

Prime Valley Road Commercial Property – 2,939 SF On 1.56 Acres With Strong Visibility & Growth Potential

1158 VALLEY RD, LONG HILL (STIRLING), NJ



OFFERING MEMORANDUM

PRESENTED BY:

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

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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.



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

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PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY REPORT

PROPERTY DETAILS

TAX HISTORY

INTERIOR BUILDING PHOTOS

EXTERIOR PHOTOS

FLOOR PLANS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a meticulously maintained 2,939 SF free-standing building in the prime location of Northern NJ. Built in 1960 and featuring a single expansive unit, this property offers versatile possibilities for retail, dining, or service-oriented businesses. Zoned B-D, it provides a conducive environment for entrepreneurial endeavors. With a strategic location and ample parking, this property presents an ideal canvas for realizing retail ambitions in a thriving market. Don't miss the chance to capitalize on the potential of this superbly positioned free-standing building, perfectly suited for retail ventures seeking to make an impact in the Northern NJ area.

PROPERTY HIGHLIGHTS

- 2,939 SF free-standing building
- Single expansive unit
- Built in 1960
- Zoned B-D for versatile usage

OFFERING SUMMARY

Sale Price:	\$999,999
Number of Units:	1
Lot Size:	1.56 Acres
Lot Size Price Per SF:	68,214.94
Zoning:	B-2
Taxes:	14,651.47
Building Size:	2,939 SF
NOI:	\$62,718.26
Cap Rate:	6.27%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	225	1,049
Total Population	117	629	2,909
Average HH Income	\$177,562	\$180,385	\$202,002



Property Description



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a meticulously maintained 2,939 SF free-standing building in the prime location of Northern NJ. Built in 1960 and featuring a single expansive unit, this property offers versatile possibilities for retail, dining, or service-oriented businesses. Zoned B-D, it provides a conducive environment for entrepreneurial endeavors. With a strategic location and ample parking, this property presents an ideal canvas for realizing retail ambitions in a thriving market. Don't miss the chance to capitalize on the potential of this superbly positioned free-standing building, perfectly suited for retail ventures seeking to make an impact in the Northern NJ area.

LOCATION DESCRIPTION

Nestled in the vibrant Northern New Jersey market, the location of this property offers a dynamic blend of commercial and recreational amenities. With proximity to major highways and public transportation, the area provides convenient access for commuters and clients alike. Notable nearby points of interest include the renowned Greenwood Meadows Park, ideal for outdoor meetings or team-building activities. Local dining options, such as The Bistro on the Hill, provide excellent venues for business lunches and client entertainment. The presence of top-tier educational institutions and a burgeoning local economy further enhance the area's appeal to office and office building investors. This sought-after location presents an exceptional opportunity for those seeking a prime commercial real estate investment.

SITE DESCRIPTION

Property sits relatively flat on Valley Rd across from a retail strip center

INTERIOR DESCRIPTION

In need of TLC - Possibly even a gut-to-stud renovation

PARKING DESCRIPTION

Surface grade parking

POWER DESCRIPTION

Onsite

GAS DESCRIPTION

Natural Gas



Property Report

Property Detail Report

For property located at
1158 Valley Rd, Long Hill Township, NJ 07980

Property Records

APN: 30-11401-0000-00014-0000

Generation date: 08/26/2025

Owner(s) Information

Owners(s) name	Sobel, Stephen Brell		Owner For	20 years
Mailing Address	1158 Valley Rd		Absentee	No
City, State Zip	Stirling, NJ 07980		Corporate Owned	No

Location Information

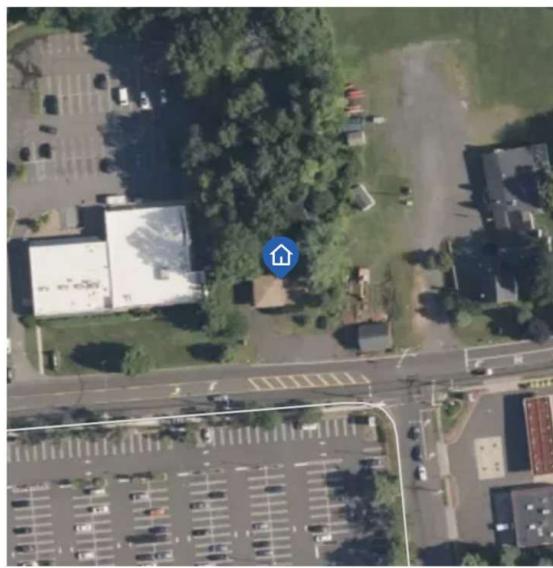
County	Morris	Lot Acres	1.566	Class 4 Code	272
Municipality	Long Hill Township	Lot Sq Ft	68,214.96	Building Class	18
Block / Lot / Qual	11401 / 14 / —	Land Use	Commercial	Building Desc	2S F 1SCB
Additional Lots	—	Land Desc	1.566 AC	Building Sq.Ft.	2939
Census Code	340270441023040	Zoning	—	Year Constructed	1960

Tax Information

Assessed Year	2025	Land Value	\$356,600	Tax Exemption	—
Tax Year	2024	Improved Value	\$298,200	Deductions (Amount)	0
Calculated Tax	\$14,651.47	Total Assessed Value	\$654,800	Tax Rate (2024)	2.242
Special Tax Codes	—			Tax Ratio (2024)	93.78

Last Market Sale

Sale / Rec Date	04/28/2005 - 07/22/2005	Buyer Name	SOBEL, STEPHEN BRELL	Seller Name	SOBEL, STEPHEN BRELL & BARBARA K.
Sale Price	\$1	Buyer Street	1158 VALLEY RD	Seller Street	1158 VALLEY RD
Price / Sq.Ft.	\$0	Buyer City, State	STIRLING, NJ	Seller City, State	STIRLING, NJ
Book / Page	6384 / 170				
Assessor Code	25				



Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



Property Details

Sale Price

\$999,999

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B-D
Lot Size	1.56 Acres
Corner Property	No
Traffic Count	16756
Traffic Count Street	Valley Rd
Waterfront	No
MLS #	On MLS
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Central HVAC	Yes
HVAC	Yes
Restrooms	2
Landscaping	Professional Landscaping
Gas / Propane	Yes

BUILDING INFORMATION

Building Size	2,939 SF
NOI	\$62,718.26
Cap Rate	6.27%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Year Built	1960
Gross Leasable Area	2,939 SF
Construction Status	Existing
Condition	Fair
Free Standing	Yes
Number of Buildings	1
Foundation	Block Walls



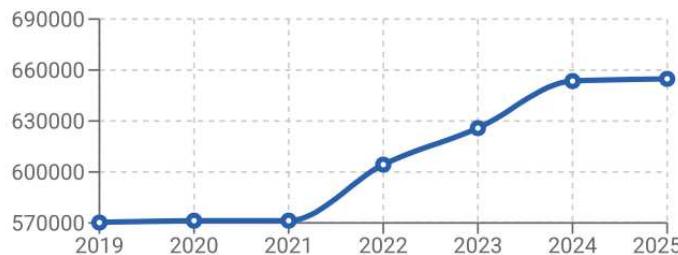
Tax History

For property located at
1158 Valley Rd, Long Hill Township, NJ 07980

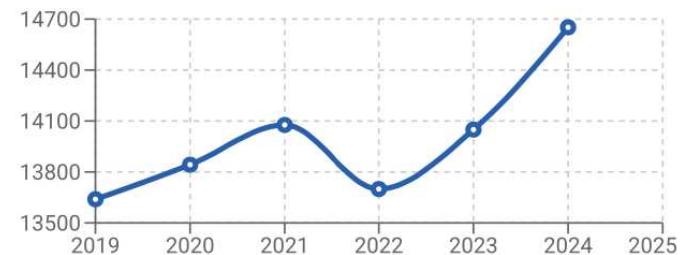
APN: 30-11401-0000-00014-0000
Generation date: 08/26/2025

Assessment History

Tax Assessment Value



Total Tax

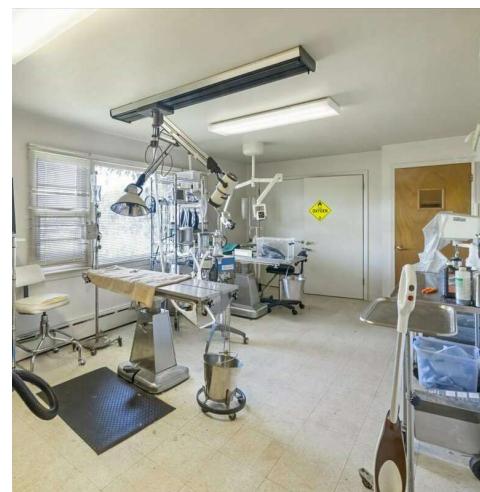


Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	--	--	--%	\$356,600	\$298,200	\$654,800
2024	\$14,651.47	\$602.26	4.29%	\$356,600	\$296,900	\$653,500
2023	\$14,049.21	\$349.73	2.55%	\$356,600	\$269,200	\$625,800
2022	\$13,699.48	-\$377.35	-2.68%	\$356,600	\$247,700	\$604,300
2021	\$14,076.83	\$234.23	1.69%	\$356,600	\$214,700	\$571,300
2020	\$13,842.60	\$203.42	1.49%	\$356,600	\$214,700	\$571,300
2019	\$13,639.18	\$259.92	1.94%	\$356,600	\$213,600	\$570,200
2018	\$13,379.26	\$202.15	1.53%	\$356,600	\$206,500	\$563,100
2017	\$13,177.11	\$183.28	1.41%	\$356,600	\$202,700	\$559,300
2016	\$12,993.83	-\$4,017.63	-23.62%	\$356,600	\$196,800	\$553,400
2015	\$17,011.46	\$371.32	2.23%	\$391,500	\$188,700	\$580,200
2014	\$16,640.14	-\$510.57	-2.98%	\$391,500	\$188,700	\$580,200
2013	\$17,150.71	\$562.79	3.39%	\$391,500	\$188,700	\$580,200
2012	\$16,587.92	\$255.29	1.56%	\$391,500	\$188,700	\$580,200
2011	\$16,332.63	\$522.18	3.3%	\$391,500	\$188,700	\$580,200
2010	\$15,810.45	\$365.53	2.37%	\$391,500	\$188,700	\$580,200
2009	\$15,444.92	\$568.62	3.82%	\$391,500	\$188,700	\$580,200
2008	\$14,876.30	\$371.3	2.56%	\$391,500	\$188,700	\$580,200
2007	\$14,505.00	\$580.2	4.17%	\$391,500	\$188,700	\$580,200
2006	\$13,924.80	\$580.2	4.35%	\$391,500	\$188,700	\$580,200
2005	\$13,344.60	\$870.3	6.98%	\$391,500	\$188,700	\$580,200
2004	\$12,474.30	\$986.4	8.59%	\$391,500	\$188,700	\$580,200



Interior Building Photos



Exterior Photos



Floor Plans

158 Valley rd, Stirling, NJ, 07980, United States



GROSS INTERNAL AREA

TOTAL: 3,044 sq ft

LOWER FLOOR: 557 sq ft. FIRST FLOOR: 1,864 sq ft. SECOND FLOOR: 623 sq ft.
THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



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LOCATION INFORMATION

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DRONE PHOTOS

FEMA FLOOD MAP

DEP WETLANDS MAP

TAX MAP OF LONG HILL/WINSLOW

ZONING MAP | LONG HILL/WINSLOW

REGIONAL MAP

AERIAL MAP

Drone Photos



FEMA Flood Map

Property Detail Report

For property located at

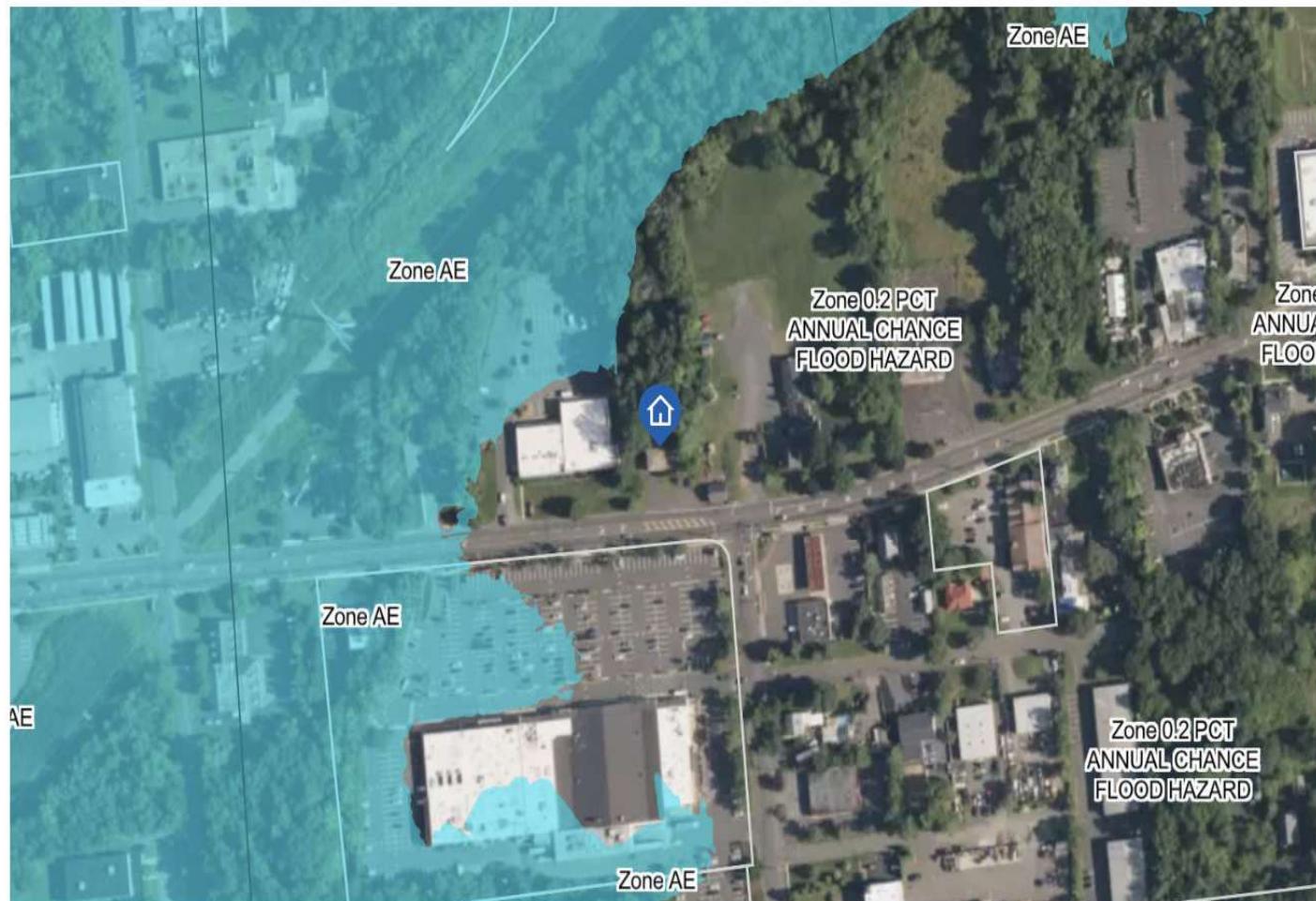
1158 Valley Rd, Long Hill Township, NJ 07980



APN: 30-11401-0000-00014-0000

Generation date: 08/26/2025

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
	This parcel does not appear to have any relations with FEMA Flood				<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

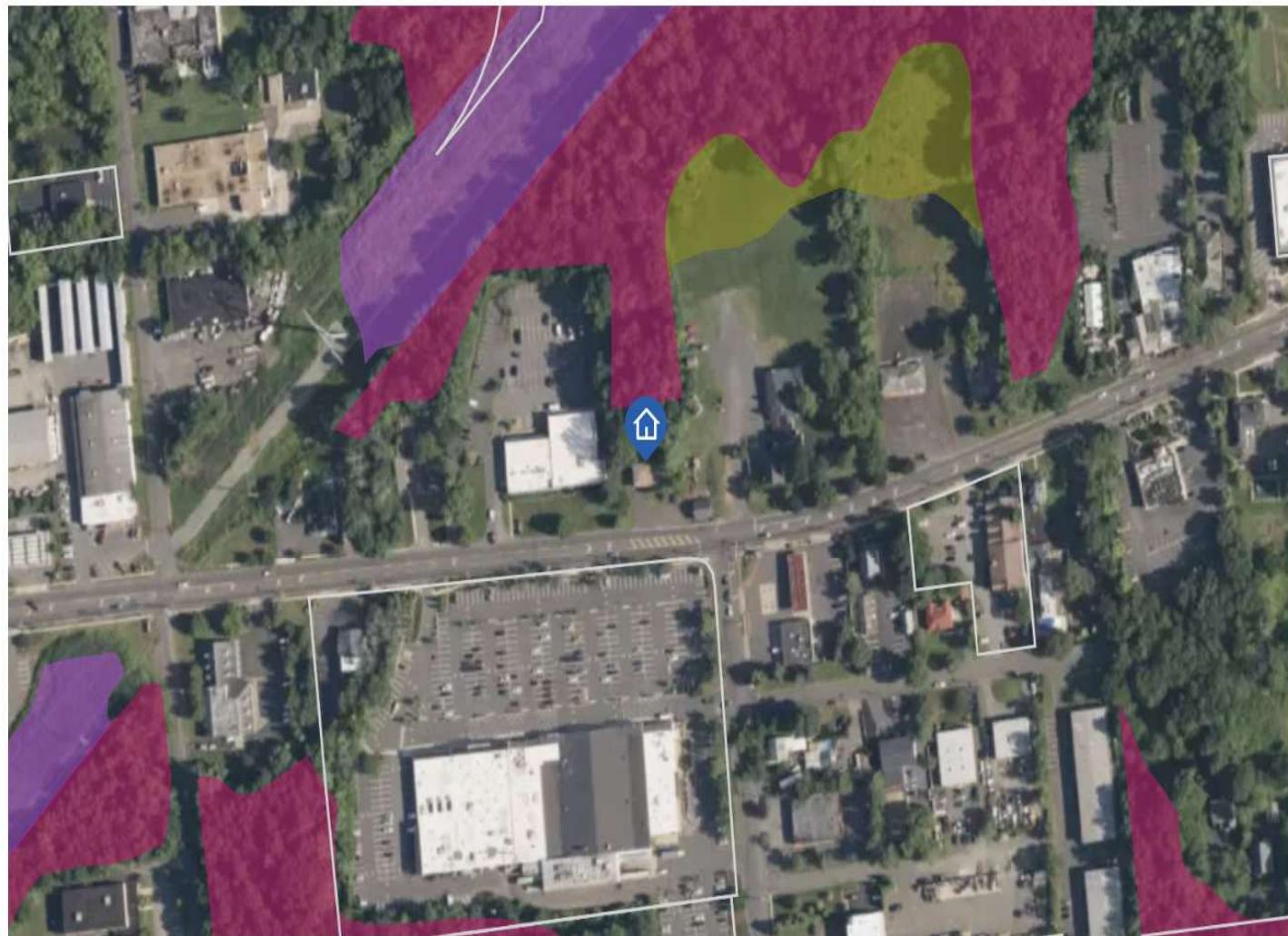
1158 Valley Rd, Long Hill Township, NJ 07980



APN: 30-11401-0000-00014-0000

Generation date: 08/26/2025

DEP Wetlands



Description

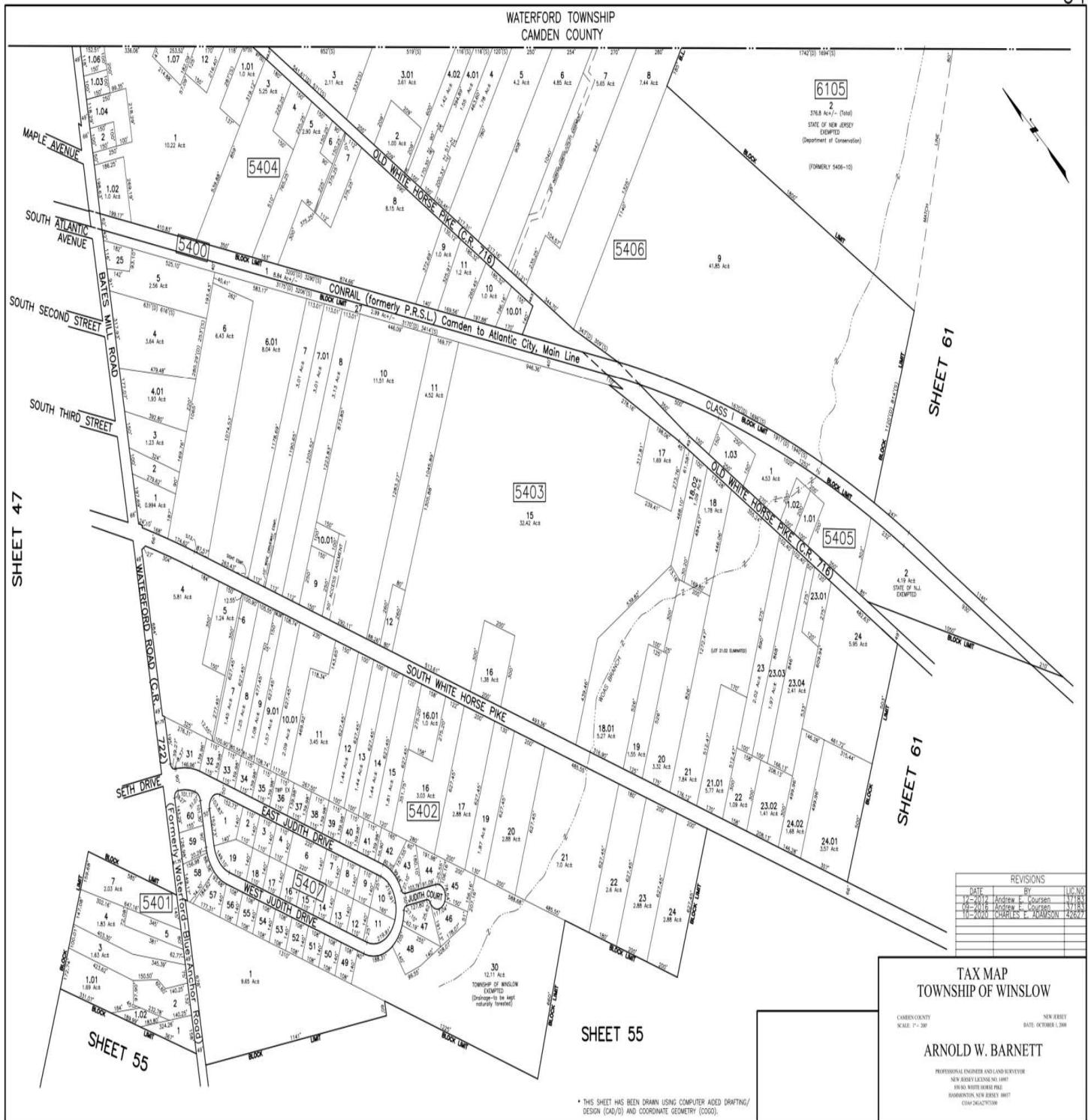
This parcel does not appear to have any relations with DEP Wetlands

Area



Tax Map Of Long Hill/Winslow

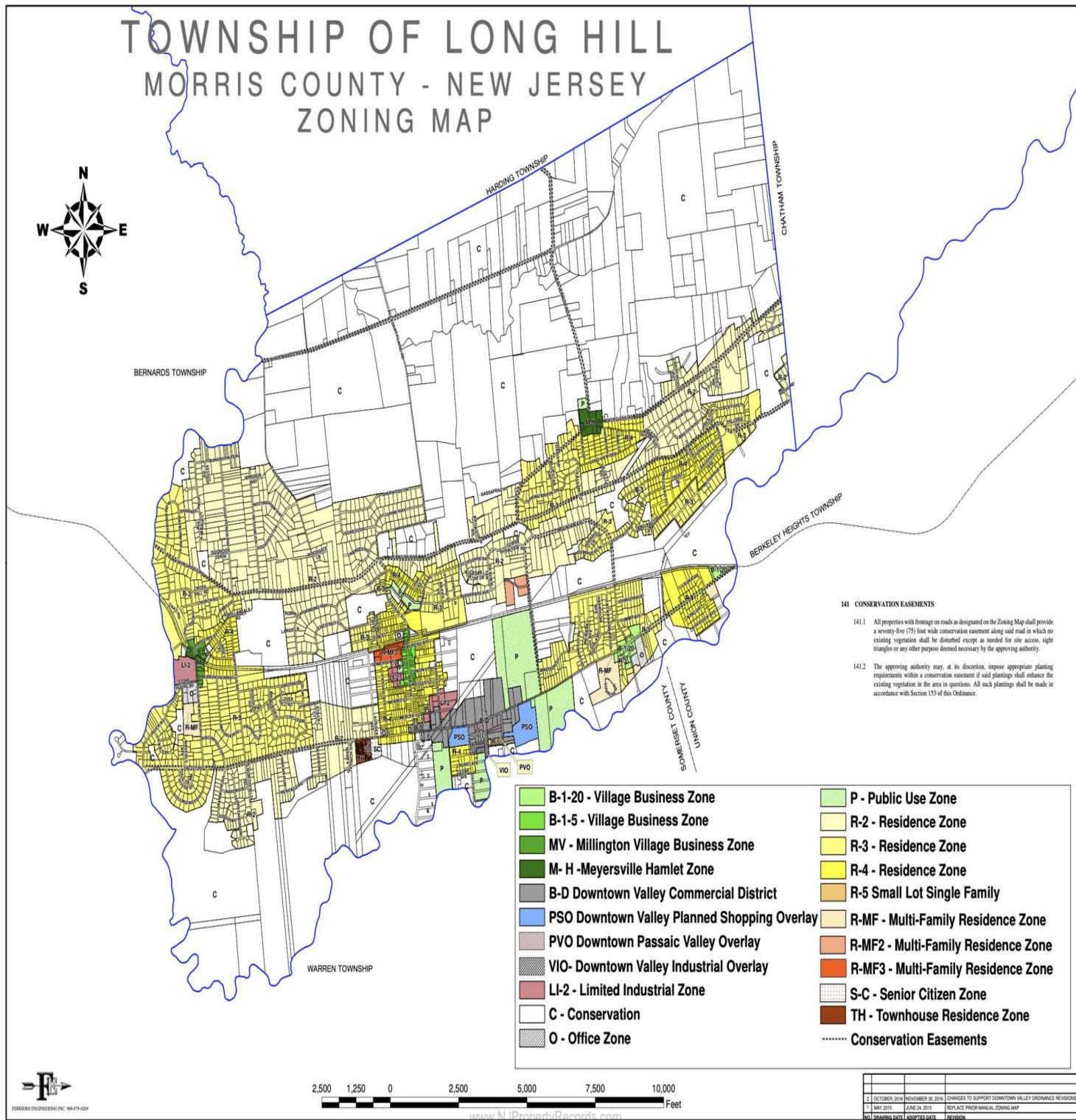
34



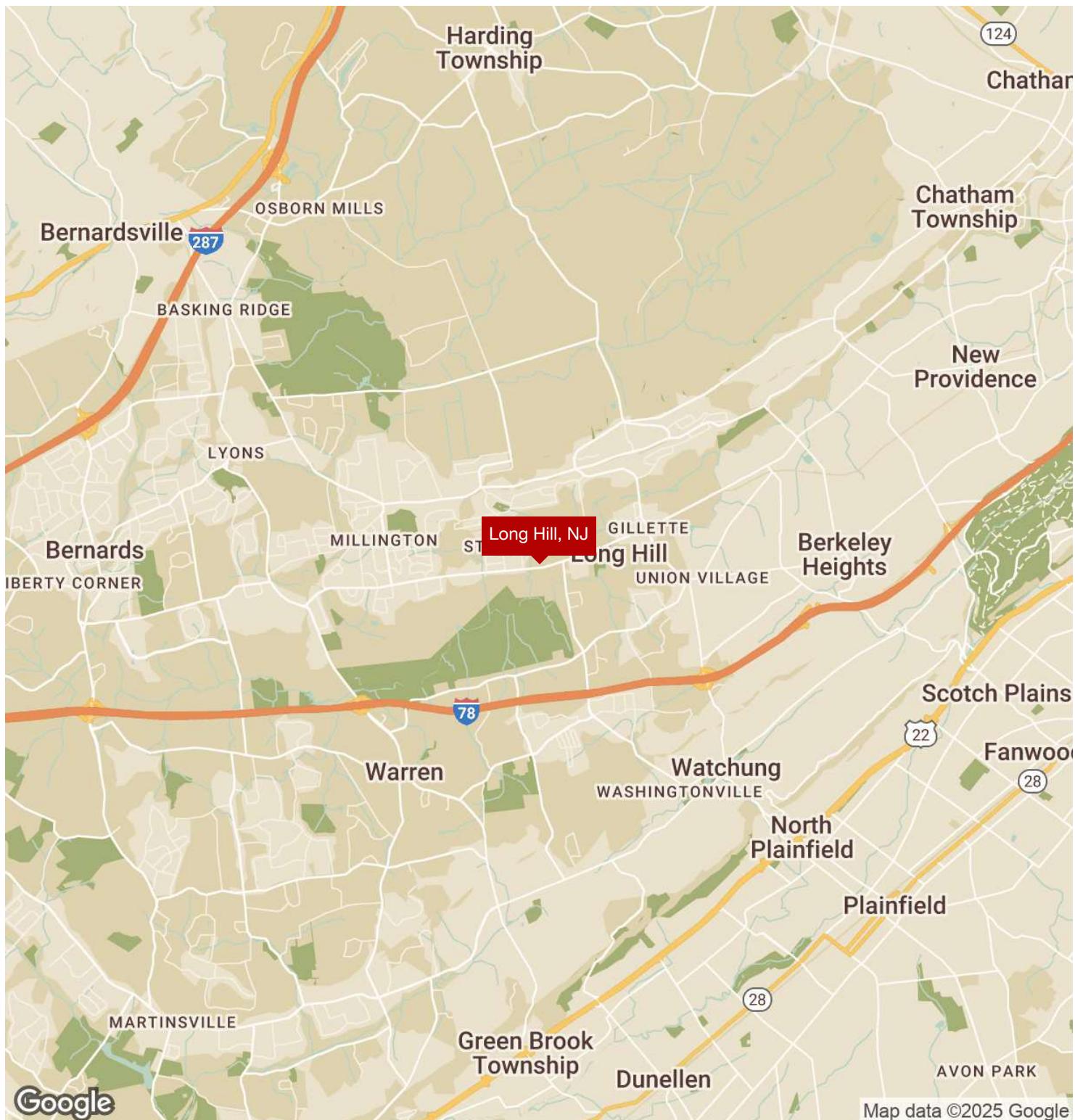
* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DESIGN (CAD/0) AND COORDINATE GEOMETRY (COGO).



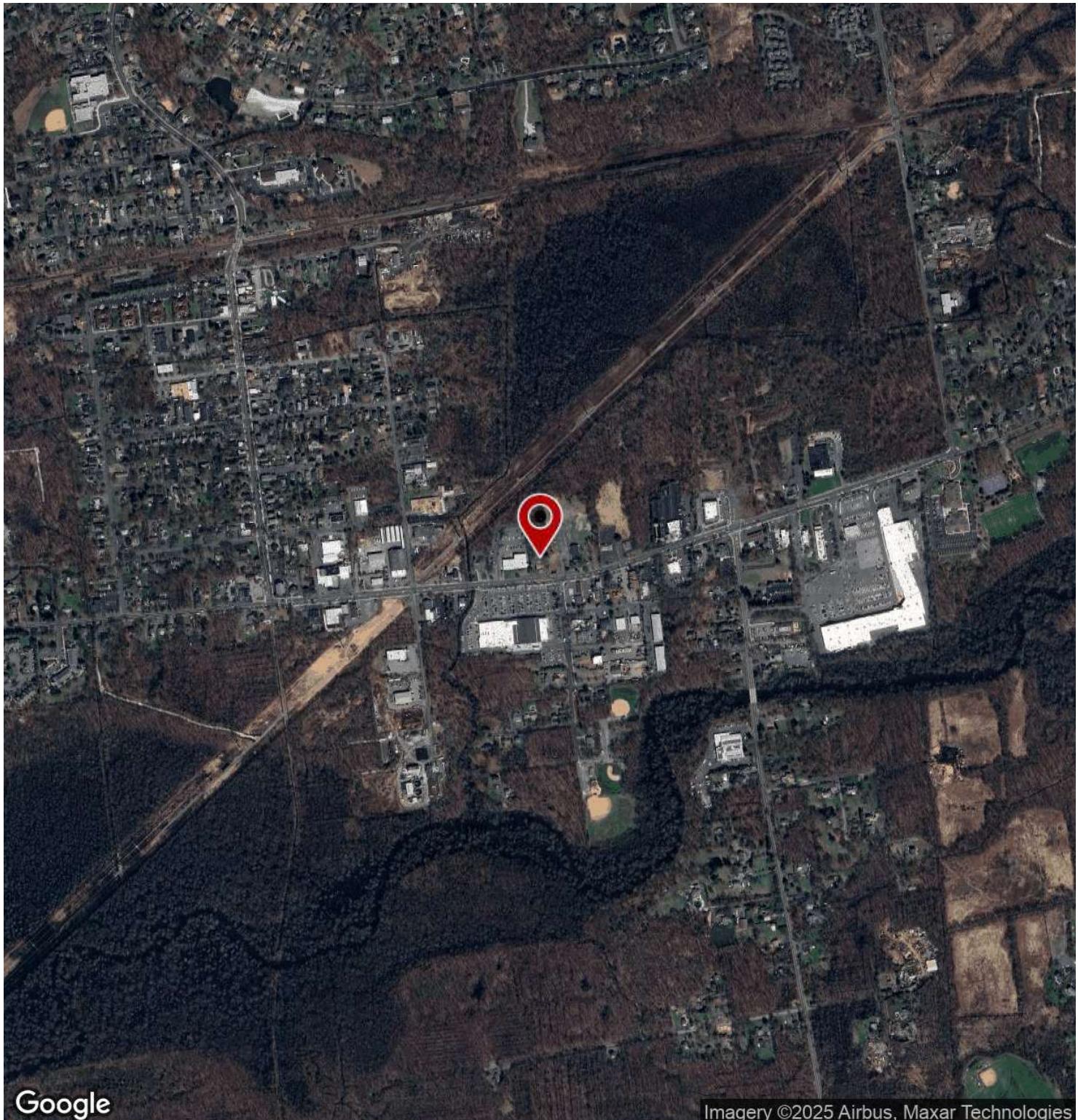
Zoning Map | Long Hill/Winslow



Regional Map



Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW		PROFORMA RENT ROLL
Price		\$999,999
Price per SF		\$340
Price per Unit		\$999,999
GRM		15.47
CAP Rate		6.27%
Cash-on-Cash Return (yr 1)		4.28%
Total Return (yr 1)		\$23,722
Debt Coverage Ratio		1.37

OPERATING DATA		PROFORMA RENT ROLL
Gross Scheduled Income		\$64,658
Total Scheduled Income		\$85,209
Vacancy Cost		\$1,940
Gross Income		\$83,269
Operating Expenses		\$20,551
Net Operating Income		\$62,718
Pre-Tax Cash Flow		\$16,982

FINANCING DATA		PROFORMA RENT ROLL
Down Payment		\$397,000
Loan Amount		\$602,999
Debt Service		\$45,736
Debt Service Monthly		\$3,811
Principal Reduction (yr 1)		\$6,740



Income & Expenses

INCOME SUMMARY	PROFORMA RENT ROLL
Gross Scheduled Rent	\$64,658
Tenant Reimbursements for Opex	\$20,551
Vacancy Cost	(\$1,940)
GROSS INCOME	\$83,269
EXPENSES SUMMARY	PROFORMA RENT ROLL
Taxes	\$14,651
Insurance	\$3,500
Common Area Maintenance	\$2,400
OPERATING EXPENSES	\$20,551
NET OPERATING INCOME	\$62,718



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Entire Building	To Be Leased	2,939 SF	100%	\$22.00	\$64,658	TBL	TBL
TOTALS		2,939 SF	100%	\$22.00	\$64,658		
AVERAGES		2,939 SF	100%	\$22.00	\$64,658		



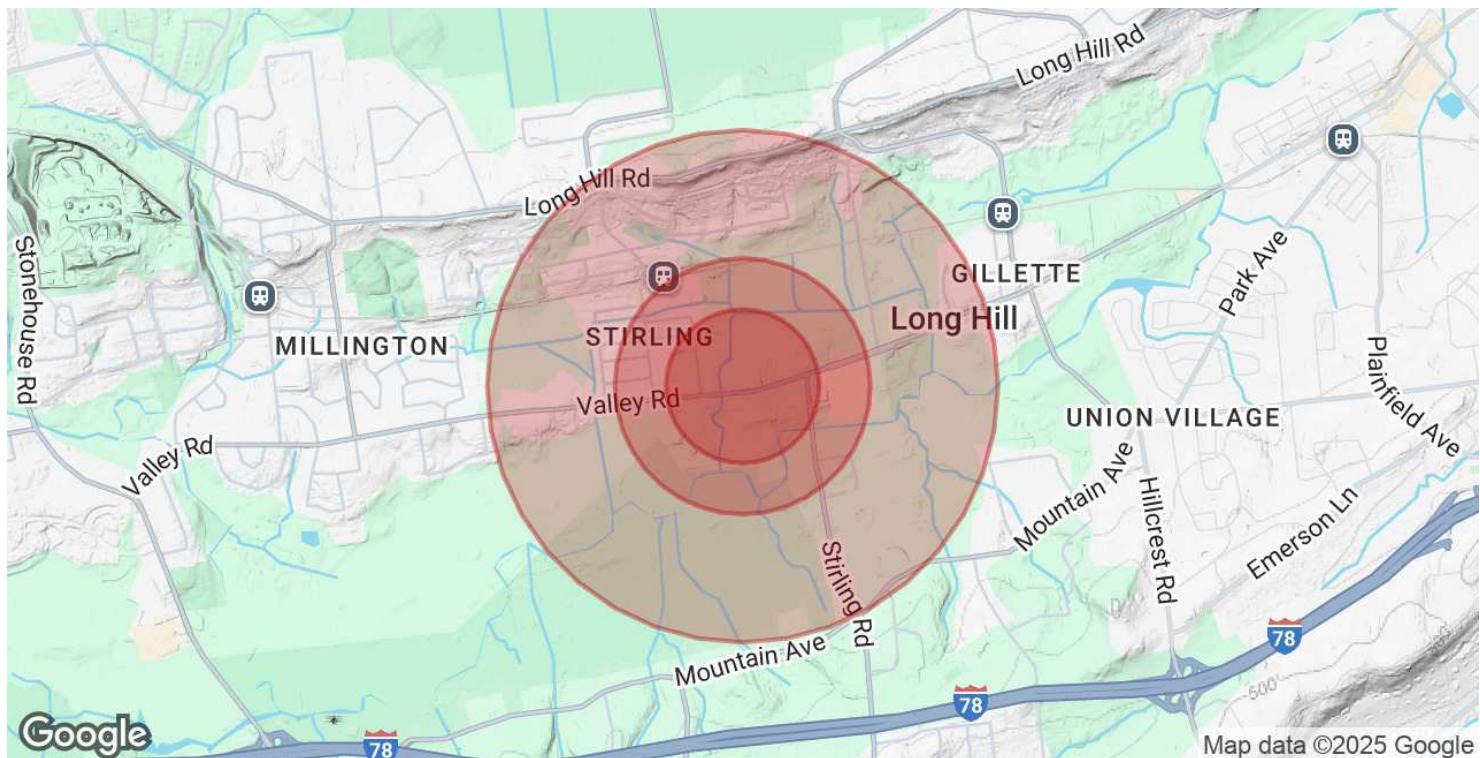
PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	629	2,909
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	225	1,049
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$177,562	\$180,385	\$202,002
Average House Value	\$718,765	\$726,010	\$784,112

Demographics data derived from AlphaMap



PRIME VALLEY ROAD COMMERCIAL PROPERTY – 2,939 SF ON 1.56 ACRES WITH STRONG VISIBILITY & GROWTH POTENTIAL

ADDITIONAL INFORMATION

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SITE PLANS

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Site Plans



Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | 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 todays 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

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