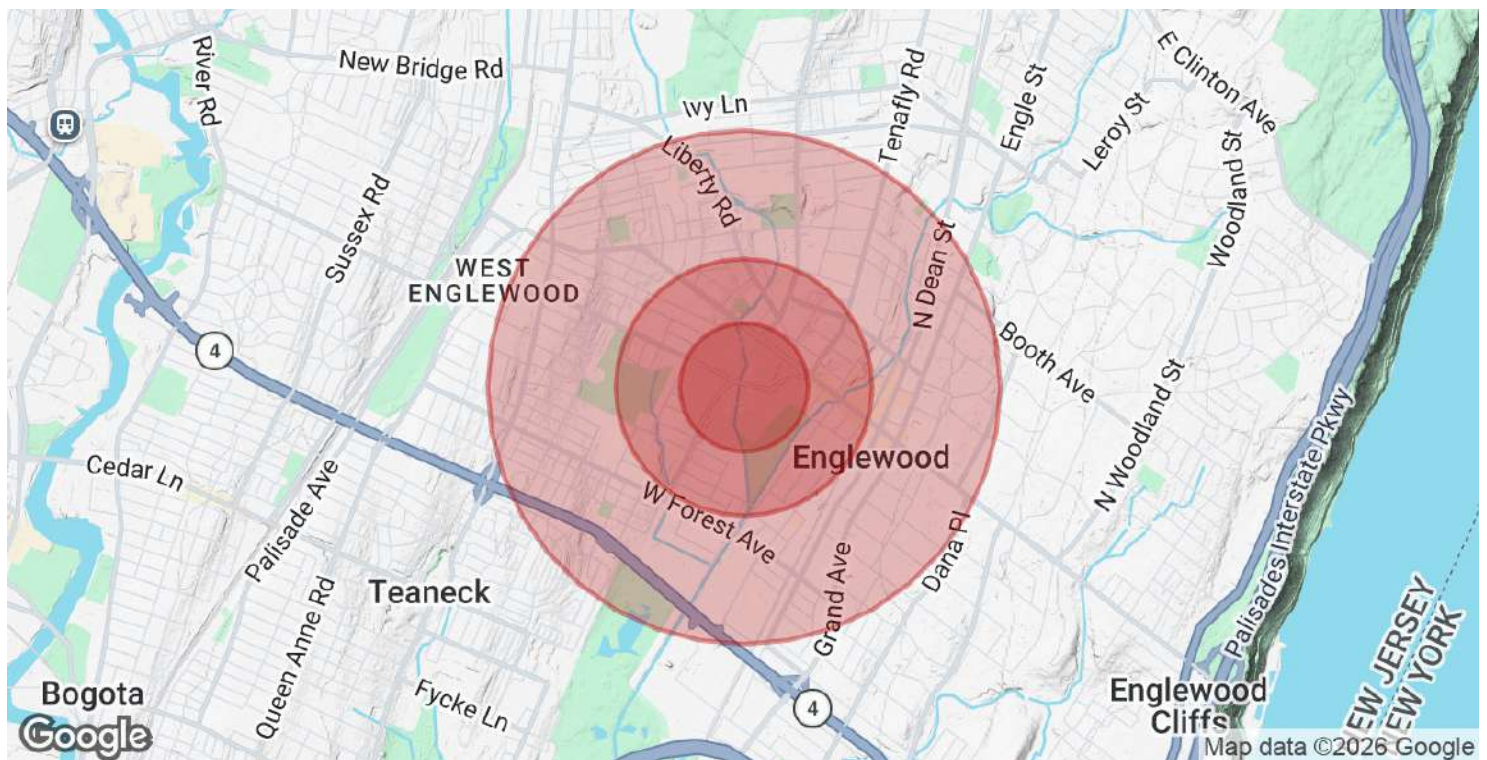
DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO & CONTACT INFO

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,753	7,423	26,180
Average Age	42.1	43.2	42.0
Average Age (Male)	33.4	39.4	38.6
Average Age (Female)	46.9	45.5	44.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	634	2,658	9,254
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$105,189	\$104,430	\$130,910
Average House Value	\$381,247	\$417,876	\$496,252

2023 American Community Survey (ACS)



Advisor Bio & Contact Information

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Managing Director | Fort Lee



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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 & AFFILIATIONS

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

