



\$2,450,000



Office Building



Built in 2000



7,500 SF Building



40,696 SF Lot

1027 Pompton Ave, Cedar Grove NJ

Presented by

Bruce Elia Jr.

Managing Director | Fort Lee
O: 201.917.5884 x701 | C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW Commercial

2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



About KW Commercial

KW Commercial is the commercial real estate division of Keller Williams Realty, one of the largest and most respected real estate organizations in the world. KW Commercial combines global reach, local expertise, and a collaborative platform to deliver exceptional results for investors, owners, and occupiers across all asset classes.



Steven Muller
KW Commercial

📞 917.750.9787 (call or text)

✉️ stevenmuller@kw.com



Bruce Elia Jr
KW Commercial

📞 201.315.1223

✉️ BruceJr@kw.com
cc: operations@ergteam.com

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ergteam.com



Property Description

This investment opportunity offers the chance to acquire a partially leased property with stable income already in place and additional upside through the vacant 3,500 square foot space. The property is currently anchored by Columbia Bank, which is in year 2 of a 5-year lease and pays \$16,198.25 per month. The lease includes 3% annual rent increases and a 5-year renewal option, giving the next owner steady cash flow and long-term tenant stability.

The vacant 3,500 square foot space gives a new owner the opportunity to increase income by leasing it to a new tenant or using it for their own business. This makes the property attractive to both investors looking for income with upside and owner-users who want to occupy part of the building while benefiting from the existing bank lease. Overall, this is a strong opportunity with current income, future growth potential, and flexibility.

Property Highlights

- On-Site Parking
- Ideal for Medical, Professional, or Administrative Use
- Prominent Route 23 Location
- 7,500 SF modern office building

Offering Summary

Sale Price:	\$2,450,000
Number of Units:	2
Available SF:	3,500 SF
Lot Size:	40,696 SF
Bank Drive Through:	Yes
Building Size:	7,500 SF
NOI:	\$194,379.00
Cap Rate:	7.93%
Occupancy:	50%
Units:	2
Parking Spots:	25

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	306	814	3,577
Total Population	858	2,265	9,607



1027 Pompton Ave, Cedar Grove, NJ 07009 | Columbia Bank (NNN) + Vacant 2nd Floor Medical/Office | 6,800 SF Building

Investment Overview

Cedar Grove Triple Net Retail Asset, Columbia Bank & Medical Space

Price	\$2,450,000
Price per SF (6,800 SF)	\$360
Price per Unit	\$1,225,000
CAP Rate – In Place (Columbia Bank only)	7.93%
CAP Rate – Pro Forma (2nd Floor Leased)	11.58%
Cash-on-Cash Return (yr 1, In Place)	7.93%
Total Return (yr 1, In Place)	\$194,379
Rent Increases	Base rent flat through 8/31/2029; 5% bump to \$159,075/yr on renewal option
Lease Term	Year 3 of 5-Year Renewal Term (9/1/2024 – 8/31/2029)
Renewal Option	One 5-Year Option (9/1/2029 – 8/31/2034), automatic unless 180-day written notice
Right of First Refusal	Tenant holds ROFR on sale of the property

Rent Roll

In Place vs. Pro Forma

SPACE	TENANT / USE	SIZE	BASE RENT	CAM	IN PLACE	PRO FORMA
1st Floor + 3-Lane Drive-Thru	Columbia Bank (Retail, NNN)	3,300 SF	\$151,500 (\$45.91/SF)	\$42,879 (\$12.99/SF)	\$194,379	\$194,379
2nd Floor, Ste 201	Vacant – Medical/Professional Office (NNN)	3,500 SF	\$70,000 (\$20.00/SF)	\$19,250 (\$5.50/SF)	\$0	\$89,250
Total Gross Income (Base Rent + CAM)					\$194,379	\$283,629

Columbia Bank base rent \$12,625/mo (\$151,500/yr) plus CAM; in-place total of \$194,379 per seller. 2nd floor pro forma uses the asking rate of \$20.00/SF NNN plus \$5.50/SF CAM on 3,500 SF (1–10 year term); utilities and building services paid separately by tenant.

Operating Data

In Place vs. Pro Forma

	IN PLACE	PRO FORMA
Base Rent	\$151,500	\$221,500
CAM Reimbursements	\$42,879	\$62,129
Gross Income	\$194,379	\$283,629
Operating Expenses (Triple Net – tenant paid)	\$0	\$0
Net Operating Income	\$194,379	\$283,629
CAP Rate at \$2,450,000	7.93%	11.58%

Triple net leases: taxes, insurance, CAM and utilities are tenant responsibilities. NOI = annual income minus annual landlord expenses.

Financing Data

Cedar Grove Triple Net Retail Asset, Columbia Bank & Medical Space

Financing	Available upon request
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Each Office Independently
Owned and Operated



Property Detail Report

For property located at

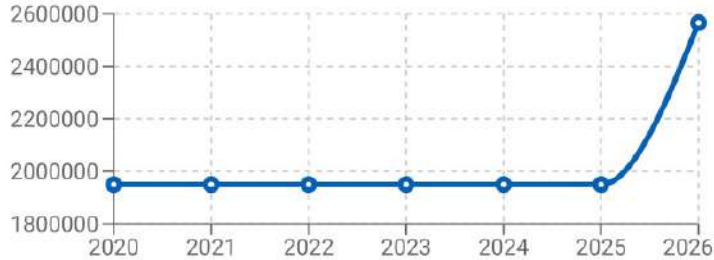
1027 Pompton Avenue, Cedar Grove, NJ 07009

APN: 04-00300-0000-00083-0000

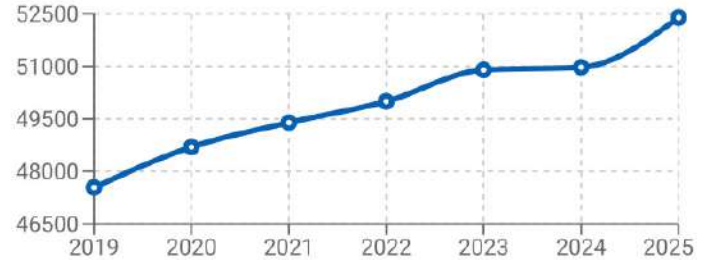
Generation date: 04/10/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$52,396.50	\$1,423.5	2.79%	\$761,400	\$1,188,600	\$1,950,000
2024	\$50,973.00	\$78	0.15%	\$761,400	\$1,188,600	\$1,950,000
2023	\$50,895.00	\$897	1.79%	\$761,400	\$1,188,600	\$1,950,000
2022	\$49,998.00	\$604.5	1.22%	\$761,400	\$1,188,600	\$1,950,000
2021	\$49,393.50	\$702	1.44%	\$761,400	\$1,188,600	\$1,950,000
2020	\$48,691.50	\$1,150.5	2.42%	\$761,400	\$1,188,600	\$1,950,000
2019	\$47,541.00	\$819	1.75%	\$761,400	\$1,188,600	\$1,950,000
2018	\$46,722.00	\$507	1.1%	\$761,400	\$1,188,600	\$1,950,000
2017	\$46,215.00	\$1,423.5	3.18%	\$761,400	\$1,188,600	\$1,950,000
2016	\$44,791.50	\$1,033.5	2.36%	\$761,400	\$1,188,600	\$1,950,000
2015	\$43,758.00	\$897	2.09%	\$761,400	\$1,188,600	\$1,950,000
2014	\$42,861.00	\$1,813.5	4.42%	\$761,400	\$1,188,600	\$1,950,000
2013	\$41,047.50	\$1,579.5	4%	\$761,400	\$1,188,600	\$1,950,000
2012	\$39,468.00	\$1,306.5	3.42%	\$761,400	\$1,188,600	\$1,950,000
2011	\$38,161.50	\$994.5	2.68%	\$761,400	\$1,188,600	\$1,950,000
2010	\$37,167.00	-\$11,164.02	-23.1%	\$761,400	\$1,188,600	\$1,950,000
2009	\$48,331.02	\$1,551.22	3.32%	\$117,100	\$277,600	\$394,700
2008	\$46,779.80	\$2,376.1	5.35%	\$117,100	\$277,600	\$394,700
2007	\$44,403.70	-\$276.3	-0.62%	\$117,100	\$277,600	\$394,700
2006	\$44,680.00	\$1,894.6	4.43%	\$117,100	\$277,600	\$394,700
2005	\$42,785.40	\$1,618.2	3.93%	\$117,100	\$277,600	\$394,700
2004	\$41,167.20	\$1,736.7	4.4%	\$117,100	\$277,600	\$394,700
2003	\$39,430.50	\$3,394.4	9.42%	\$117,100	\$277,600	\$394,700
2002	\$36,036.10	\$671	1.9%	\$117,100	\$277,600	\$394,700

Exterior Photos



Each Office Independently
Owned and Operated





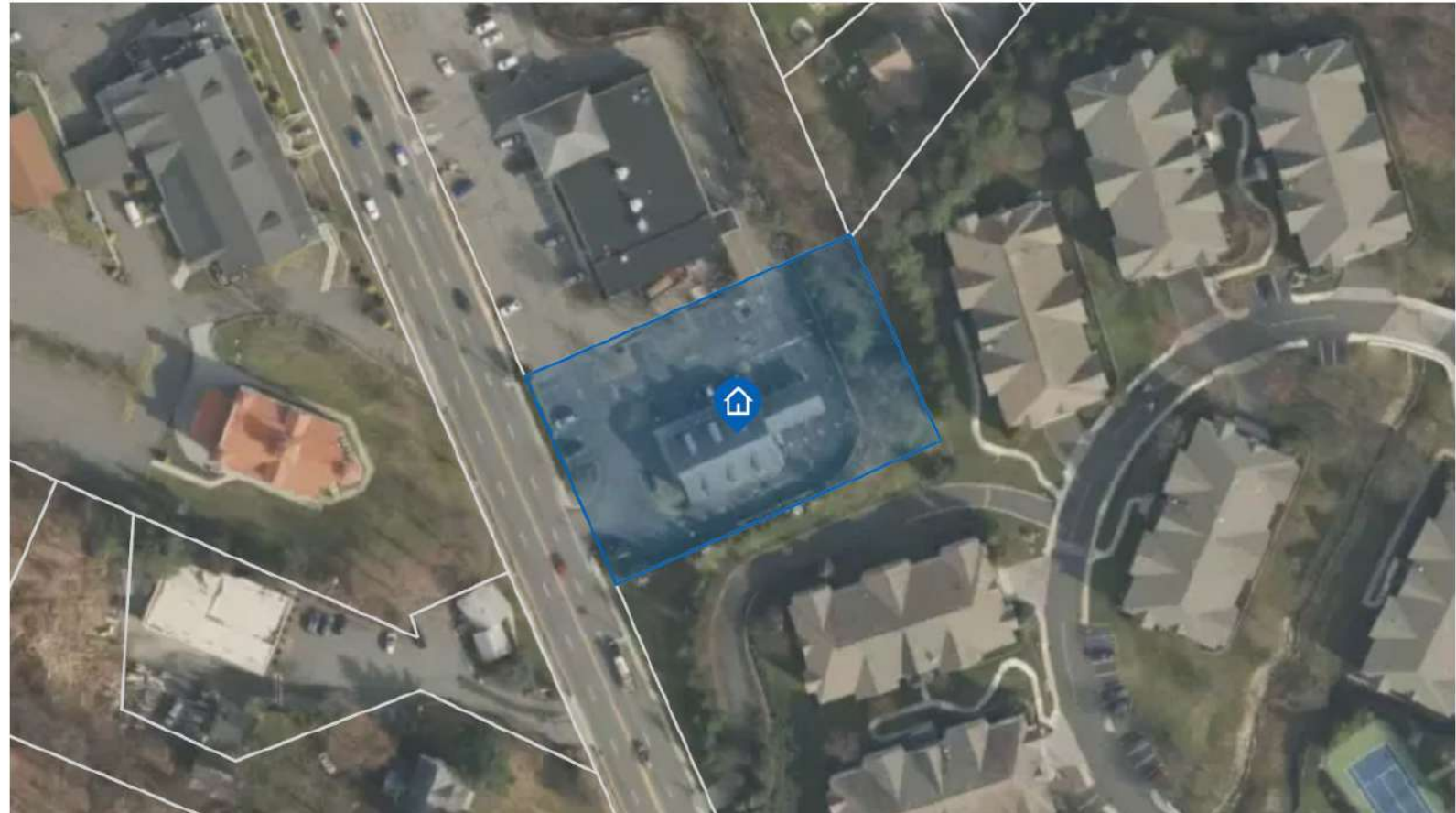


Property Detail Report

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FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.93 (100%)	34013C0101F	No	<div>● Floodway</div> <div>● 1% Annual Chance Flood Hazard</div> <div>● 0.2% Annual Chance Flood Hazard</div> <div>● Undetermined</div>



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	858	2,265	9,607
Average Age	50	48	45
Average Age (Male)	47	46	43
Average Age (Female)	52	50	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	306	814	3,577
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$170,491	\$174,528	\$184,860
Average House Value	\$665,643	\$679,033	\$732,620

2020 American Community Survey (ACS)