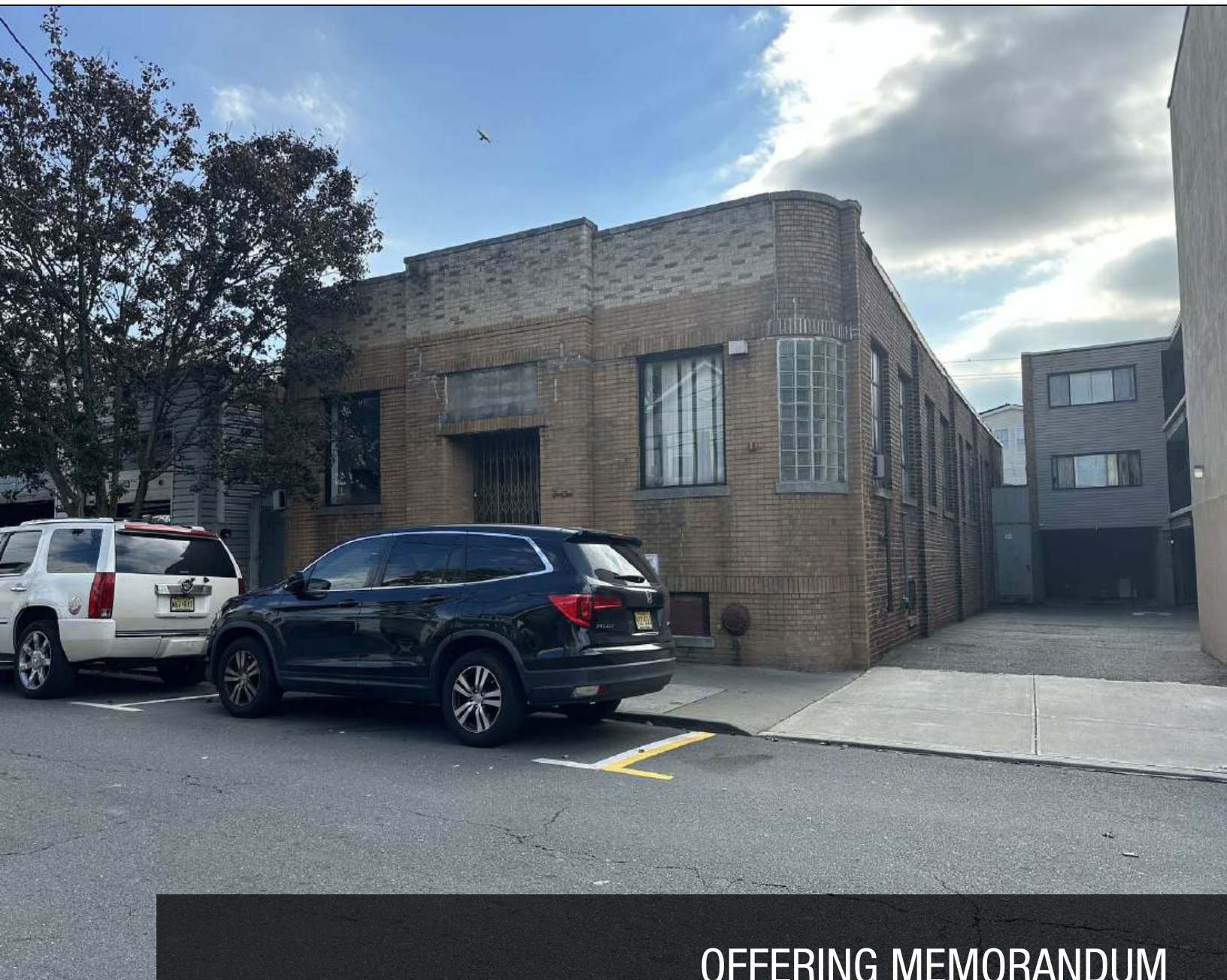




For Sale | Rare 3,962 SF Industrial/Manufacturing Building | 12' Ceiling Height

109-111 71ST ST, GUTTENBERG, NJ 07093



OFFERING MEMORANDUM

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

PRESENTED BY:

BRUCE ELIA JR.
Managing Broker | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
brucejr@kw.com
NJ #0893523

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

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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.



FOR SALE | RARE 3,962 SF INDUSTRIAL/MANUFACTURING BUILDING | 12' CEILING HEIGHT

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ZONING SUMMARY

AERIAL VIEW

ZONING MAP

SURVEY OF PROPERTY

PROPERTY PLAN

RENDERING OF NEW PROPERTY BUILD

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

The Elia Realty Group and KW Commercial are proud to present an exciting new opportunity to own a piece of Guttenberg, NJ!

The property sits with a current 3,962 SF industrial manufacturing building on it and is flat at ground level with an approx. 3,964 SF lot size.

PROPERTY HIGHLIGHTS

- 3,962 SF Industrial Manufacturing Building
- Open Floor Plan Concept Interior Space
- Tons of Natural Light with Skylight in Center
- Lot Size: 3,964 SF
- Thriving Area of New Developments All Over
- R-1 Zoning - Low Density Housing

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Lot Size:	3,964 SF
Lot Size Price Per SF:	\$189/ft
Building Size:	3,962 SF
Building Size Price Per SF:	\$189/ft
Zoning:	R-1
Proforma NOI:	\$60,300.00
Proforma Cap Rate:	8.03%
Taxes:	\$15,634/year

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,607	13,250	34,492
Total Population	11,166	31,173	84,088
Average HH Income	\$76,208	\$79,293	\$80,793



Property Description



PROPERTY DESCRIPTION

The property has an older industrial manufacturing building that is great to renovate and lease out as an investor, or purchase and develop multi-family housing on it.

LOCATION DESCRIPTION

Guttenberg (/ˈɡʌtənɜːrg/ GUT-ən-burg) is a town in the northern part of Hudson County, in the U.S. state of New Jersey. In the 2020 Census, it was the most densely populated incorporated municipality in the United States, as well as one of the most densely populated municipalities worldwide, with 57,116 inhabitants per square mile (22,053/km²) of land area.[19] Only four blocks wide, Guttenberg has been variously ranked as the ninth-smallest municipality in the state (based on data from the U.S. Census Bureau) or as the state's seventh-smallest municipality (based on data from the New Jersey Department of Environmental Protection).

As of the 2020 United States census, the town's population was 12,017, an increase of 841 (+7.5%) from the 2010 census count of 11,176, which in turn reflected an increase of 369 (+3.4%) from the 10,807 counted in the 2000 census.[24] As of the 2010 Census, almost one-fifth of the town's population resided in the Galaxy Towers, a trio of residential skyscrapers overlooking the Hudson River.

The current population growth and density in Guttenberg represents a significant change since 1983, when it was described by The New York Times, as "an old community of two-story row houses, small stores and light industry." Based on data from the 2017 Population Estimates Program showing that the town had a population density of 58,800 inhabitants per square mile (22,700/km²), the highest in the state, Dave Sheingold of Northjersey.com described Guttenberg as "America's most crowded place".

SITE DESCRIPTION

The site sits flat on ground level.

POWER DESCRIPTION

200 Amps

GAS DESCRIPTION

Natural



Property Details

Sale Price

\$750,000

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	R-1
Lot Size	3,964 SF
Lot Frontage	40 ft
Lot Depth	100 ft
Corner Property	No
Waterfront	No
MLS #	To Be Listed
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	0

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Elevators	None
Freight Elevator	No
Central HVAC	Yes
HVAC	Yes
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	For Sale Rare 3,962 SF Industrial/Manufacturing Building 12' Ceiling Height
Street Address	109 71st Street
City, State, Zip	Guttenberg, NJ 07093
County	Bergen
Market	Northern, NJ

BUILDING INFORMATION

Building Size	3,962 SF
NOI	\$60,300.00
Cap Rate	8.04
Occupancy %	1.0%
Tenancy	Single
Number of Cranes	0
Minimum Ceiling Height	12 ft
Office Space	1,000 SF
Number of Floors	2
Average Floor Size	3,420 SF
Year Built	1920
Year Last Renovated	2000
Warehouse %	75.0%
Framing	Petition Walls
Condition	Average
Free Standing	Yes
Number of Buildings	1



	Current Zone
Site Area Total	3,962 sf
Zoning District	R-1

Bulk and Density Standards

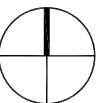
Minimum Lot Area	10,000 sf
Maximum Building Coverage	50 %
Front Setback	10 ft
Rear Setback	25 ft
Side Setback (each)	5 ft
Building Height	45.00 ft
Building Height Residential Floors	3 stories

Parking and Loading Standards

Residential Parking (minimum)	1:1
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Google Earth









OF NORTH BERGEN

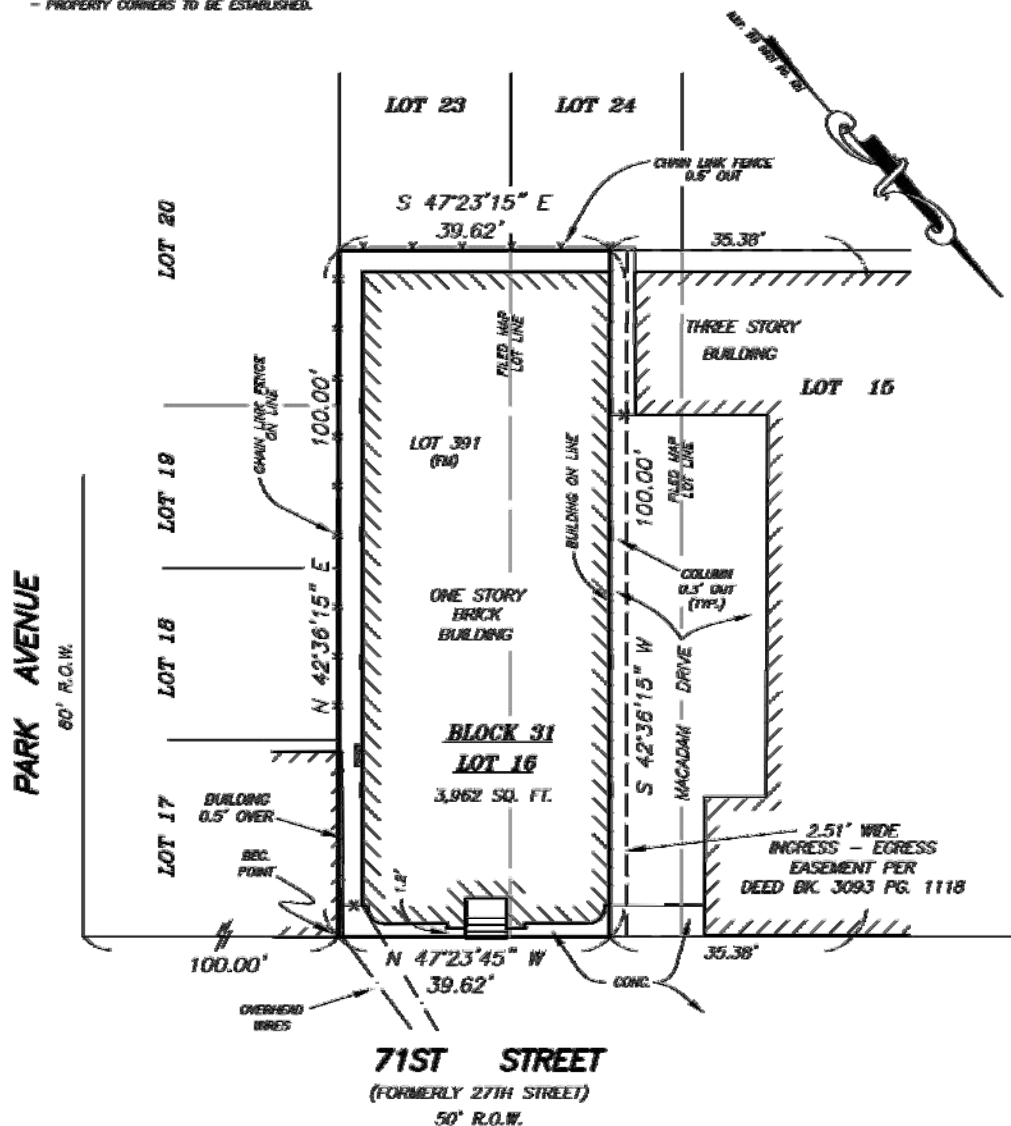


WEST NEW YORK

ZONE LEGEND

	R-1 LOW DENSITY RESIDENTIAL
	R-2 HIGH DENSITY RESIDENTIAL
	R-3 WATERFRONT RESIDENTIAL
	R-4 MID-RISE MIXED USE
	C COMMERCIAL
	P PARKS AND RECREATION

NOTE: - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- PROPERTY CORNERS TO BE ESTABLISHED.



THIS SURVEY IS CERTIFIED TO:

- MAYAN METZLER
 - ZOCCALI, PC; JOSEPH ZOCCALI, Esq.
 - TITLE CONSULTING SERVICES, LLC (TCS8712)
 - CHICAGO TITLE INSURANCE COMPANY
 - WEBSTER BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS
- AS THEIR INTERESTS MAY APPEAR.

Reference Filed Map :

MAP OF NEW VILLAGE
OF GUTTENBERG

Map No. 721
Date Filed 06-07-1853
Lot No. 391 & PT. 392
Block No. 27

Map of Survey

109-111 71ST STREET
BLOCK 31 LOT 16
TOWN OF GUTTENBERG, HUDSON COUNTY
NEW JERSEY

SCALE: 1"=20' DATE: 10-18-2017 BOOK PAGE FILE NO. 17-325

Templin Engineering Associates
Engineering - Surveying

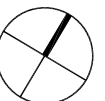
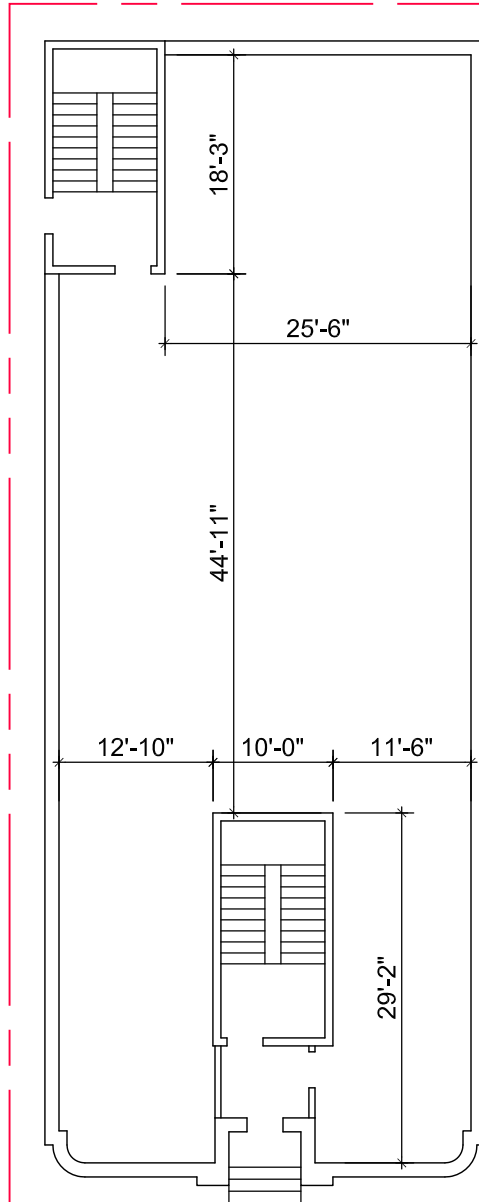
861 EISENHOWER AVENUE
BRIDGEWATER, NJ 08807

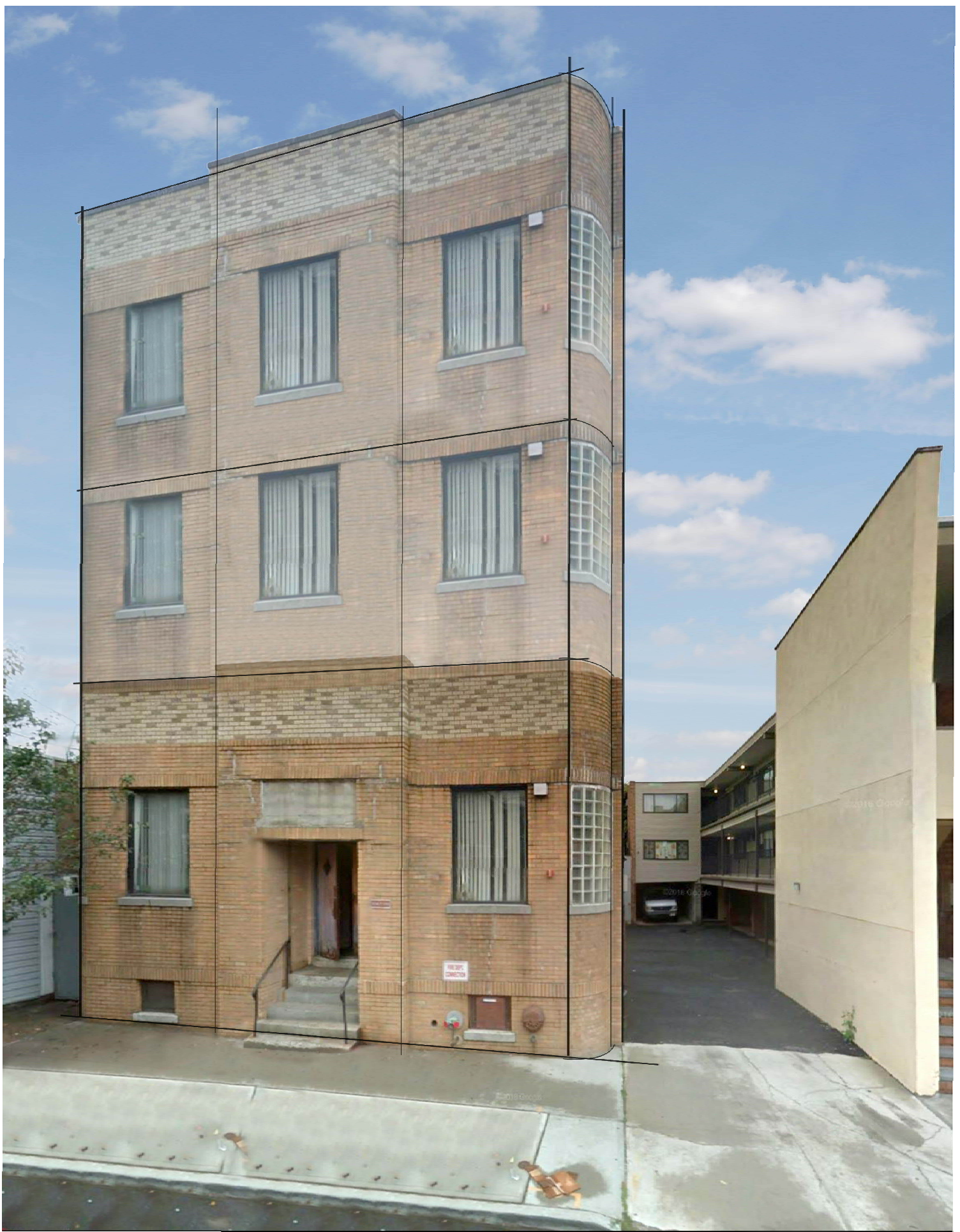
PHONE: (908) 231-1616

FAX: (908) 231-1894

Robert J. Templin
Robert J. Templin

Professional Engineer and Land Surveyor
N.J. License No. 25136





FitzGerald

Perspective

109 West 71st Street, Guttenberg
Guziec Realty
02/01/18

A2-1

Additional Photos



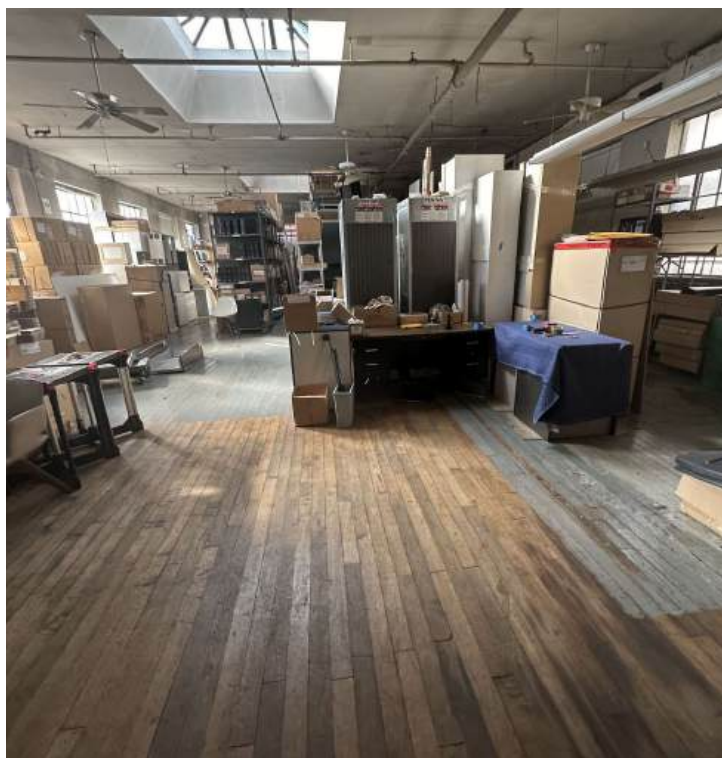
Additional Photos



Additional Photos



Additional Photos



FOR SALE | RARE 3,962 SF INDUSTRIAL/MANUFACTURING BUILDING | 12' CEILING HEIGHT

LOCATION INFORMATION

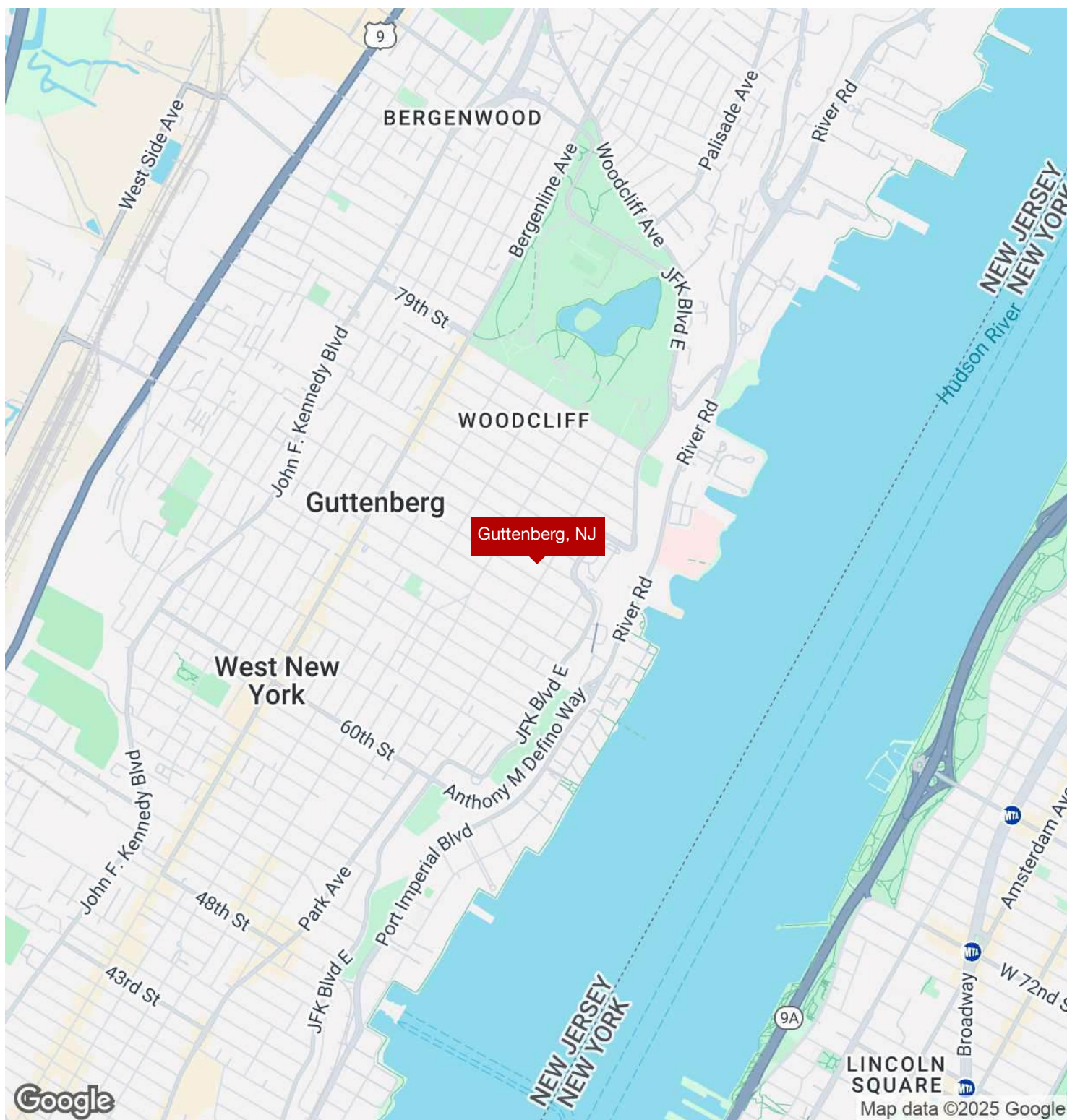
2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

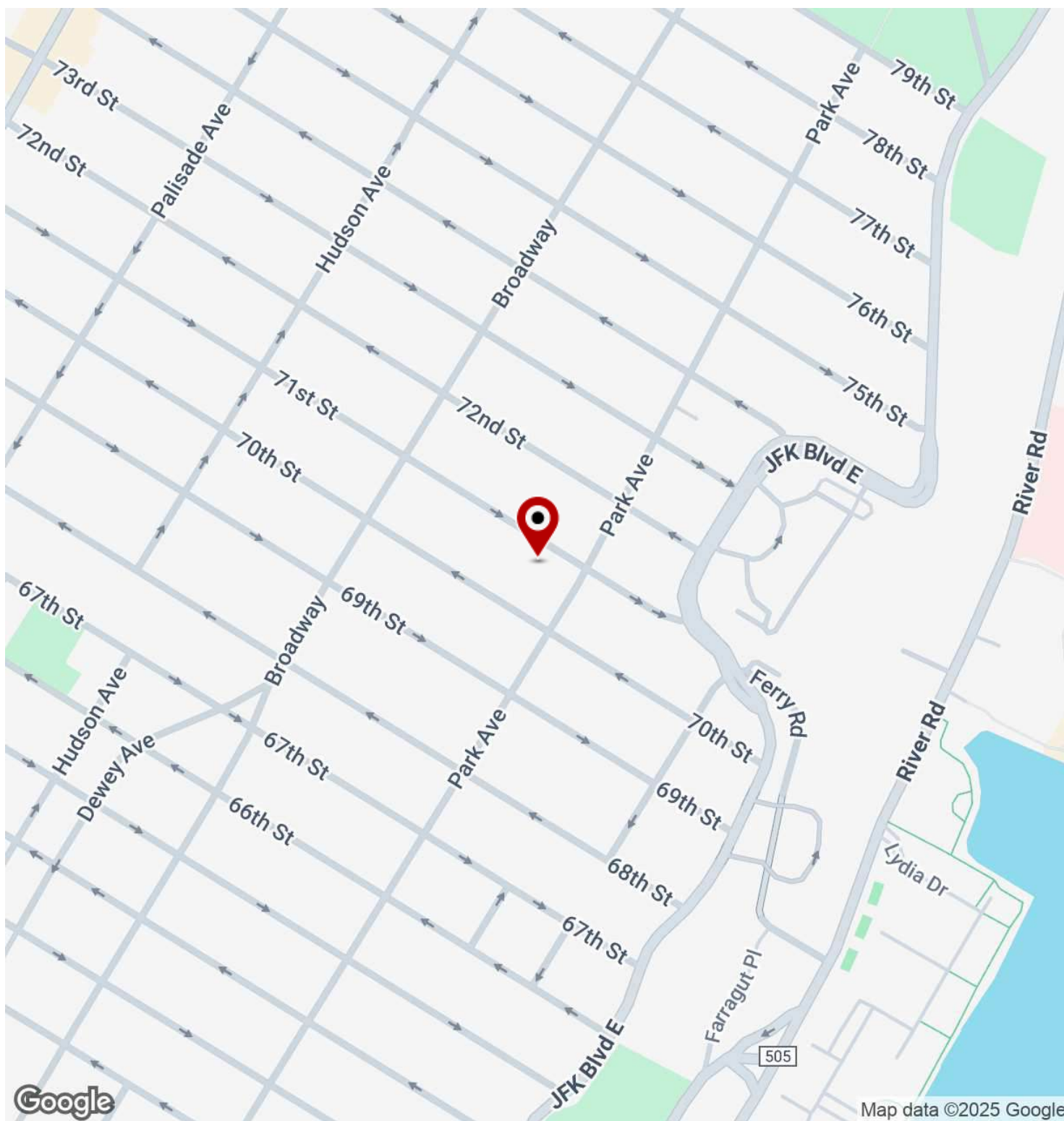
Regional Map



Google



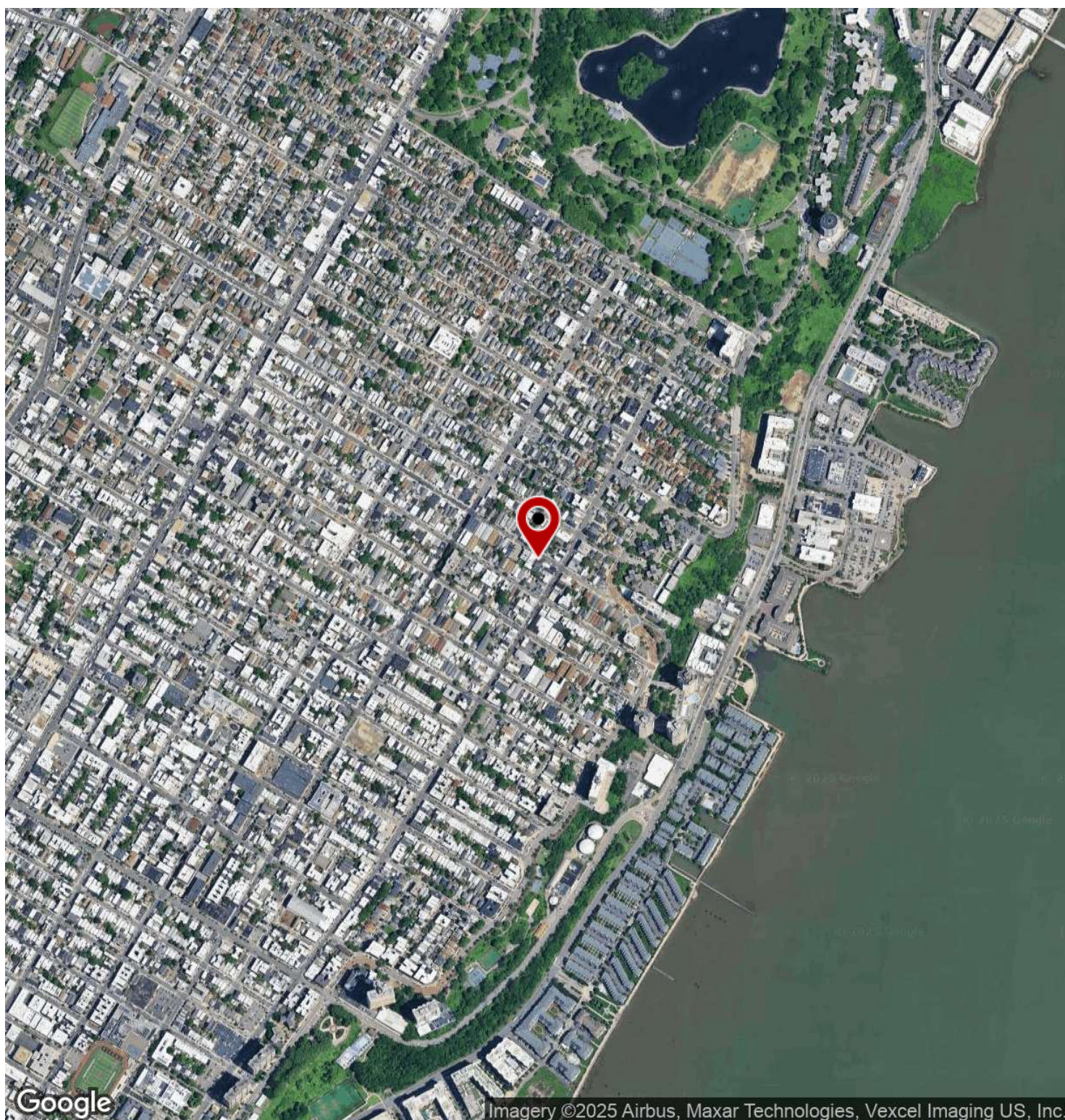
Location Map



Google



Aerial Map



Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



FOR SALE | RARE 3,962 SF INDUSTRIAL/MANUFACTURING BUILDING | 12' CEILING HEIGHT

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

Financial Summary

INVESTMENT OVERVIEW

EXISTING INDUSTRIAL BUILDING PROFORMA PROJECTION

Price	\$750,000
Price per SF	\$189
Price per Unit	\$750,000
GRM	15.57
CAP Rate	8.04%
Cash-on-Cash Return (yr 1)	7.89%
Total Return (yr 1)	\$26,269
Debt Coverage Ratio	1.41

OPERATING DATA

EXISTING INDUSTRIAL BUILDING PROFORMA PROJECTION

Gross Scheduled Income	\$68,000
Other Income	\$17,634
Total Scheduled Income	\$85,634
Vacancy Cost	\$3,400
Gross Income	\$82,234
Operating Expenses	\$21,934
Net Operating Income	\$60,300
Pre-Tax Cash Flow	\$17,559

FINANCING DATA

EXISTING INDUSTRIAL BUILDING PROFORMA PROJECTION

Down Payment	\$222,500
Loan Amount	\$527,500
Debt Service	\$42,741
Debt Service Monthly	\$3,561
Principal Reduction (yr 1)	\$8,710



Income & Expenses

INCOME SUMMARY		PROFORMA RENT ROLL
Commercial Lease at \$17/ft		\$68,000
CAM Reimbursements		\$17,634
Vacancy Cost		(\$3,400)
GROSS INCOME		\$82,234
EXPENSES SUMMARY		PROFORMA RENT ROLL
Taxes		\$15,634
Insurance		\$4,800
Repair & Maintenance		\$1,500
OPERATING EXPENSES		\$21,934
NET OPERATING INCOME		\$60,300



FOR SALE | RARE 3,962 SF INDUSTRIAL/MANUFACTURING BUILDING | 12' CEILING HEIGHT

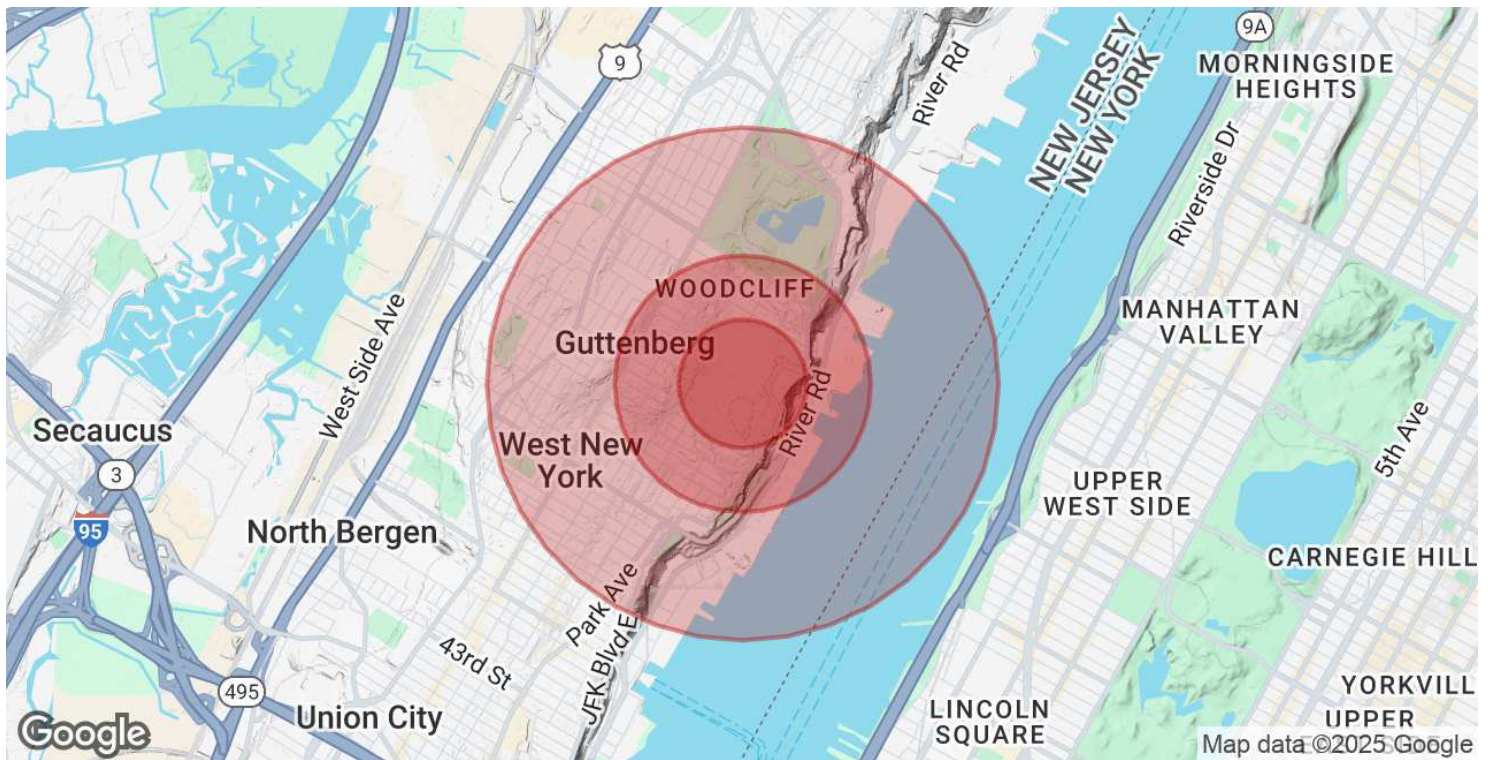
DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO | KW COMMERCIAL | MANAGING DIRECTOR

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,166	31,173	84,088
Average Age	39.2	38.1	38.9
Average Age (Male)	35.3	35.2	36.3
Average Age (Female)	42.7	40.5	41.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,607	13,250	34,492
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,208	\$79,293	\$80,793
Average House Value	\$281,829	\$301,825	\$326,494

2020 American Community Survey (ACS)



Advisor Bio | KW Commercial | Managing Director



BRUCE ELIA JR.

Managing Broker | Fort Lee

brucejr@kw.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 very 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

KW Commercial | Bruce Elia Jr. | Fort Lee
 2200 Fletcher Ave Suite 500
 Fort Lee, NJ 07024

