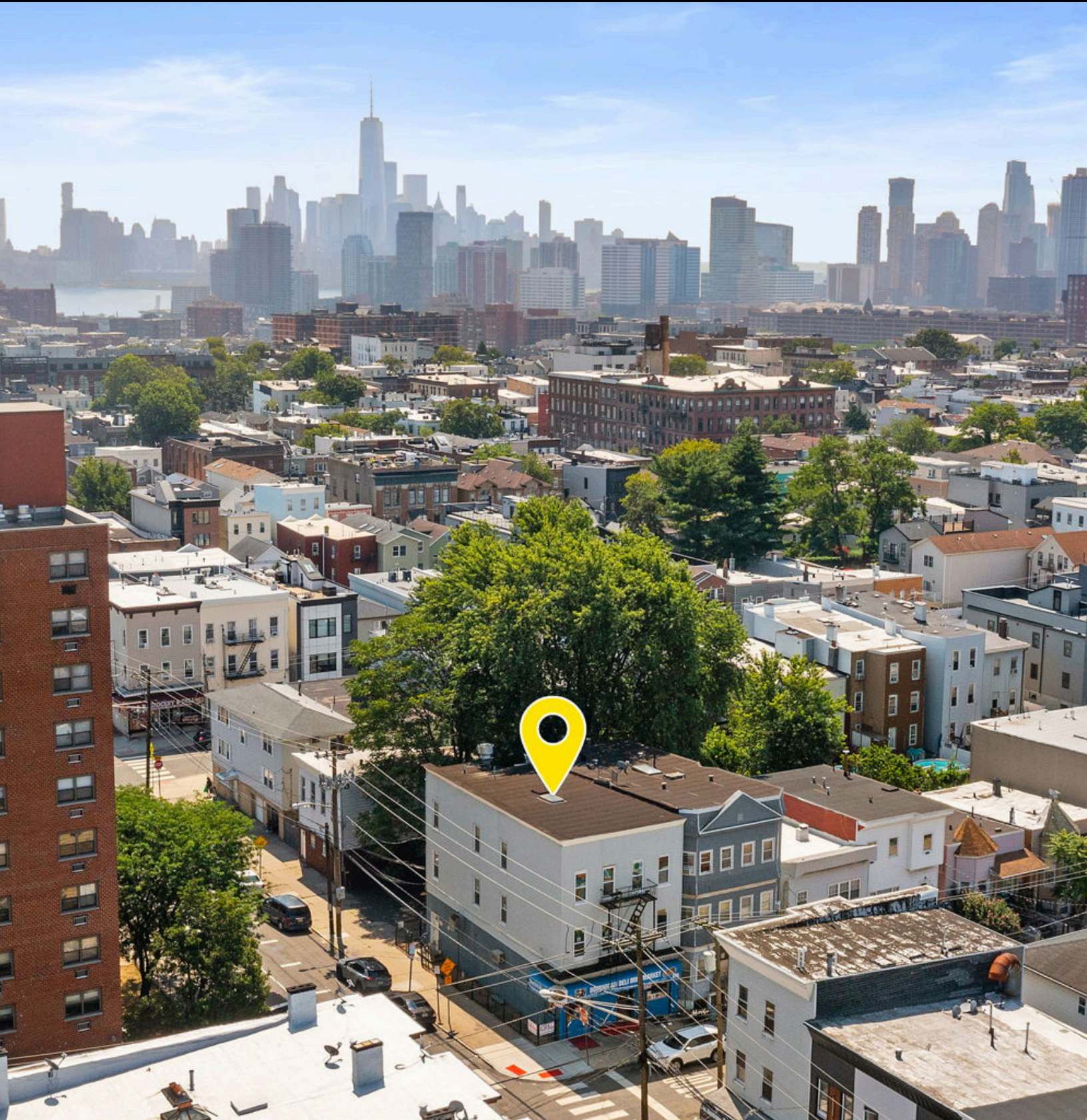


# 74 CAMBRIDGE AVE

## JERSEY CITY

4 FAMILY + COMMERCIAL SPACE

4 CAR PARKING





MARKET RENT

UNIT 1	\$2,250/mo
UNIT 2	\$2,250/mo
UNIT 3	\$2,250/mo
UNIT 4	\$2,250/mo
COMMERCIAL	\$2,600/mo
PARKING 1	\$150/mo
PARKING 2	\$150/mo
PARKING 3	\$150/mo
PARKING 4	\$150/mo
REVENUE	\$146,400

EXPENSES

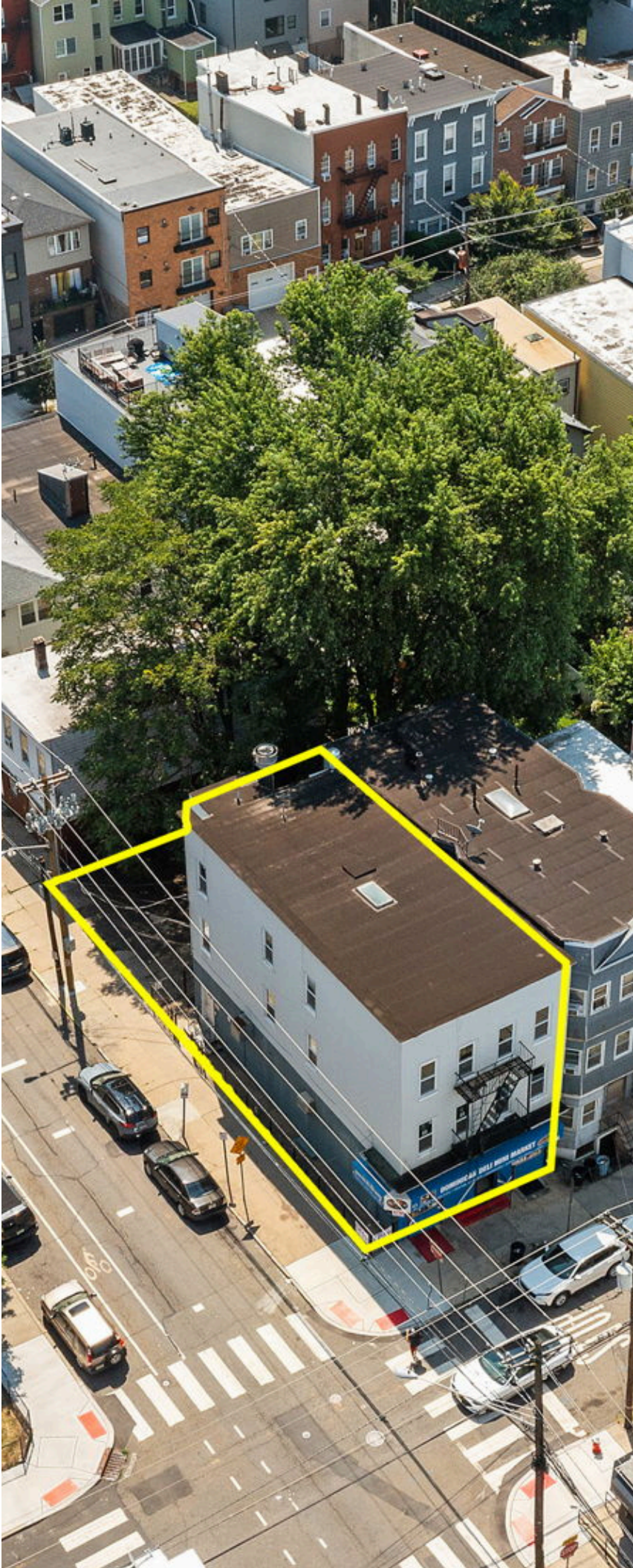
TAXES	\$21,104
WATER	\$2,900
ELECTRIC	\$600
MAINTENANCE	\$6,000
INSURANCE	\$3,025
TOTAL	\$33,629

NOI: \$105,451

ASKING PRICE: \$1,599,000

CAP RATE: 6.7%

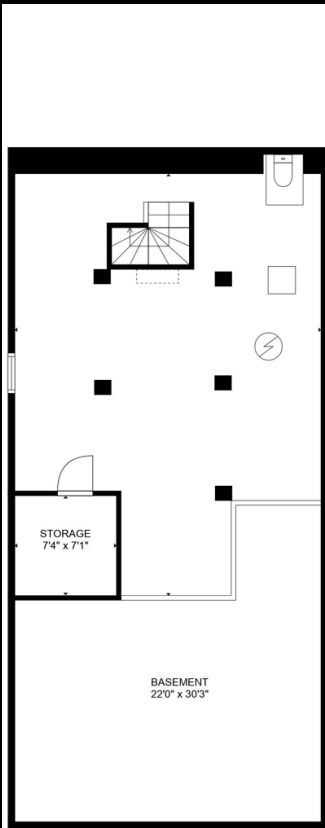
CAP RATE	VALUE
6%	\$1,757,516.667
6.5%	\$1,622,323.077



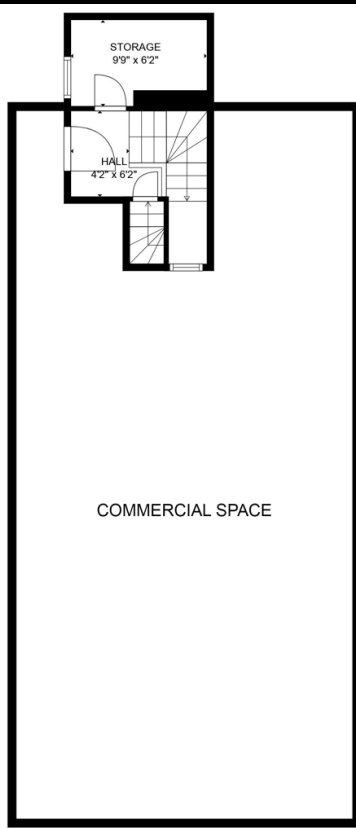




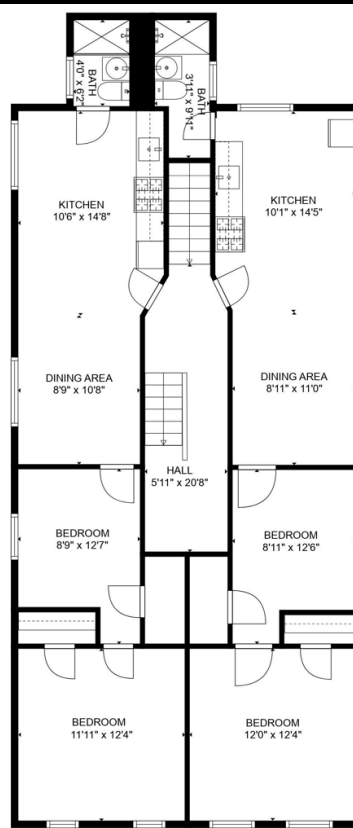




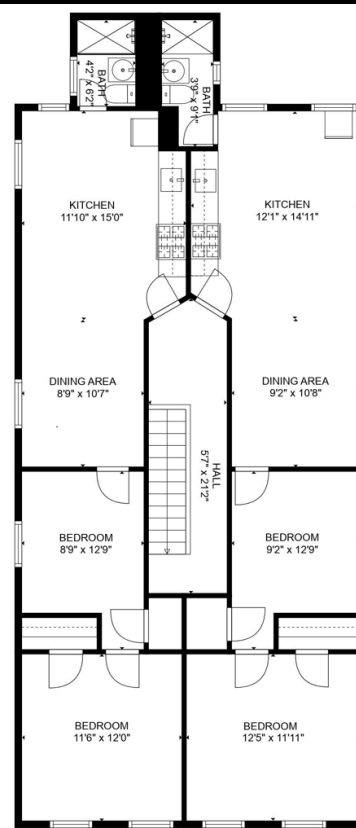
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4





## Turn-Key Mixed-Use

4 Residential Units + Active Commercial Space + Private Parking

Freshly updated and delivered with all four residential units unoccupied, this building is ready for immediate lease-up and accelerated income growth. Perfect for value-add investors or those seeking to occupy and earn.

## Features

- 4 Fully Renovated Residential Units – Delivered vacant and ready to lease
- 1 Ground-Floor Commercial Space – Active tenant provides day-one cash flow
- 4 Off-Street Parking Spaces – A rare amenity in Jersey City
- Modern Finishes – Clean, updated interiors throughout

## Highlights

- Walk Score: 98 – Steps to parks, groceries, dining & daily essentials
- Prime Jersey City Heights Location – Fast-growing, safe, and highly walkable
- Commuter-Friendly – Quick access to Hoboken, NYC, PATH, light rail & major bus lines

## Why Invest Here?

- ✓ Multiple Income Streams
- ✓ Delivered Vacant for Strategic Leasing
- ✓ Immediate Cash Flow from Commercial Tenant
- ✓ Desirable Neighborhood with Strong Tenant Demand



For more information, contact

**TATYANA GABRUSKA**

email. [tatyana@primereg.com](mailto:tatyana@primereg.com)

mobile. 646-465-4560

office. 201.792.4300

