



Turnkey Resi-Retail Corner Property – 7 Units, 100% Occupancy, Steps From Hoboken & NYC Transit

201 HACKENSACK PLANK RD, WEEHAWKEN TOWNSHIP, NJ



OFFERING MEMORANDUM

PRESENTED BY:

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Fort Lee, NJ 07024

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Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
TAX HISTORY REPORT	7
EXTERIOR PHOTOS	8
RETAIL STOREFRONT PHOTOS	9
RETAIL STOREFRONT FLOOR PLAN	10
INTERIOR RESIDENTIAL PHOTOS	11
INTERIOR RESIDENTIAL PHOTOS (CONT.)	12
APT # 1 FLOOR PLAN	13
APT # 2 FLOOR PLAN	14
APT # 3 FLOOR PLAN	15
APT # 4 FLOOR PLAN	16
APT # 5 FLOOR PLAN	17
APT # 6 FLOOR PLAN	18
LOCATION INFORMATION	19
DRONE PHOTOS	20
FEMA FLOOD MAP OUT OF AREA	21
DEP WETLANDS MAP	22
TAX MAP WEEHAWKEN	23
ZONING MAP WEEHAWKEN	24
REGIONAL MAP	25
FINANCIAL KEY METRICS WEEHAWKEN, N	26
FINANCIAL ANALYSIS	27

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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.



TURNKEY RESI-RETAIL CORNER PROPERTY – 7 UNITS, 100% OCCUPANCY, STEPS FROM HOBOKEN & NYC TRANSIT

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

TAX HISTORY REPORT

EXTERIOR PHOTOS

RETAIL STOREFRONT PHOTOS

RETAIL STOREFRONT | FLOOR PLAN

INTERIOR RESIDENTIAL PHOTOS

INTERIOR RESIDENTIAL PHOTOS (CONT.)

APT # 1 | FLOOR PLAN

APT # 2 | FLOOR PLAN

APT # 3 | FLOOR PLAN

APT # 4 | FLOOR PLAN

APT # 5 | FLOOR PLAN

APT # 6 | FLOOR PLAN

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing 201 Hackensack Plank Road, a prime investment opportunity in Weehawken Township, NJ. This meticulously renovated 5,223 SF property, originally built in 1910, features 7 units, offering a mix of residential and commercial spaces to potential investors. Ideally situated in the coveted Hudson River Waterfront area, this property boasts 100% occupancy, presenting a compelling income-generating opportunity. Zoned RB-2 and thoughtfully updated in 2025, this turnkey asset is perfectly positioned for savvy investors seeking a multifamily/low-rise/garden property with strong growth potential. Don't miss the chance to establish your foothold in this thriving market.

PROPERTY HIGHLIGHTS

- 5,223 SF building
- 7 units of income
- Built in 1910; Renovated in 2025
- Zoned RB-2
- Located in Hudson River Waterfront area
- 100% occupancy; Blocks from thriving Hoboken, NJ
- NYC Commuter Location | Bus, Train, Ferry, Car

OFFERING SUMMARY

Sale Price:	\$2,340,000
Number of Units:	x7
Lot Size:	3,354 SF
Lot Size Price Per SF:	\$805/ft
Building Size:	5,223 SF
Building Size Price Per SF:	\$516/ft
Zone:	RB-2
Condition Interior:	Brand New Construction
NOI:	\$157,859/year
Cap Rate:	6.6%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,203	10,844	31,221
Total Population	8,079	28,692	82,116
Average HH Income	\$110,619	\$98,214	\$103,489



Property Description



PROPERTY DESCRIPTION

The Elia Realty Group (ERG) powered by KW Commercial welcomes you to 201 Hackensack Plank Road, a prime investment opportunity in Weehawken Township, NJ.

This 5,223 SF multifamily property, built in 1910 and fully renovated in 2025, offers a compelling 7-unit structure. Zoned RB-2 and featuring 100% occupancy, this thriving asset promises immediate returns in the coveted Hudson River Waterfront area.

The property's timeless appeal and strategic location make it an enticing prospect for low-rise/garden investors seeking a stable and lucrative addition to their portfolio. Don't miss out on this exquisite opportunity for seamless income generation and growth potential.

LOCATION DESCRIPTION

Discover the allure of the sought-after Hudson River Waterfront area, situated near Prime 7-Unit Investment Opportunity in Weehawken, NJ. This vibrant locale offers easy access to Hoboken, NJ and serves as a convenient NYC commuter location, with various transport options including bus, train, ferry, and by car. Embrace the thriving atmosphere and explore nearby dining, retail, and recreational destinations. Whether it's the scenic waterfront, bustling urban charm, or the array of entertainment hotspots, this area presents an enticing blend of modern convenience and timeless appeal for discerning investors in the multifamily/low-rise/garden segment.

SITE DESCRIPTION

The property sits on a premiere corner blocks away from Hoboken, NJ.

EXTERIOR DESCRIPTION

Completely Renovated Exterior with a new Roof

INTERIOR DESCRIPTION

Brand New Construction Interior

POWER DESCRIPTION

Ample Retail and Residential Power

GAS DESCRIPTION

Natural Gas



Property Details

Sale Price

\$2,340,000

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	RB-2
Lot Size	3,354 SF
Corner Property	Yes
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	No
Central HVAC	Yes
HVAC	Central HVAC
Landscaping	Professional Landscaping
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	Turnkey Resi-Retail Corner Property – 7 Units, 100% Occupancy, Steps from Hoboken & NYC Transit
Street Address	201 Hackensack Plank Road
City, State, Zip	Weehawken Township, NJ 07086
County	Hudson
Market	Hudson River Waterfront
Sub-market	Hoboken/Weehawken Submarket
Township	Weehawken
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways within 15 minute drive
Nearest Airport	Newark, La Guardia, JFK within 60 minute drive

BUILDING INFORMATION

Building Size	5,223 SF
NOI	\$157,859
Cap Rate	6.6
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	3
Average Floor Size	1,741 SF
Year Built	1910
Year Last Renovated	2025
Gross Leasable Area	5,223 SF
Construction Status	Existing
Framing	Wood



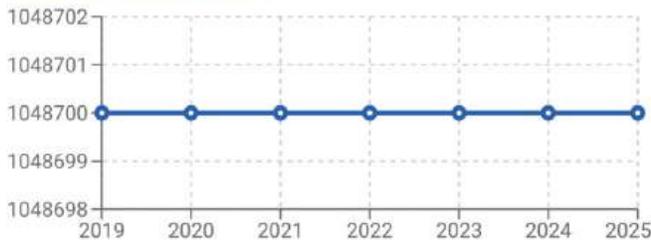
Tax History Report

201 Hackensack Plk Road, Weehawken Township, NJ 07086

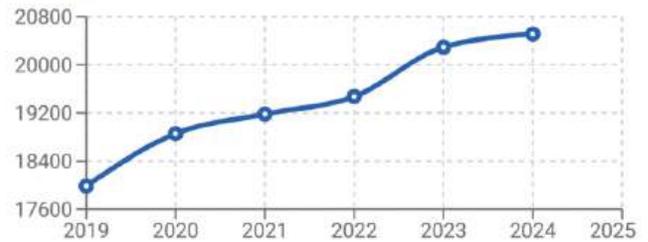
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Assessment History

Tax Assessment Value



Total Tax

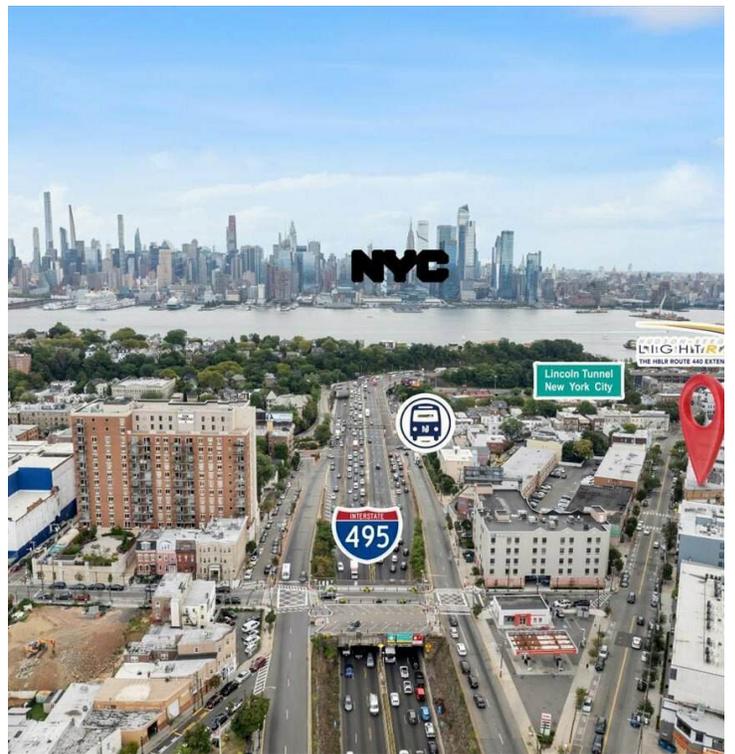
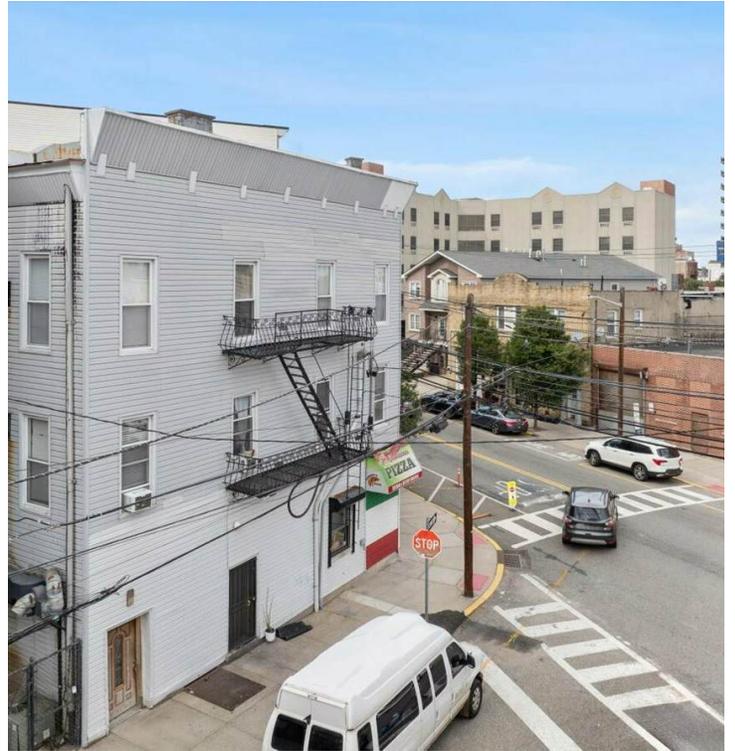


Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	---	---	---	\$490,000	\$558,700	\$1,048,700
2024	\$20,512.57	\$220.22	1.09%	\$490,000	\$558,700	\$1,048,700
2023	\$20,292.35	\$817.99	4.2%	\$490,000	\$558,700	\$1,048,700
2022	\$19,474.36	\$293.63	1.53%	\$490,000	\$558,700	\$1,048,700
2021	\$19,180.73	\$325.1	1.72%	\$490,000	\$558,700	\$1,048,700
2020	\$18,855.63	\$870.42	4.84%	\$490,000	\$558,700	\$1,048,700
2019	\$17,985.21	\$10.49	0.06%	\$490,000	\$558,700	\$1,048,700
2018	\$17,974.72	-\$17.28	-0.1%	\$490,000	\$558,700	\$1,048,700
2017	\$17,992.00	\$186.77	1.05%	\$142,300	\$197,300	\$339,600
2016	\$17,805.23	-\$27.17	-0.15%	\$142,300	\$197,300	\$339,600
2015	\$17,832.40	\$611.29	3.55%	\$142,300	\$197,300	\$339,600
2014	\$17,221.11	\$825.22	5.03%	\$142,300	\$197,300	\$339,600
2013	\$16,395.89	\$1,100.31	7.19%	\$142,300	\$197,300	\$339,600
2012	\$15,295.58	\$685.99	4.7%	\$142,300	\$197,300	\$339,600
2011	\$14,609.59	\$906.73	6.62%	\$142,300	\$197,300	\$339,600
2010	\$13,702.86	\$2,608.29	23.51%	\$142,300	\$147,300	\$289,600
2009	\$11,094.57	\$2,624.77	30.99%	\$142,300	\$97,300	\$239,600
2008	\$8,469.80	\$81.4	0.97%	\$142,300	\$97,300	\$239,600
2007	\$8,388.40	\$776.4	10.2%	\$142,300	\$97,300	\$239,600
2006	\$7,612.00	\$380.9	5.27%	\$142,300	\$97,300	\$239,600
2005	\$7,231.10	\$237.2	3.39%	\$142,300	\$97,300	\$239,600
2004	\$6,993.90	\$118.4	1.72%	\$142,300	\$97,300	\$239,600
2003	\$6,875.50	\$375.52	5.78%	\$142,300	\$87,300	\$229,600
2002	\$6,499.98	\$62	0.96%	\$142,300	\$87,300	\$229,600



Exterior Photos

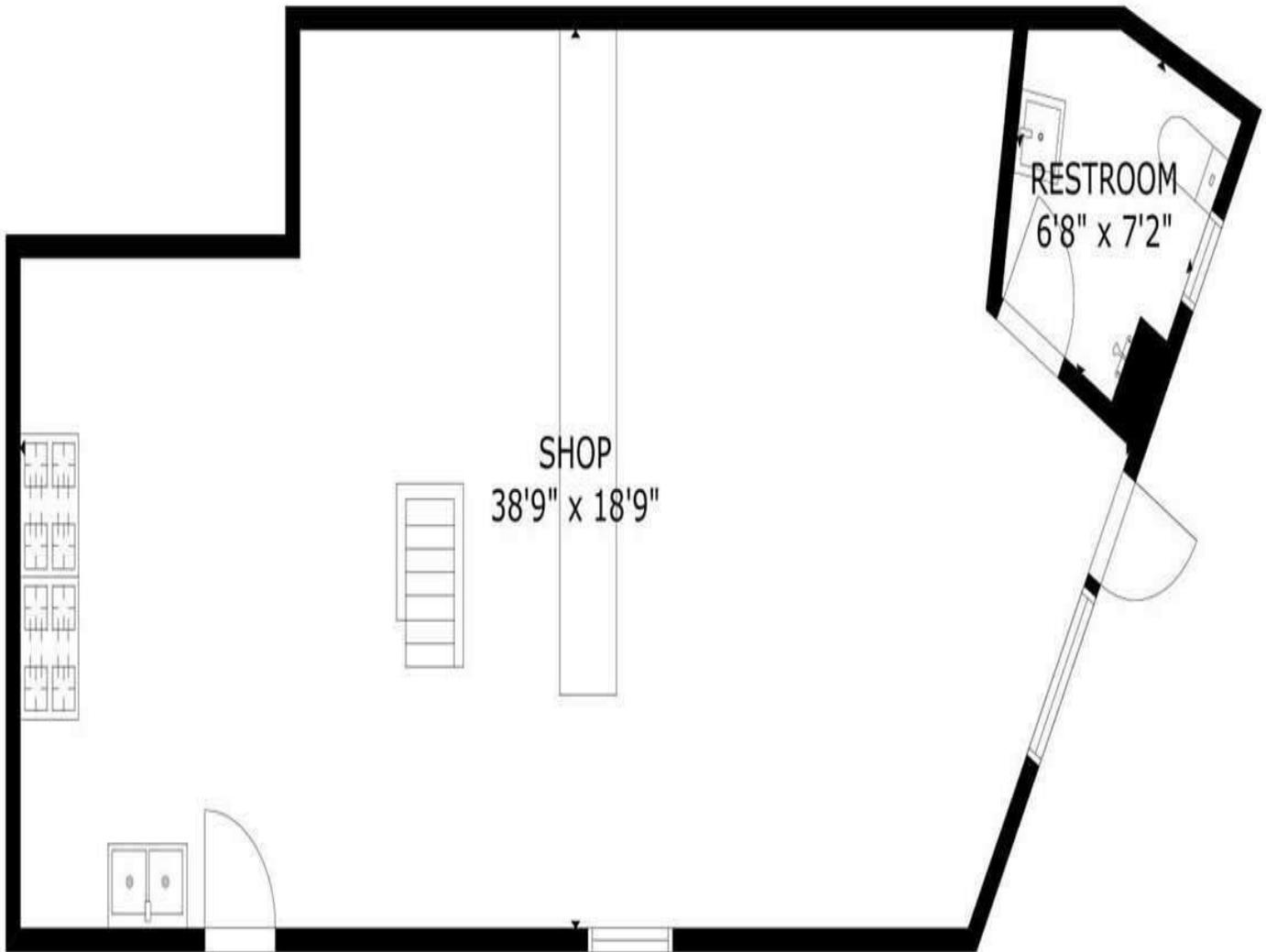


Retail Storefront Photos | Fabiano's Pizza



Retail Storefront | Floor Plan

201 32nd St, Union City, NJ 07087

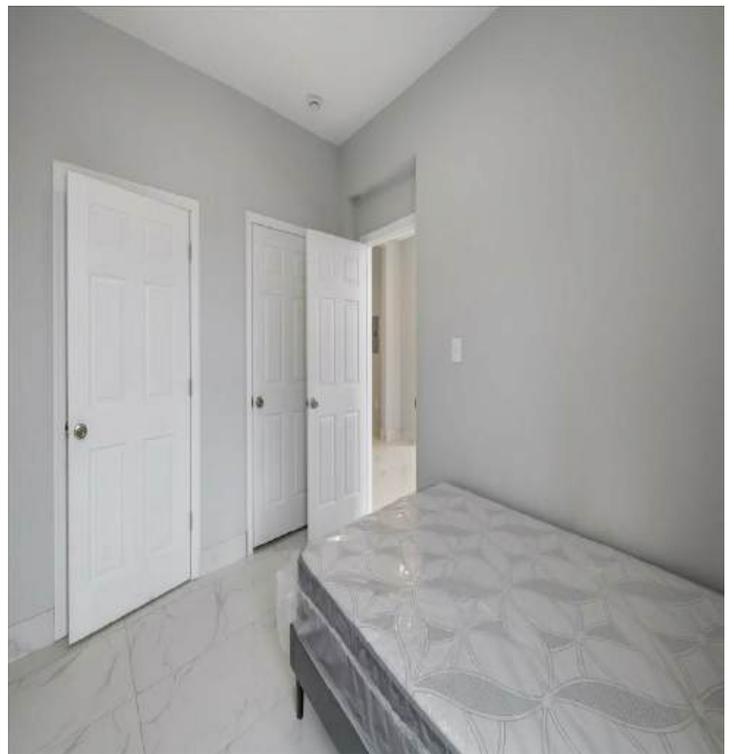
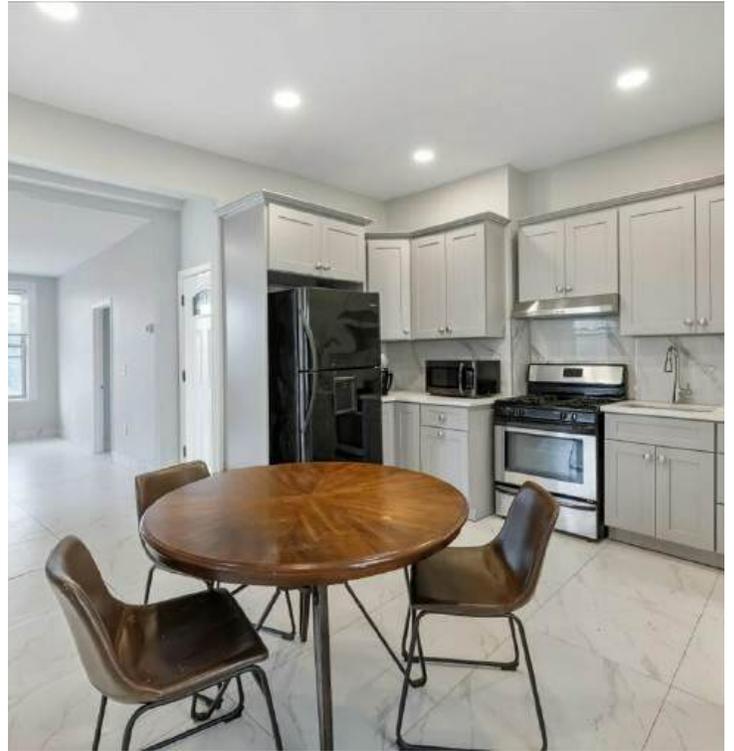


GROSS INTERNAL AREA
TOTAL: 5,913 sq ft
BASEMENT: 1,456 sq ft, PIZZA PLACE: 667 sq ft
APARTMENT 1: 380 sq ft, APARTMENT 2: 727 sq ft
APARTMENT 3: 773 sq ft, APARTMENT 4: 1,538 sq ft, APARTMENT 5: 372 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

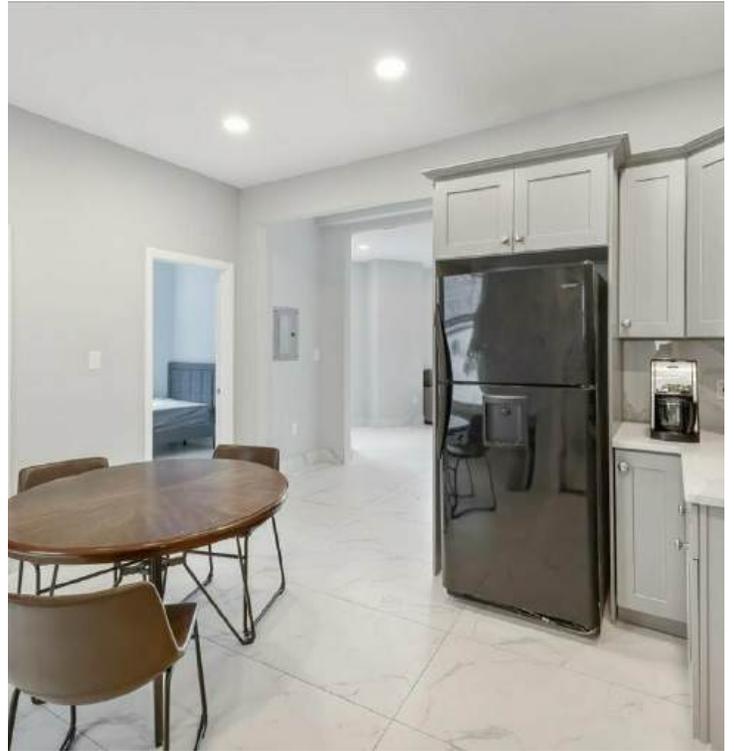
PIZZA PLACE



Interior Residential Photos



Interior Residential Photos (Cont.)



Apt # 1 | Floor Plan

201 32nd St, Union City, NJ 07087



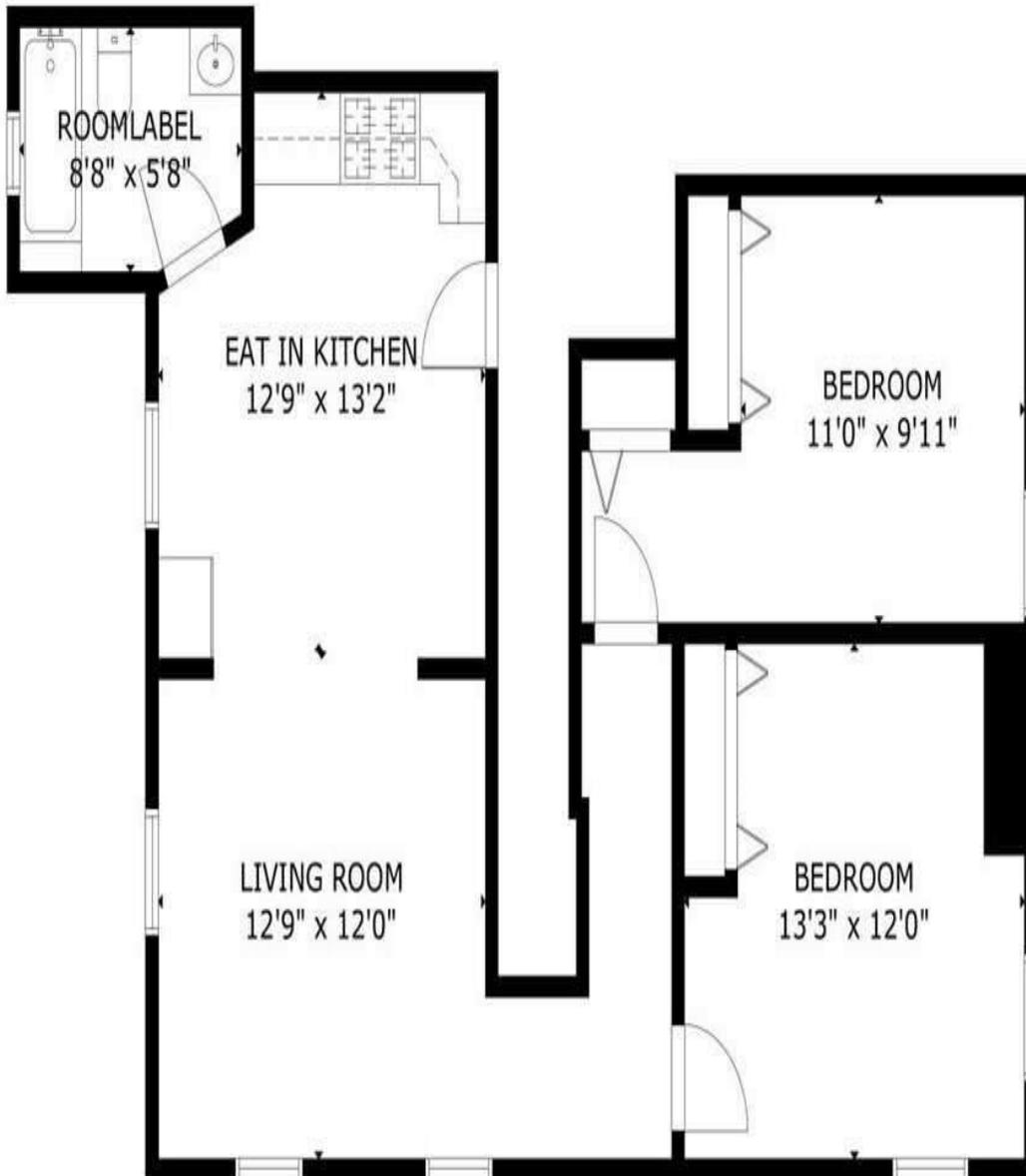
GROSS INTERNAL AREA
TOTAL: 5,913 sq.ft
BASEMENT: 1,456 sq.ft, PIZZA PLACE: 667 sq.ft
APARTMENT 1: 380 sq.ft, APARTMENT 2: 727 sq.ft
APARTMENT 3: 773 sq.ft, APARTMENT 4: 1,538 sq.ft, APARTMENT 5: 372 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APARTMENT 1



Apt # 2 | Floor Plan

201 32nd St, Union City, NJ 07087



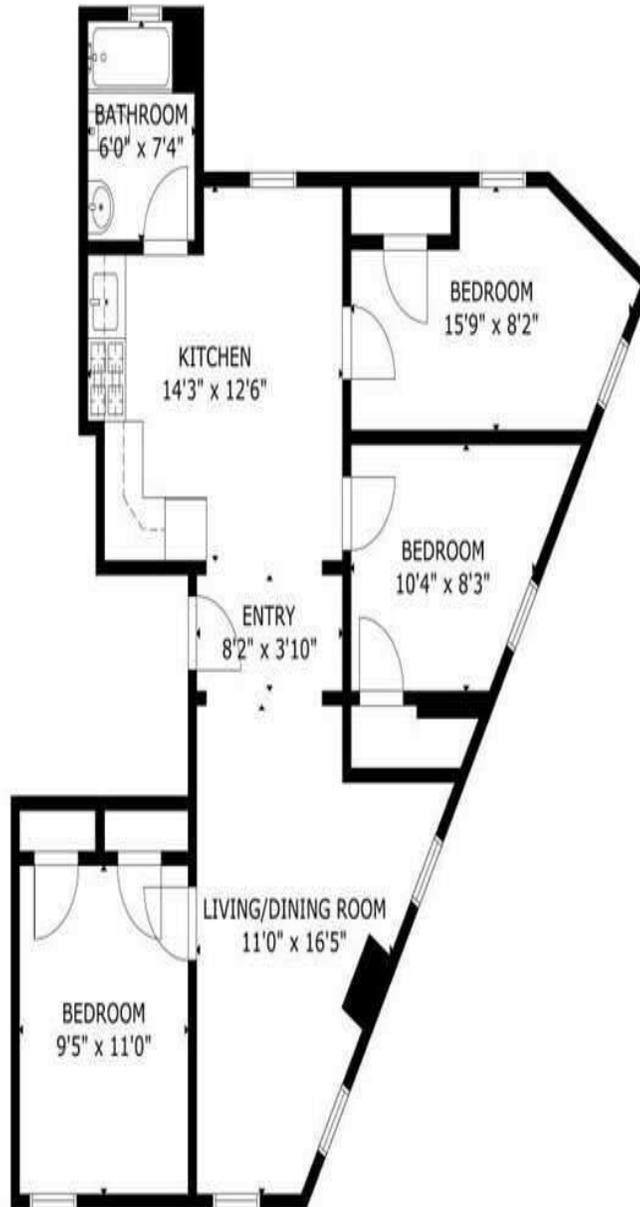
GROSS INTERNAL AREA
TOTAL: 5,913 sq ft
BASEMENT: 1,456 sq ft, PIZZA PLACE: 667 sq ft
APARTMENT 1: 380 sq ft, APARTMENT 2: 727 sq ft
APARTMENT 3: 773 sq ft, APARTMENT 4: 1,538 sq ft, APARTMENT 5: 372 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APARTMENT 2



Apt # 3 | Floor Plan

201 32nd St, Union City, NJ 07087



GROSS INTERNAL AREA
TOTAL: 5,913 sq.ft
BASEMENT: 1,456 sq.ft, PIZZA PLACE: 667 sq.ft
APARTMENT 1: 380 sq.ft, APARTMENT 2: 727 sq.ft
APARTMENT 3: 773 sq.ft, APARTMENT 4: 1,538 sq.ft, APARTMENT 5: 372 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APARTMENT 3



Apt # 4 | Floor Plan

201 32nd St, Union City, NJ 07087



GROSS INTERNAL AREA
TOTAL: 5,913 sq.ft
BASEMENT: 1,456 sq.ft, PIZZA PLACE: 667 sq.ft
APARTMENT 1: 380 sq.ft, APARTMENT 2: 727 sq.ft
APARTMENT 3: 773 sq.ft, APARTMENT 4: 1,538 sq.ft, APARTMENT 5: 372 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APARTMENT 4



Apt # 5 | Floor Plan

201 32nd St, Union City, NJ 07087



GROSS INTERNAL AREA
TOTAL: 5,913 sq.ft
BASEMENT: 1,456 sq.ft, PIZZA PLACE: 667 sq.ft
APARTMENT 1: 380 sq.ft, APARTMENT 2: 727 sq.ft
APARTMENT 3: 773 sq.ft, APARTMENT 4: 1,538 sq.ft, APARTMENT 5: 372 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APARTMENT 5



Apt # 6 | Floor Plan

201 32nd St, Union City, NJ 07087



GROSS INTERNAL AREA
TOTAL: 5,913 sq.ft
BASEMENT: 1,456 sq.ft, PIZZA PLACE: 667 sq.ft
APARTMENT 1: 380 sq.ft, APARTMENT 2: 727 sq.ft
APARTMENT 3: 773 sq.ft, APARTMENT 4: 1,538 sq.ft, APARTMENT 5: 372 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

APARTMENT 1



TURNKEY RESI-RETAIL CORNER PROPERTY – 7 UNITS, 100% OCCUPANCY, STEPS FROM HOBOKEN & NYC TRANSIT

LOCATION INFORMATION

2

DRONE PHOTOS

FEMA FLOOD MAP | OUT OF AREA

DEP WETLANDS MAP

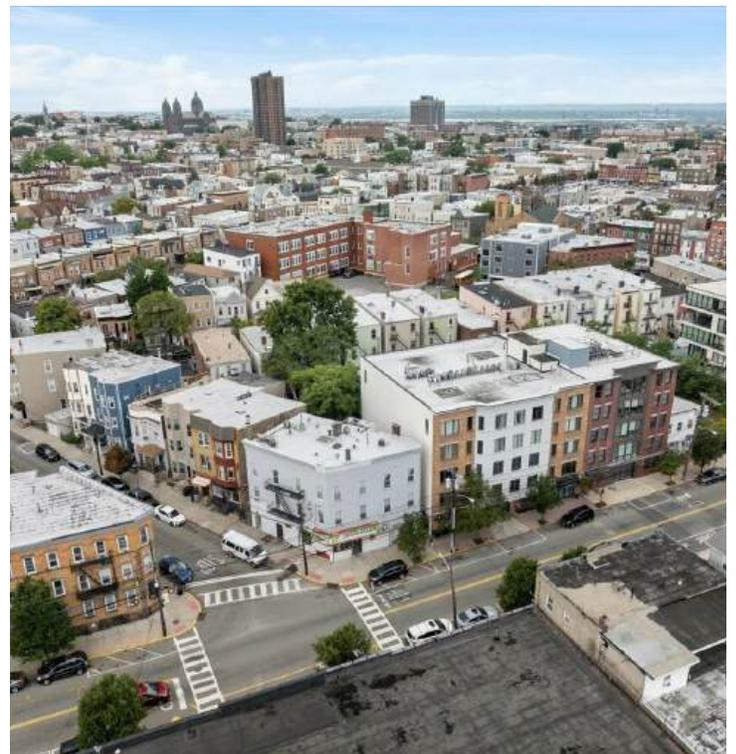
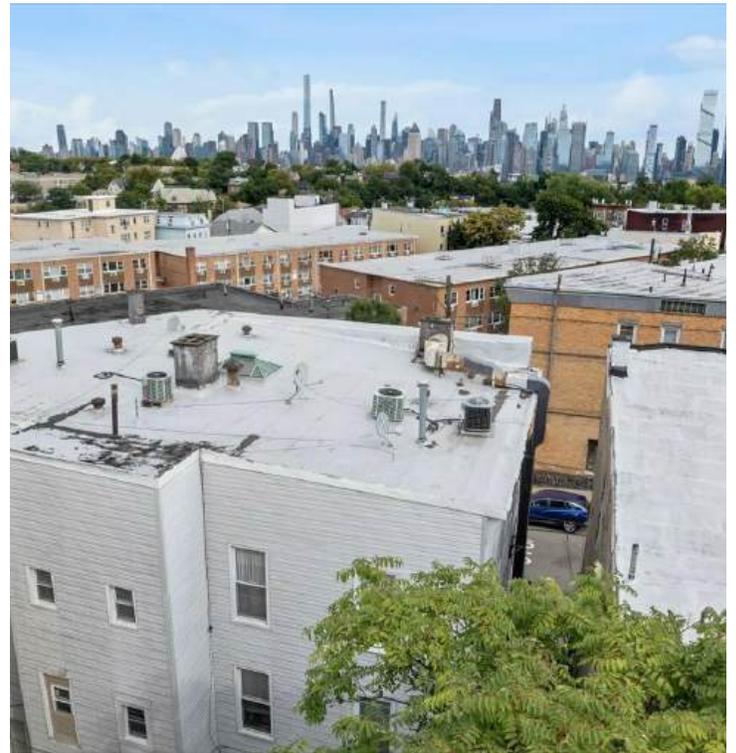
TAX MAP | WEEHAWKEN

ZONING MAP | WEEHAWKEN

REGIONAL MAP

FINANCIAL KEY METRICS | WEEHAWKEN, NJ

Drone Photos



FEMA Flood Map | Out Of Area

Property Detail Report

For property located at

201 Hackensack Plk Road, Weehawken Township, NJ 07086

 **Property Records**

APN: 11-00030-0000-00011-02

Generation date: 09/03/2025

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.08 (100%)	3604970069F	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined



DEP Wetlands Map

Property Detail Report

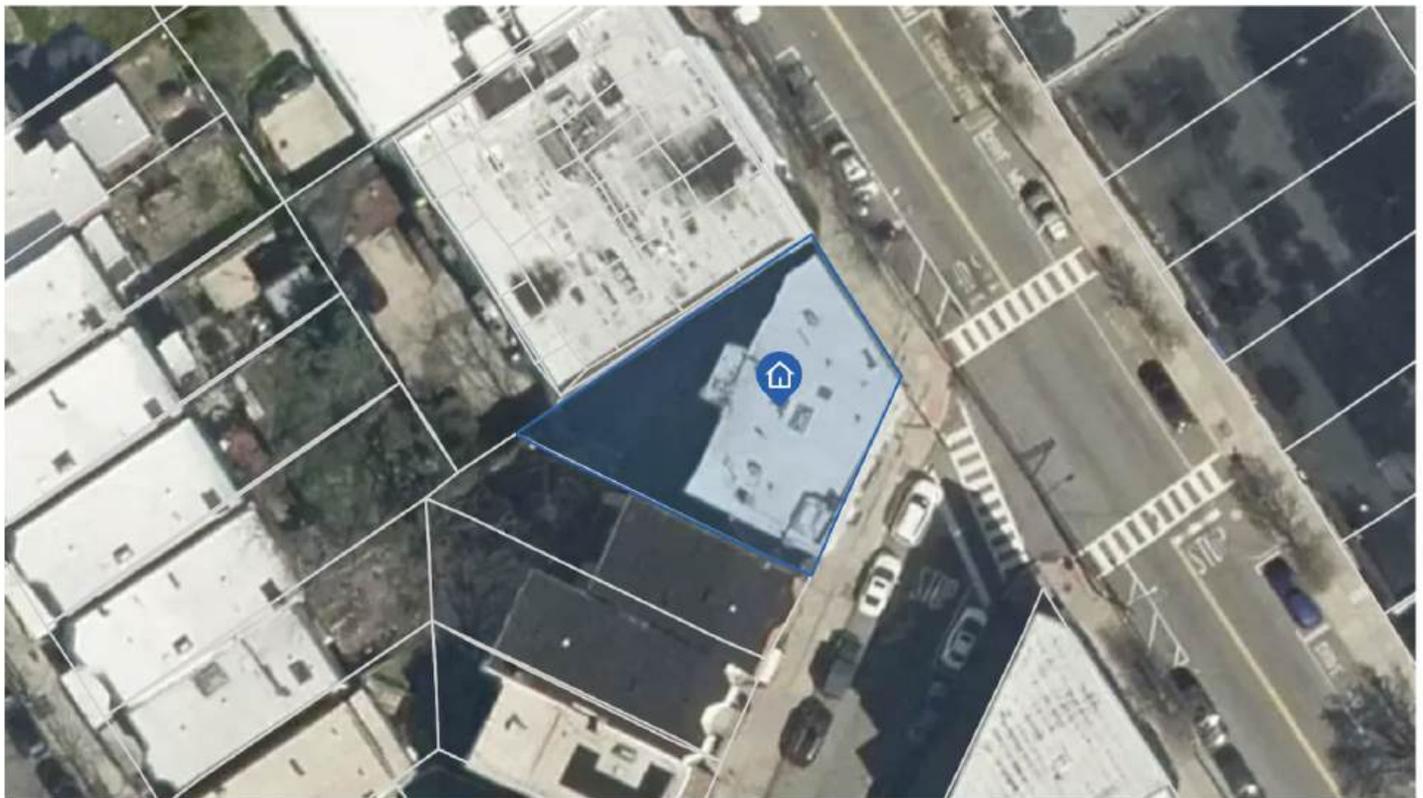
For property located at
201 Hackensack Plk Road, Weehawken Township, NJ 07086

 **PropertyRecords**

APN: 11-00030-0000-00011-02

Generation date: 09/03/2025

DEP Wetlands



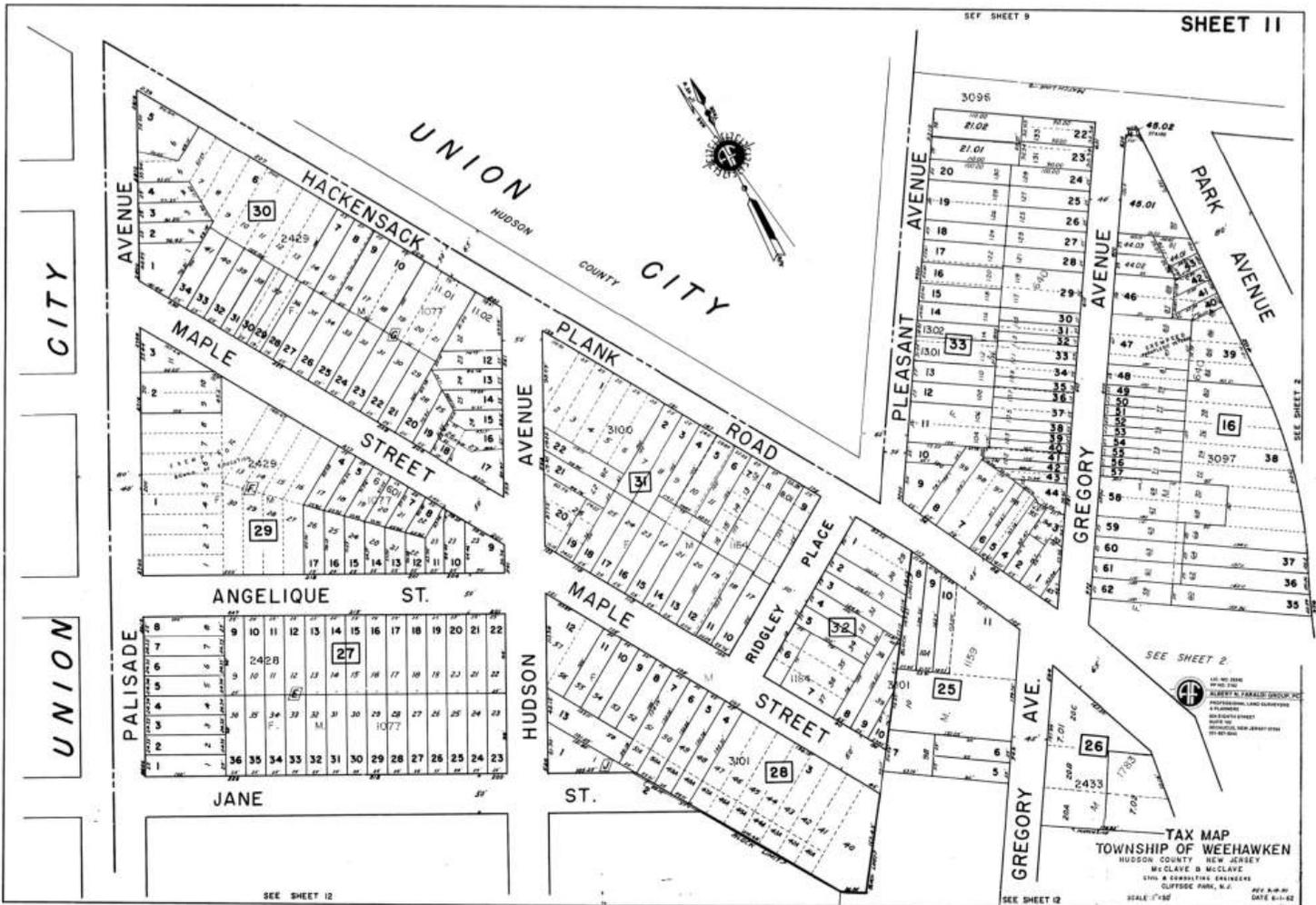
Description

Area

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



Tax Map | Weehawken

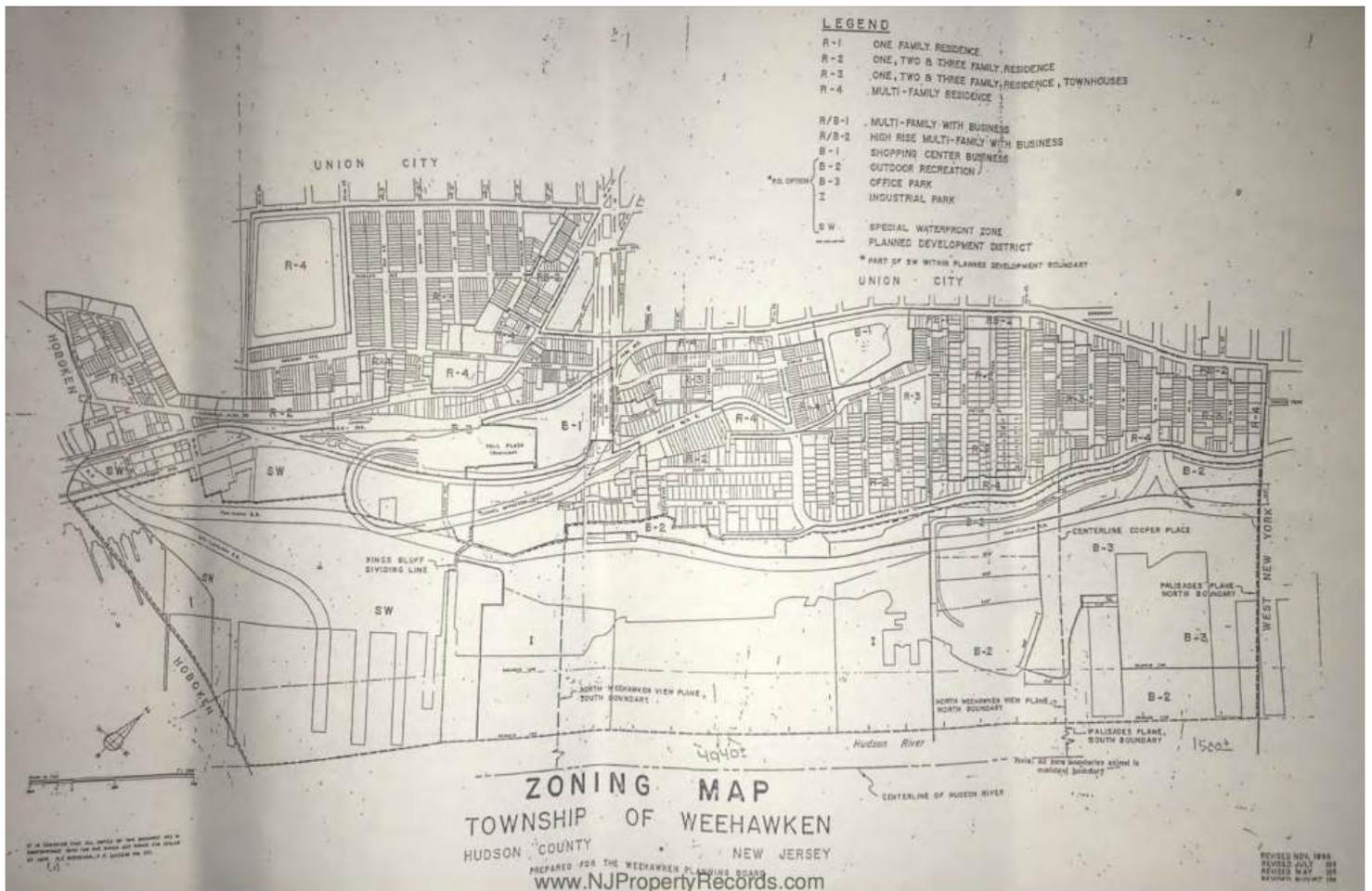


www.NJPropertyRecords.com

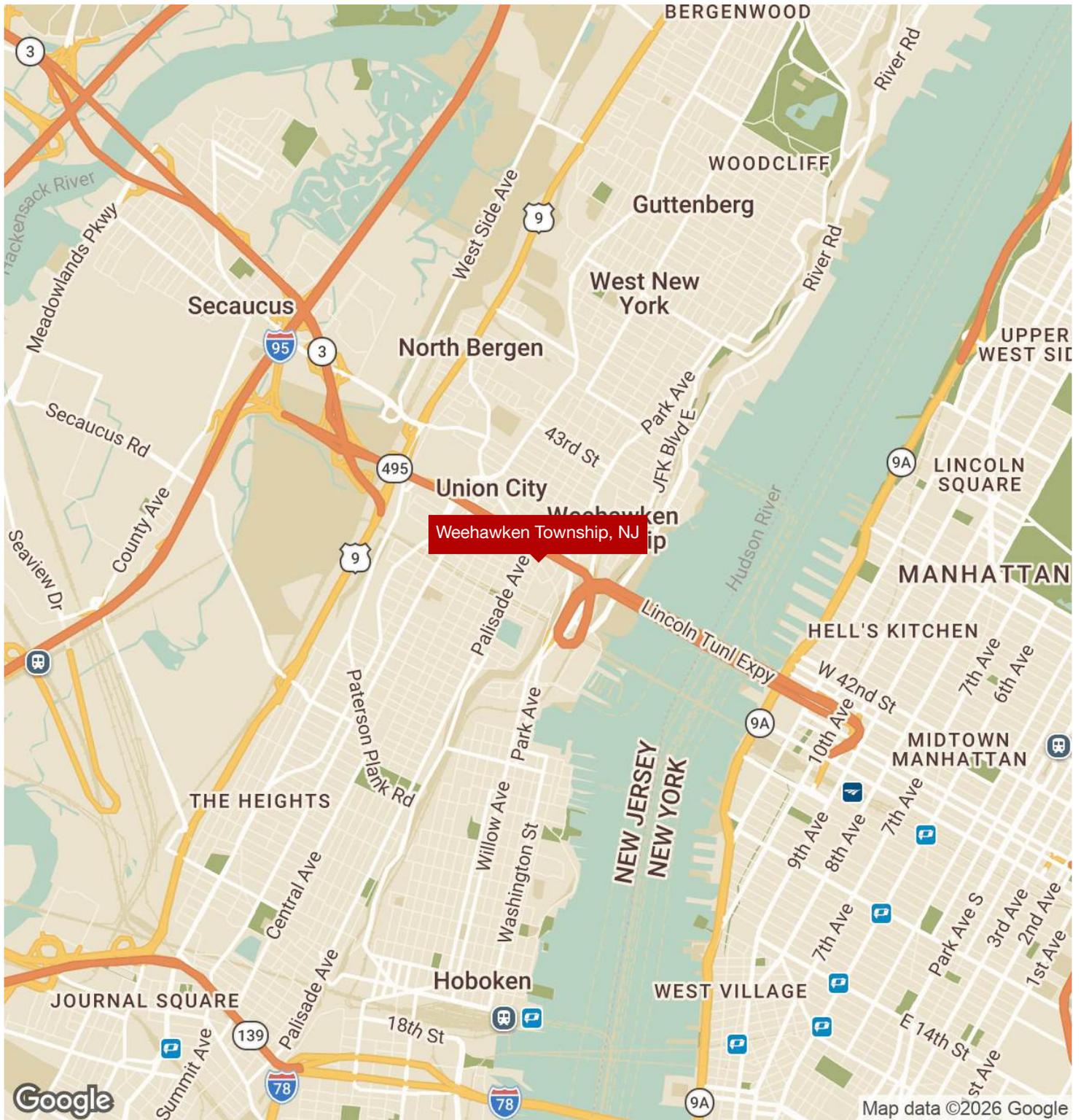
SHEET 11



Zoning Map | Weehawken



Regional Map



Financial Key Metrics | Weehawken, NJ

Key Metrics

AVAILABILITY	PROPERTY	SUBMARKET	
		1-3 STAR	SUBMARKET
Market Asking Rent/SF	\$32.92	\$34.33	\$34.29
Vacancy Rate	0%	1.8%	1.8%
Vacant SF	0	541K	542K
Availability Rate	-	2.8%	2.8%
Available SF Direct	-	822K	823K
Available SF Sublet	-	22.1K	22.1K
Available SF Total	-	844K	845K
Months on Market	-	5.6	5.6

DEMAND	PROPERTY	SUBMARKET	
		1-3 STAR	SUBMARKET
12 Mo Net Absorption SF	0	42.9K	45K
12 Mo Leased SF	0	206K	206K
6 Mo Leasing Probability	-	47.0%	47.0%

INVENTORY	PROPERTY	SUBMARKET	
		1-3 STAR	SUBMARKET
Existing Buildings	1	5,436	5,439
Inventory SF	5.2K	30.4M	30.5M
Average Building SF	-	5.6K	5.6K
Under Construction SF	-	0	0
12 Mo Delivered SF	-	10.8K	14K

SALES	PROPERTY	SUBMARKET	
		1-3 STAR	SUBMARKET
12 Mo Transactions	-	120	120
Market Sale Price/SF	-	\$272	\$272
Average Market Sale Price	-	\$1.5M	\$1.5M
12 Mo Sales Volume	-	\$154M	\$154M
Market Cap Rate	-	6.9%	6.9%



TURNKEY RESI-RETAIL CORNER PROPERTY – 7 UNITS, 100% OCCUPANCY, STEPS FROM HOBOKEN & NYC TRANSIT

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

	RENT ROLL
Price	\$2,340,000
Price per SF	\$448
Price per Unit	\$334,286
CAP Rate	6.60%
Cash-on-Cash Return (yr 1)	5.02%
Total Return (yr 1)	\$54,460
Debt Coverage Ratio	1.3

OPERATING DATA

	RENT ROLL
Total Scheduled Income	\$186,090
Gross Income	\$186,090
Operating Expenses	\$27,212
Net Operating Income	\$158,878
Pre-Tax Cash Flow	\$36,414

FINANCING DATA

	RENT ROLL
Down Payment	\$725,400
Loan Amount	\$1,614,600
Debt Service	\$122,464
Debt Service Monthly	\$10,205
Principal Reduction (yr 1)	\$18,046



Income & Expenses

INCOME SUMMARY	RENT ROLL
1 Commercial Unit Retail Tenant Fabiano's Pizza	\$36,000
6 Residential Units Tenant Occupied 1 Year leases	\$150,090
Vacancy Cost	\$0
GROSS INCOME	\$186,090
EXPENSES SUMMARY	RENT ROLL
Taxes	\$20,512
Insurance	\$5,500
Repair and Maintenance	\$1,200
OPERATING EXPENSES	\$27,212
NET OPERATING INCOME	\$158,878



Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	SECURITY DEPOSIT
Retail Space	-	-	800 SF	-	-	-
Apt # 1	1	1	441 SF	\$19,200	\$43.54	-
Apt # 2	2	1	541 SF	\$30,000	\$55.45	-
Apt # 3	3	1	870 SF	\$30,000	\$34.48	-
Apt # 4	2	1	871 SF	\$28,290	\$32.48	-
Apt # 5	2	1	870 SF	\$28,200	\$32.41	-
Apt # 6	2	1	871 SF	\$20,400	\$23.42	-
TOTALS			5,264 SF	\$156,090	\$221.78	\$0
AVERAGES			752 SF	\$26,015	\$36.96	\$NAN



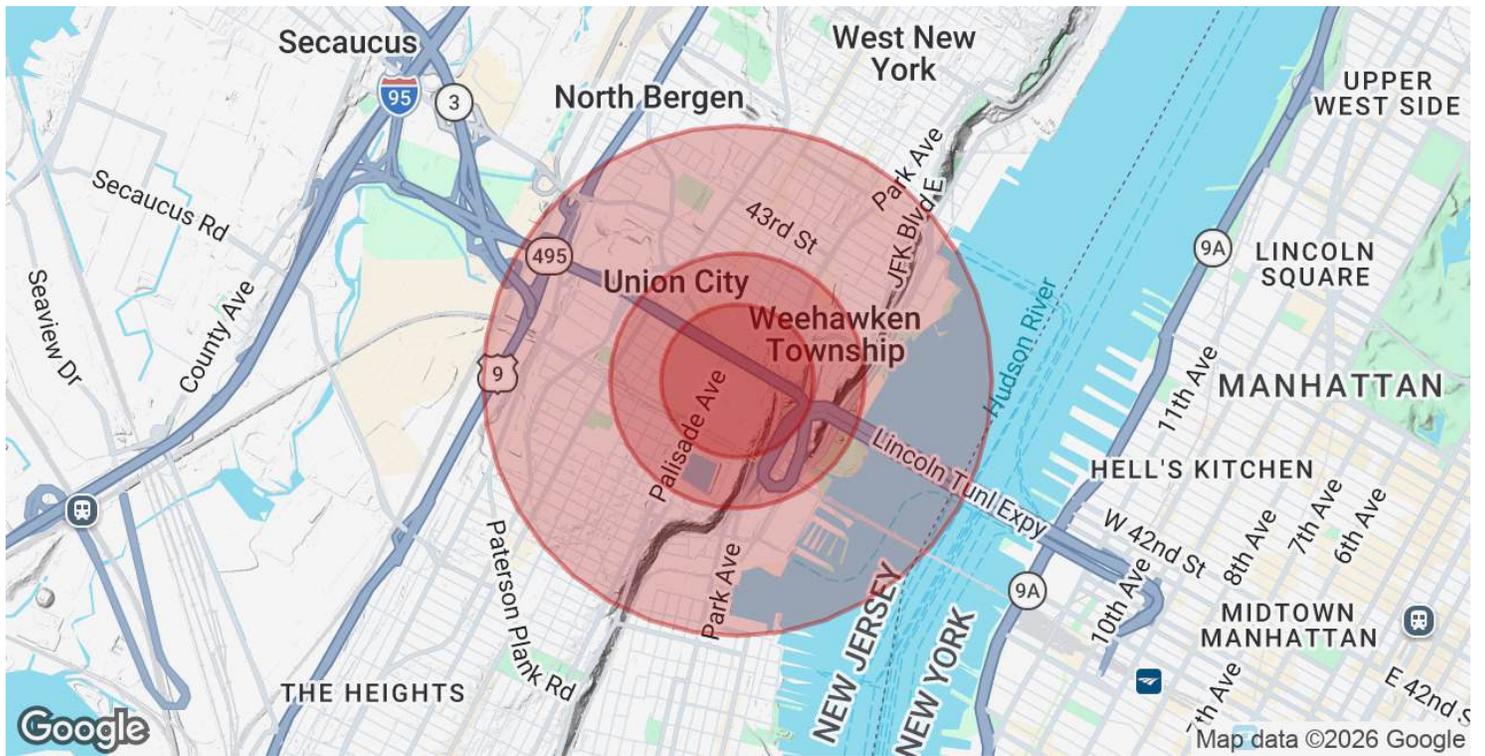
TURNKEY RESI-RETAIL CORNER PROPERTY – 7 UNITS, 100% OCCUPANCY, STEPS FROM HOBOKEN & NYC TRANSIT

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,079	28,692	82,116
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,203	10,844	31,221
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$110,619	\$98,214	\$103,489
Average House Value	\$644,967	\$633,997	\$614,051

Demographics data derived from AlphaMap



TURNKEY RESI-RETAIL CORNER PROPERTY – 7 UNITS, 100% OCCUPANCY, STEPS FROM HOBOKEN & NYC TRANSIT

ADDITIONAL INFORMATION

5

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

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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

KW Commercial | Bruce Elia Jr. | Fort Lee

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