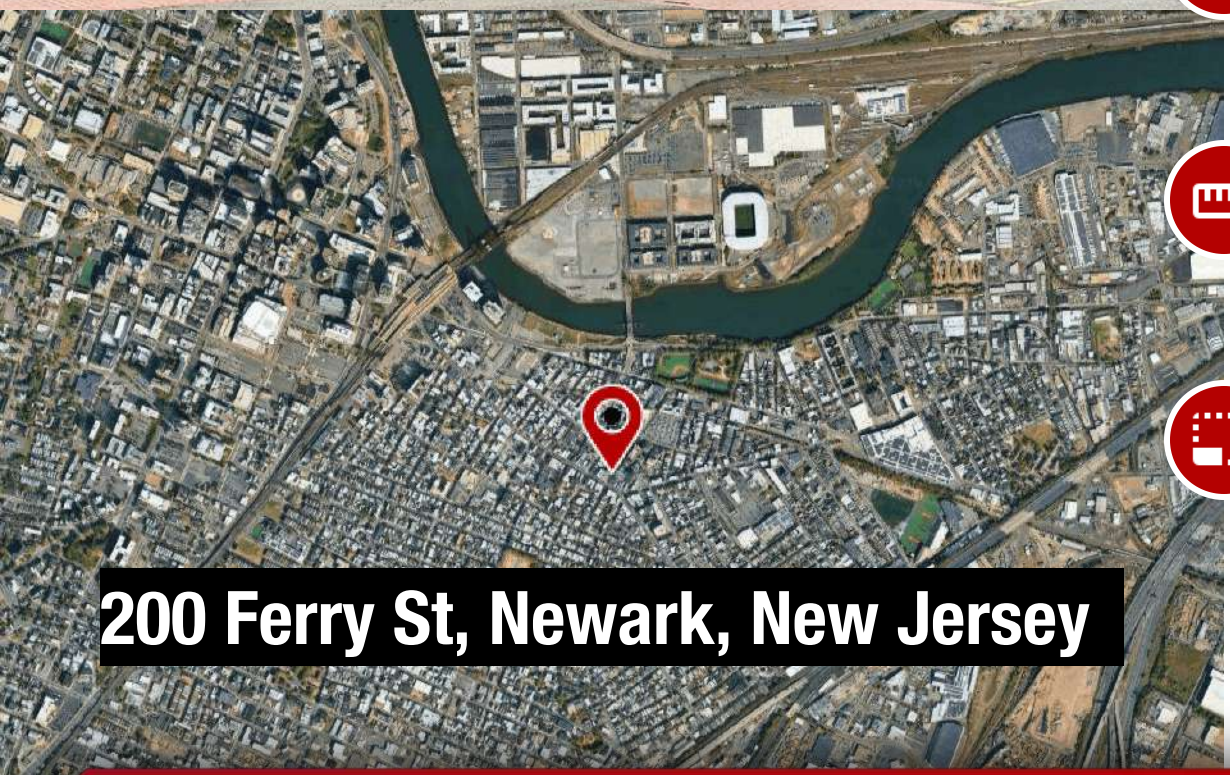
6,621 SF Mixed-Use | 4 Units (1 Retail + 3 Residential)



$2,100,000

Mixed-Use Property

Taxes: $21,400

Zoned: C-2

6,621 SF Building

2,962 SF Lot

200 Ferry St, Newark, New Jersey

Presented by

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About KW Commercial

KW Commercial, the commercial real estate division of Keller Williams Realty, brings a modern, client-focused approach to commercial real estate. Backed by a global platform, innovative technology, and a culture of collaboration, KW Commercial empowers investors, owners, and businesses with exceptional market expertise, personalized service, and results-driven strategies.

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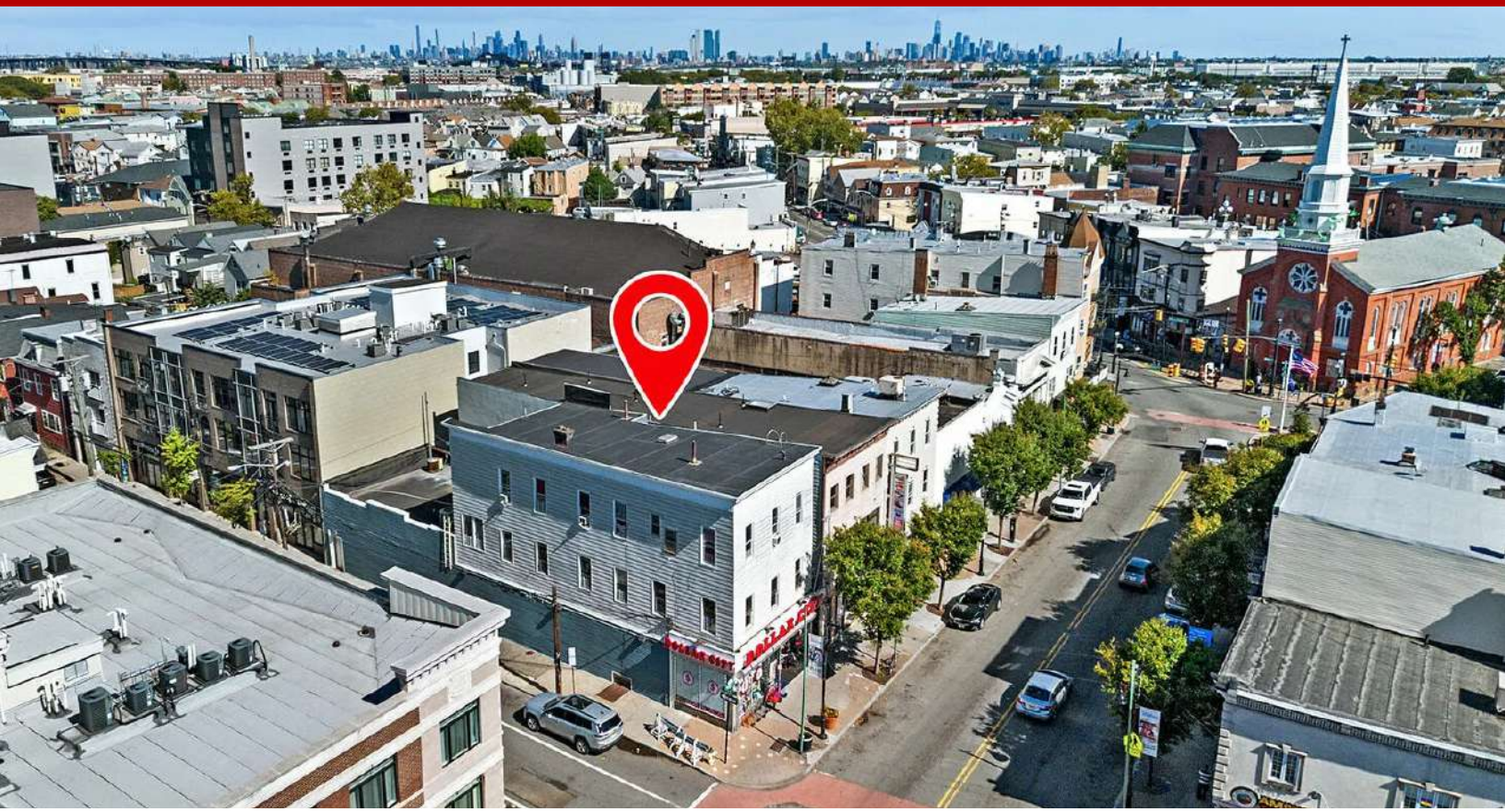

Property Description

200 Ferry Street presents an excellent mixed-use investment opportunity in Newark's highly desirable Ironbound District, featuring approximately 6,621 SF of retail and residential space. The property offers a ground-floor commercial space, three residential apartments, updated interiors, and separate utilities, providing strong income-generating potential. Ideally situated near Newark Penn Station, major highways, and local shops and restaurants, this property offers investors a prime location with long-term growth potential.

Property Highlights

- ±6,621 SF Mixed-Use Building
- 4 Units: 1 Retail + 3 Residential
- Prime Ironbound District Location
- Renovated Apartments with Separate Utilities
- Large Below Ground Storage Area
- Washer & Dryer

Offering Summary

Asking Price:	$2,100,000
Number of Units:	4
Lot Size:	2,962 SF
Building Size:	6,621 SF
Taxes:	$21,400
Zoning:	C-2 (Commercial Community)

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,495	9,920	23,083
Total Population	9,183	26,275	60,665
Average HH Income	$71,512	$73,791	$80,900

200 Ferry St

Newark, NJ · Ironbound District
Mixed-Use · 1 Commercial / 3 Residential

Units	Commercial	Residential	Occupancy	In-Place Income	Pro Forma Income
4	**1**	**3**	**3 of 4**	**$136,800**	**$172,800**

Rent Roll

Unit	Type	Status	Monthly Rent	Annual Rent	Notes
Ground Floor	Commercial	Occupied	$7,000	$84,000	Established business
2nd Floor	*4 Bedroom*	*Vacant*	*$3,000*	*$36,000*	*Pro forma*
3rd Floor – Unit 1	2 Bedroom	Occupied	$2,100	$25,200	
3rd Floor – Unit 2	2 Bedroom	Occupied	$2,300	$27,600	
Total			**$14,400**	**$172,800**	

Income & NOI

	In Place	Pro Forma
Commercial Income	$84,000	$84,000
Residential Income	$52,800	$88,800
Gross Income	**$136,800**	**$172,800**
Less: Operating Expenses	($26,900)	($26,900)
Net Operating Income	**$109,900**	**$145,900**
Expense Ratio	19.7%	15.6%

Operating Expenses

Expense	Annual	Per Unit	% of Total
Real Estate Taxes	$21,400	$5,350	79.6%
Insurance	$3,500	$875	13.0%
Water	$1,500	$375	5.6%
Electricity (Common Areas)	$500	$125	1.9%
Total Operating Expenses	**$26,900**	**$6,725**	**100.0%**

Owner pays common-area electric only; unit utilities assumed tenant-paid (to be confirmed). 2nd floor 4-bedroom is vacant and shown at pro forma rent of $3,000/mo.

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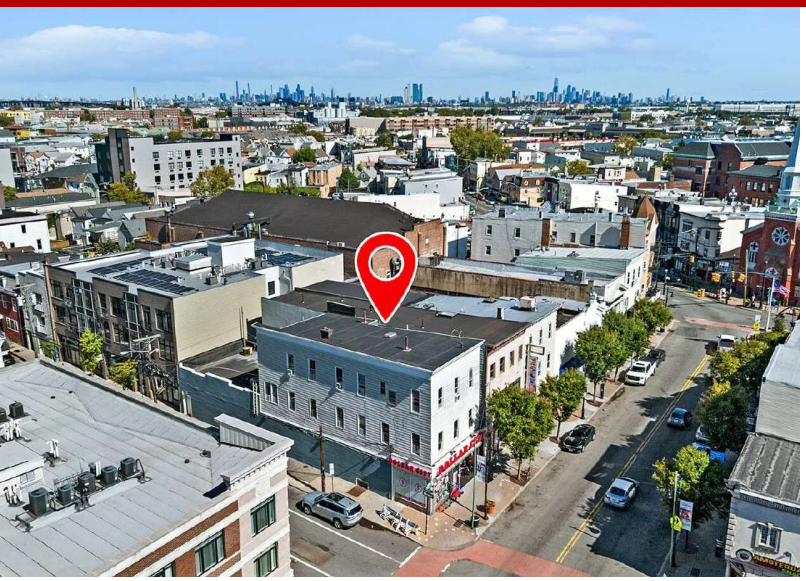
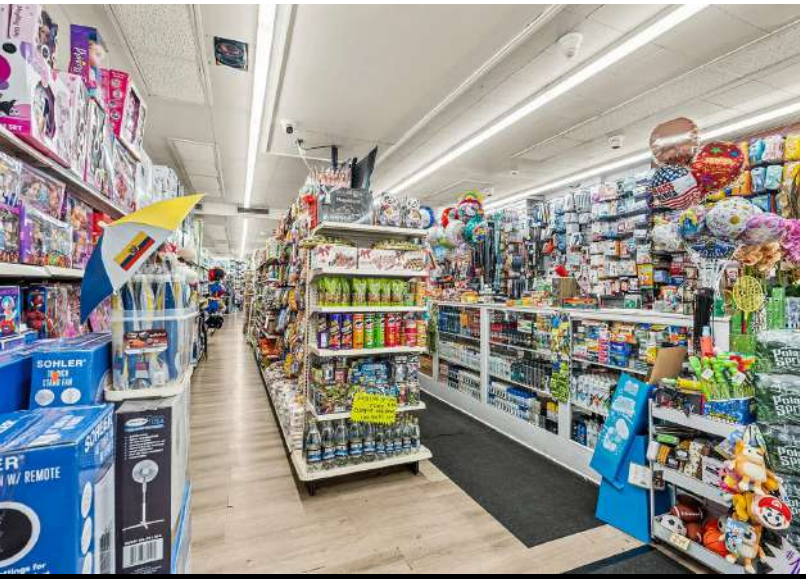
Each Office Independently Owned and Operated

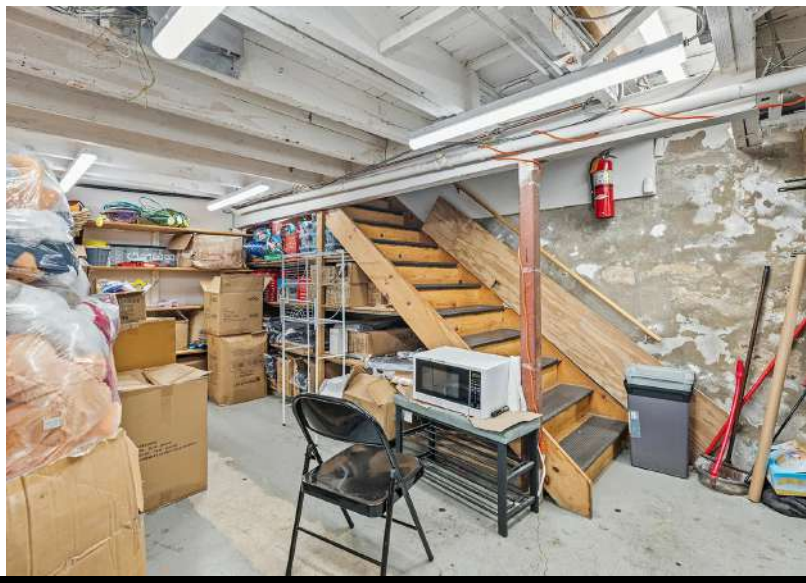


DOLLAR CITY
NEWARK'S LIVE, WORK PLAY NEIGHBORHOOD

DOLLAR CI


SOHLER
W/ REMOTE

GOD BLESS AMERICA
EXIT



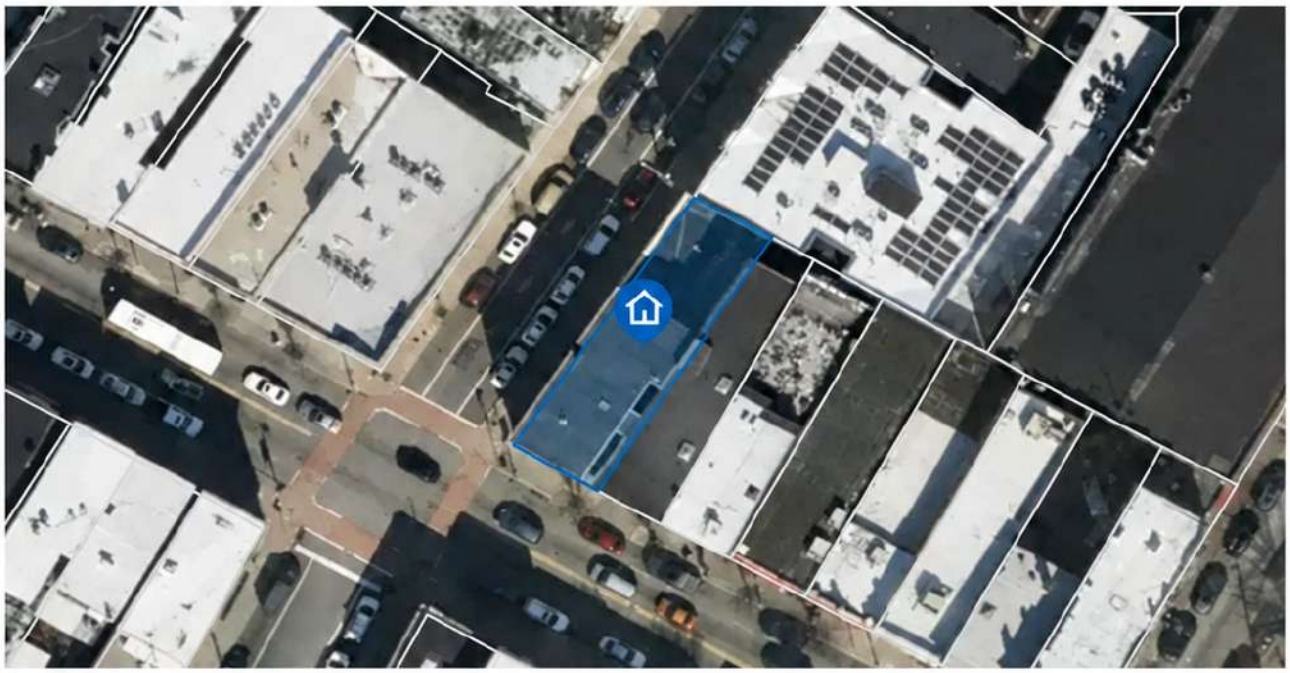
200 FERRY ST
NEWARK, NJ 07105
RETAILER MAP
Downtown Newark
Prudential Center
Newark Penn Station
NJ TRANSIT
AMTRAK
INTERSTATE 280
To I-280 & Garden State Pkwy
N
MART
Wawa
Seabra Foods
SaveSmart SUPERMARKETS
THE HOME DEPOT
Walgreens
ABC SUPER STORES
Ferry Street OPTICAL
Teixeira's Bakery
200 Ferry St
verizon
MARKET ST
FERRY ST
Delson PORTUGUESE FOODS
Joias De Portugal FINE JEWELRY
Emporium 5 ESQUINAS
GARDEN FARM MARKET
DUNKIN'
AutoZone
WILSON AVE
KFC
POPEYES
TACO BELL
FAMILY DOLLAR
Santander
Bank of America
CHASE
DOLLAR TREE
CVS pharmacy

FEMA Flood

Code	Code Description	Area	Panel #	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	0.07 (100%)	34013C0157F	No

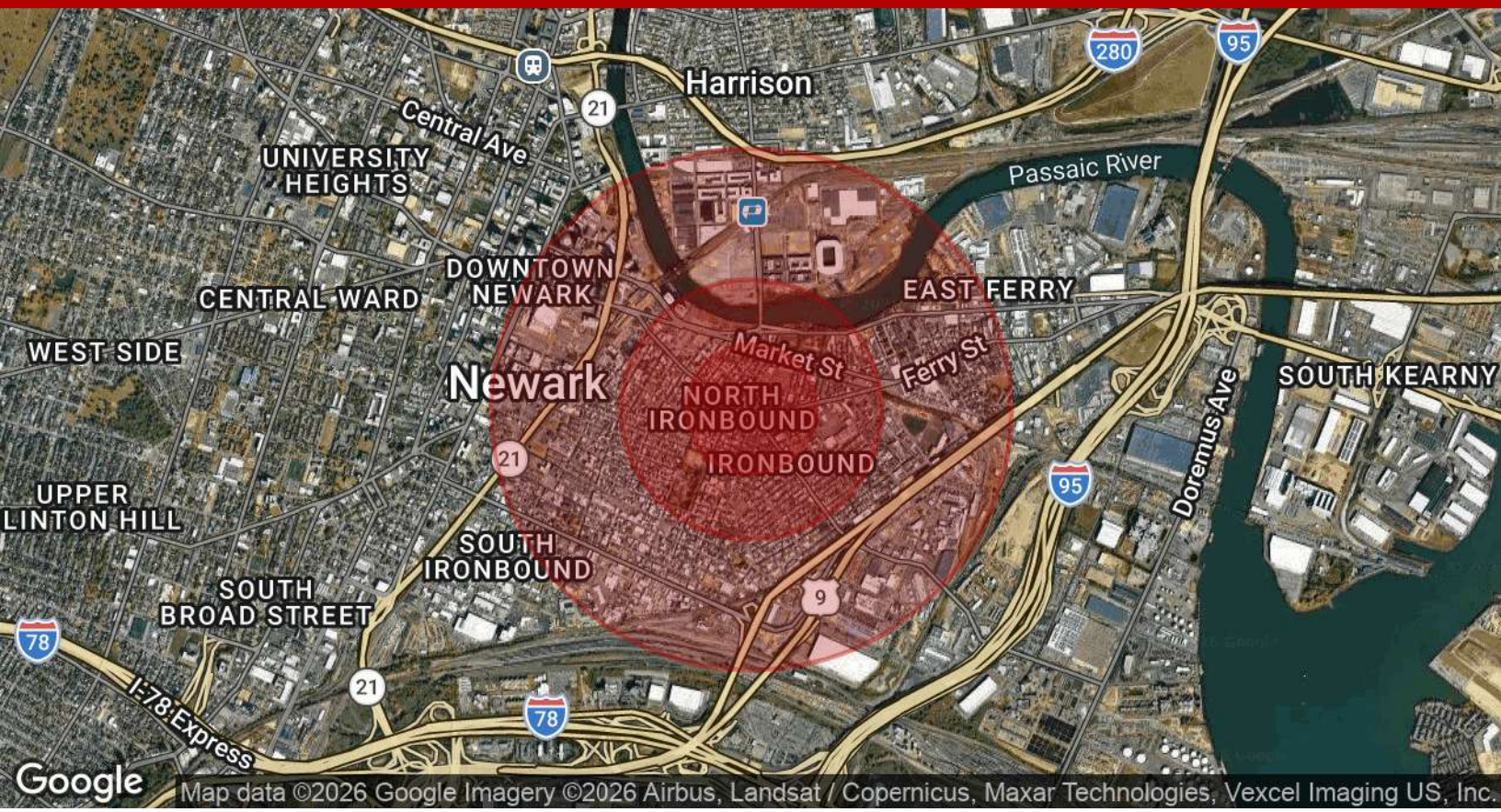
- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Undetermined

DEP Wetlands



Description	Area

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



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	9,183	26,275	60,665
Average Age	36.1	35.9	35.0
Average Age (Male)	37.7	37.7	35.7
Average Age (Female)	35.0	34.8	34.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,495	9,920	23,083
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$71,512	$73,791	$80,900
Average House Value	$499,597	$425,299	$440,775

2023 American Community Survey (ACS)