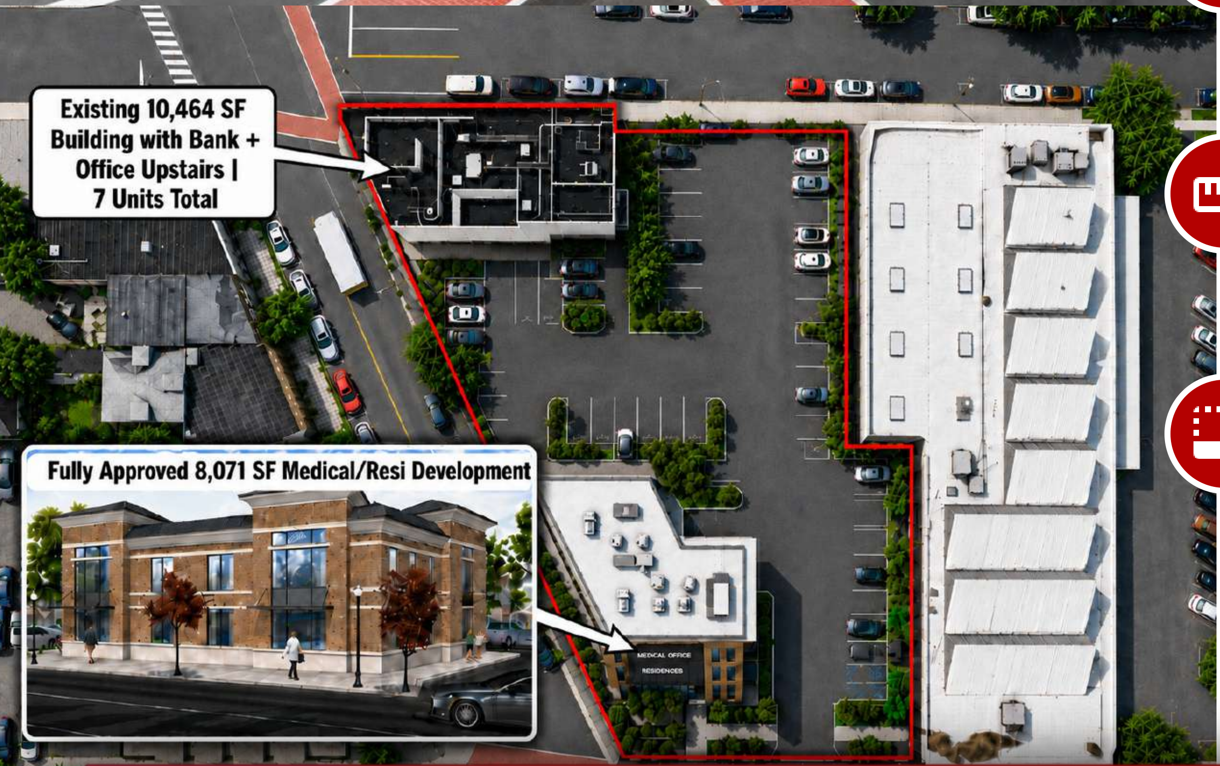
EXISTING INCOME + FULLY APPROVED NEW DEVELOPMENT | **Prime Clifton Area**

For Sale



$5,500,000

Corner Artery Location

Approved to Build Medical Office + 4 Residential Apts

10,464 SF Building With In Place Income

38,340 SF LOT

Presented by

Bruce Elia Jr.
Managing Director | Fort Lee
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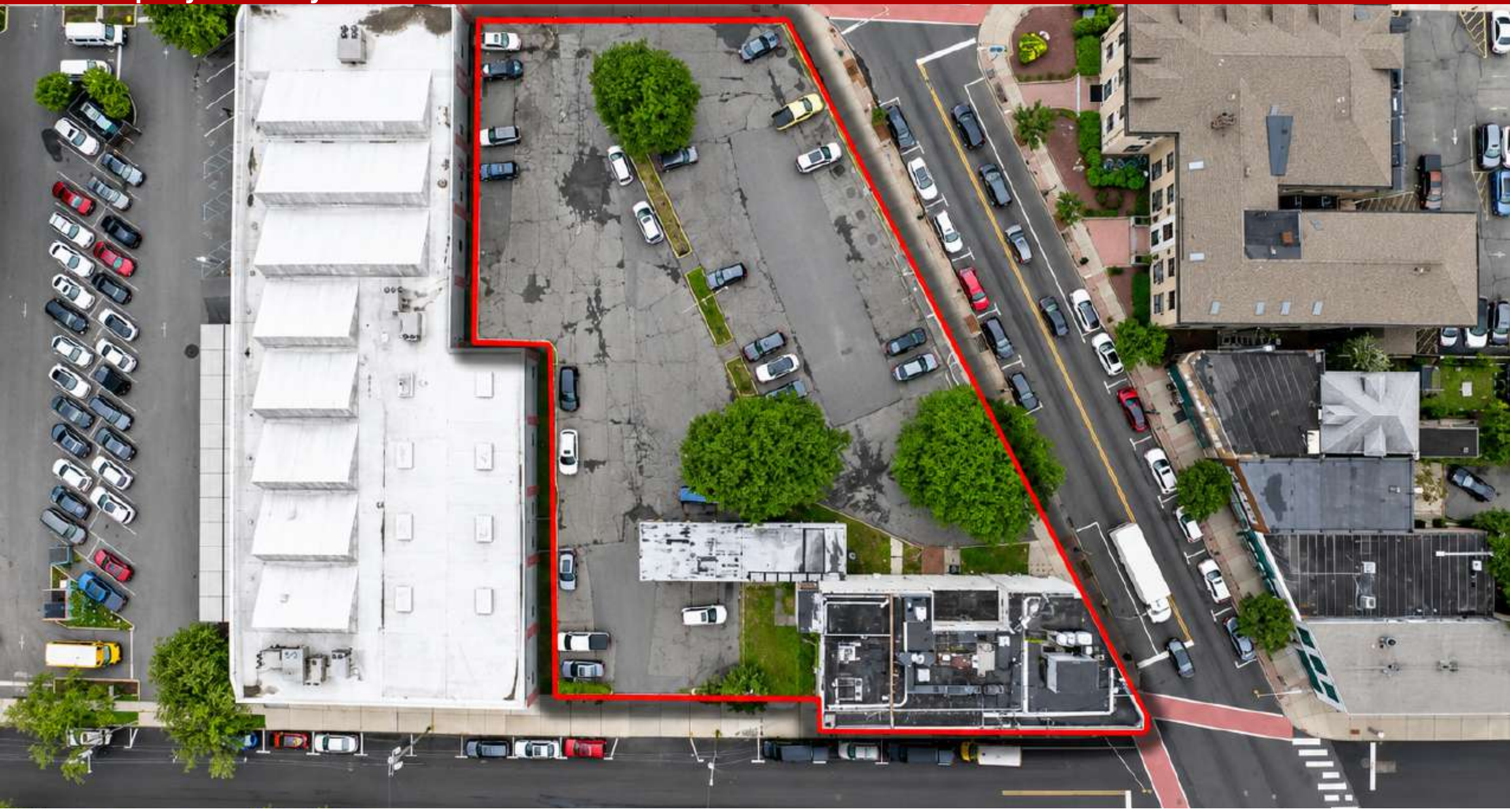
operations@ergteam.com
NJ #0893523

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

KW COMMERCIAL
Each Office Independently Owned and Operated



Property Description

Prime Clifton investment and redevelopment opportunity featuring a 10,464 SF freestanding, multi-tenant commercial building with fully approved plans for an additional 8,071 SF mixed-use development on the same lot. The approved project includes ground-floor commercial space with four residential apartments above. This rare offering combines existing income, long-term antenna revenue, and substantial future development upside in one strategically located asset.

Originally constructed in 1928 and renovated in the 2000s, the existing two-story building with mezzanine offers a flexible multi-tenant layout with separate utilities, sprinklers, HVAC, and a bank drive-through. The property contains seven rentable commercial units, along with two Verizon antenna income streams, providing diversified revenue across office, retail, service, banking, and telecommunications uses.

The fully approved development component significantly strengthens the property's value proposition. A buyer can acquire an established income-producing asset while advancing a shovel-ready mixed-use expansion plan. The approvals provide for new ground-floor commercial space and four residential apartments above, creating a compelling combination of current cash flow and long-term appreciation potential in a prime Clifton location.

Offering Summary

Sale Price:	$5,500,000
Number of Units Existing:	7
Existing Building SF:	**10,464**
Existing Building Floors:	2 Floors with Mezzanine
Approved Development Units:	Downstairs Business + 4 Residential Units Upstairs
Approved Development Build SF:	**8,071 SF**
Lot Size SF:	38,340 SF
Lot Size Acres:	**.88 Acres**

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	935	3,867	16,288
Total Population	2,324	10,815	49,219
Average HH Income	$85,877	$94,264	$87,174

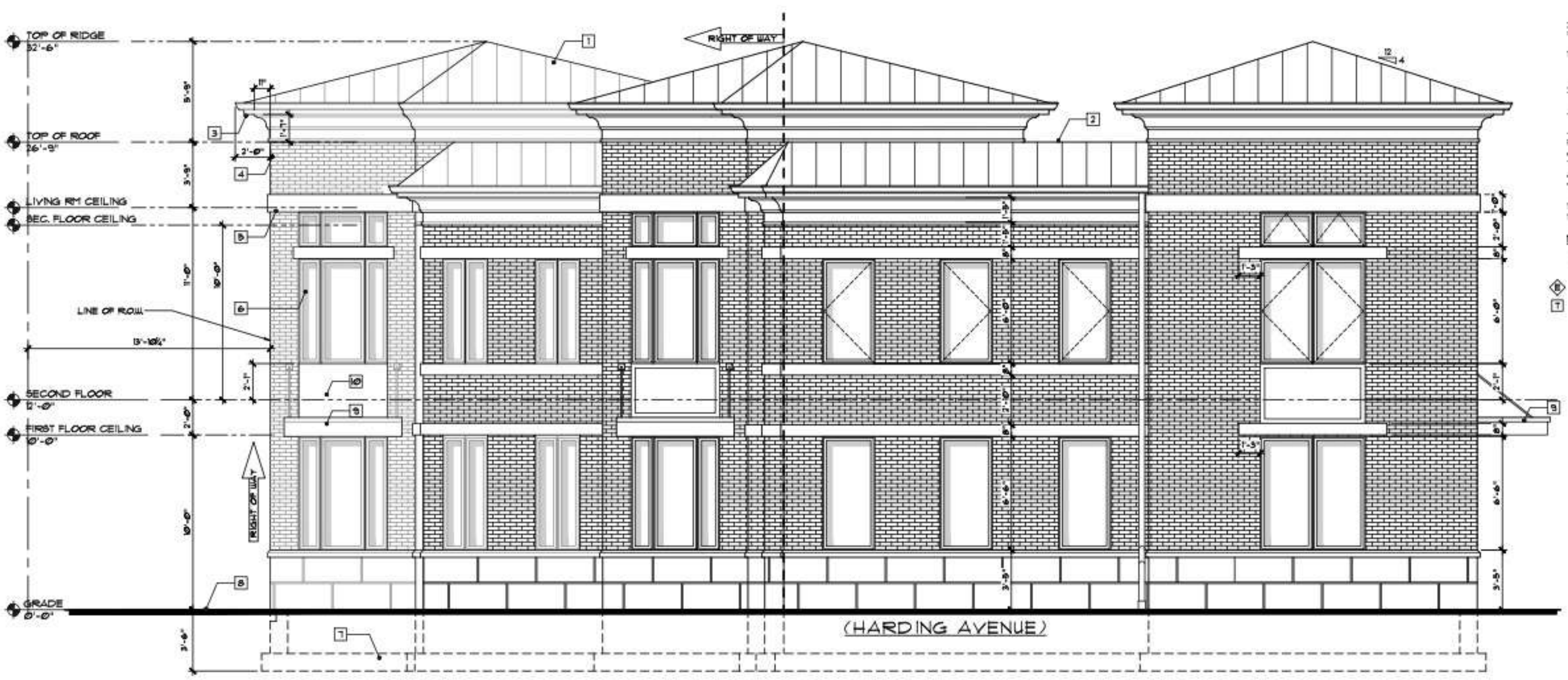
Proforma Rent Roll

Unit		Sq/Ft	Monthly Rent	Annual Rent
Unit 1 | Bank	x1	4,746	$19,750.00	$237,000.00
Unit 200	x1	925	$2,500.00	$30,000.00
Unit 201	x1	590	$2,000.00	$24,000.00
Units 202 + 203	x1	725	$2,575.00	$30,900.00
Unit 204	x1	400	$1,060.00	$12,720.00
Unit 205	x1	175	$725.00	$8,700.00
Mezzanine	x1	525	$1,350.00	$16,200.00
Verizon Antena 1	x1		$870.00	$10,440.00
Verizon Antena 2	x1		$339.00	$4,068.00
Existing Building Gross Income	x9	8,086	$31,169.00	$374,028.00
Medical Suite	x1	3,608	$17,500.00	$210,000.00
Apartment 200	x1	800	$2,500.00	$30,000.00
Apartment 201	x1	800	$2,500.00	$30,000.00
Apartment 202	x1	800	$2,500.00	$30,000.00
Apartment 203	x1	800	$2,500.00	$30,000.00
Storage Rental	x4		$400.00	$4,800.00
ATM Rental	x1		$1,500.00	$18,000.00
Parking Rentals x 10	x10		$1,000.00	$12,000.00
Development Gross Income	x20	6,808	$30,400.00	$364,800.00
Total Gross Income	x29 Units	14,894	$61,569.00	$738,828.00

Proforma NOI

Gross Schedule income		**$738,828.00**
Vacancy rate @ 3%	$	22,164.84
Management Fee (4%)	$	29,553.12
Operating Expenses:		
Property Taxes	$	80,000.00
Insurance	$	20,000.00
Repairs & Maintenance	$	17,200.00
Snow Removal	$	5,500.00
Common area PSE&G	$	2,500.00
Elevator Maintenance x2	$	8,000.00
Residential Turnover ($300/Unit)	$	1,200.00
Total Operating Expenses	**$**	**168,917.96**
Tenant Share (11,684 SF) @ $13 / SF	$	151,892.00
Net Operating Expenses	**$**	**17,025.96**
Net Operating Income	**$**	**721,802.04**
Market Value @ 6% Cap	**$**	**12,030,034.00**

1 A300 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A300 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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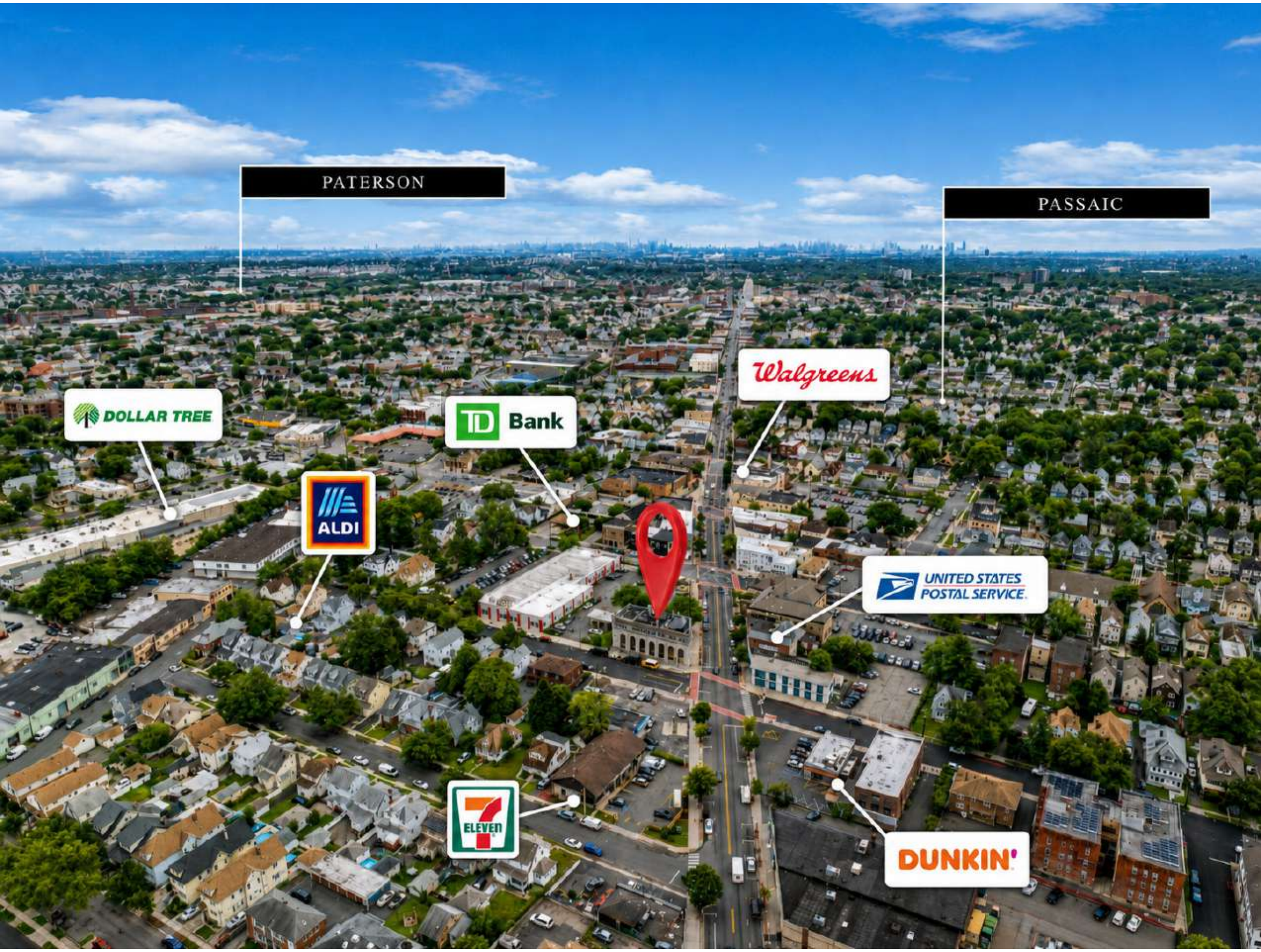

PATERSON
PASSAIC
DOLLAR TREE
TD Bank
Walgreens
ALDI
UNITED STATES
POSTAL SERVICE
ELEVEN
DUNKIN'

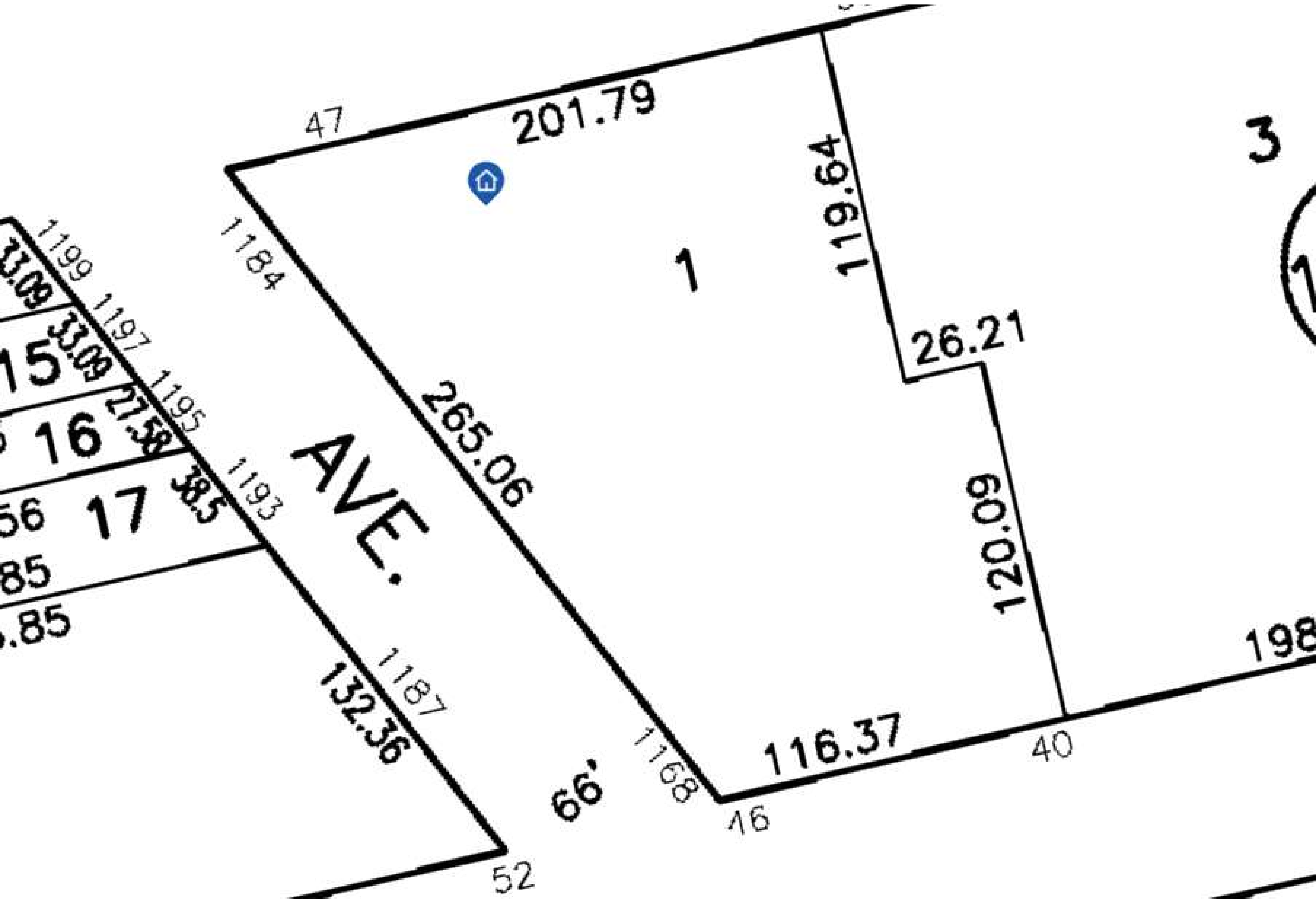
FEMA Flood

Code	Code Description	Area	Panel #	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	0.88 (100%)	34003C0169H	No

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

DEP Wetlands

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



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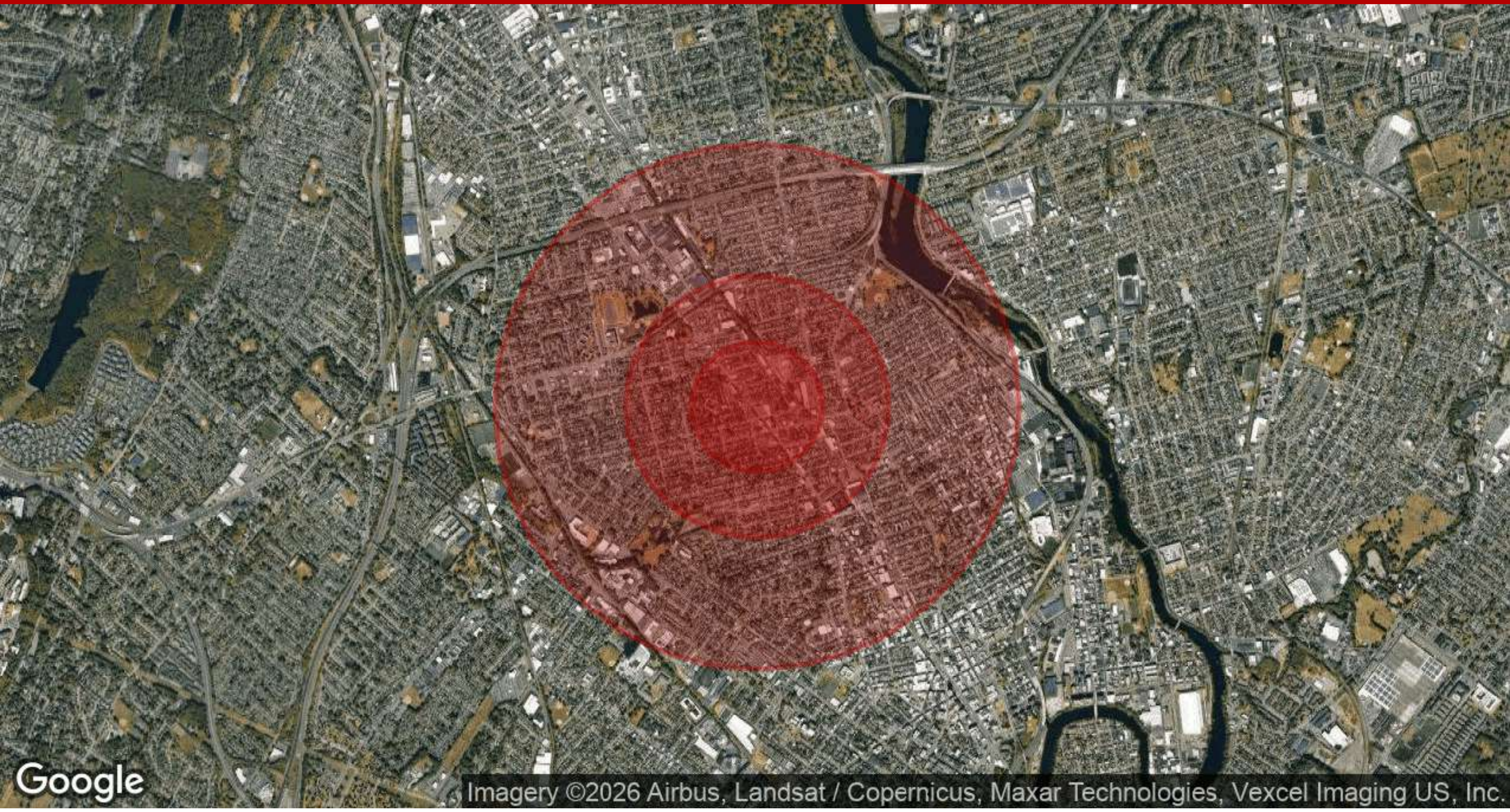

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,324	10,815	49,219
Average Age	42.9	38.9	37.9
Average Age (Male)	41.6	36.0	37.0
Average Age (Female)	45.3	41.7	38.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	935	3,867	16,288
# of Persons per HH	2.5	2.8	3.0
Average HH Income	$85,877	$94,264	$87,174
Average House Value	$466,551	$445,810	$379,088

2023 American Community Survey (ACS)


EXISTING INCOME + FULLY APPROVED NEW DEVELOPMENT
PRIME CLIFTON AREA
Existing 10,464 SF Building with Bank + Office Upstairs | 7 Units Total
Fully Approved 8,071 SF Medical/Resi Development
MEDICAL OFFICE
RESIDENCES

FULLY APPROVED BUILDING SUMMARY

USE

R-2 Residential - Apartments (Second Floor)
B Business (First Floor)
S-1 Storage (Basement Floor)

RESIDENTIAL UNIT COUNT

4 one-bedroom apartments
TOTAL OF 4 UNITS

NUMBER OF STORIES

2

BUILDING AREA	
Basement Floor (Storage)	**855** SQ. FT.
First Floor (Business)	**3,608** SQ. FT.
Second Floor (Residential - 4 Apartments)	**3,608** SQ. FT.
TOTAL AREA	**8,071 SQ. FT.**

TOTAL AREA

8,071 SQ. FT.

INDIVIDUAL APARTMENT AREAS	
Apartment 200	835 SF
Apartment 201	812 SF
Apartment 202	834 SF
Apartment 203	719 SF

Bruce Elia Jr.

Managing Director | Fort Lee

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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