



Casa Ragazzi + 3 Apartments.

(Opportunity Zone)

378/378A George Street,
New Brunswick NJ 08901



Piotr Sudal

Cell: 848-278-6288

Office: 866-201-6210 Ext# 848

peter@sudal.realtor

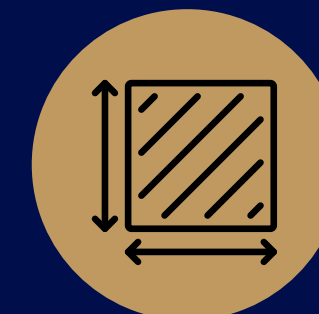




Ownership
Fee Simple



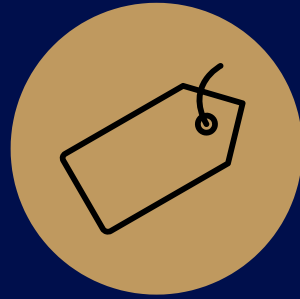
Lease Type
NNN+Gross



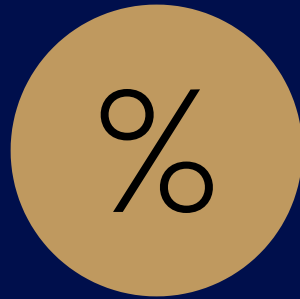
6800 sqft

PROPERTY INFORMATION

- **Address:** 378 George Street,
New Brunswick, NJ 08901
- **Year Built:** 1990 / 2006
- **Type of Ownership:** Fee Simple
- **Lease Types:** NNN + Gross
- **Rentable Square Feet:** 6,800 SF
- **Parcel Size:** 0.05 AC
- **Number of Stories:** 3
- **Parking:** Street Parking



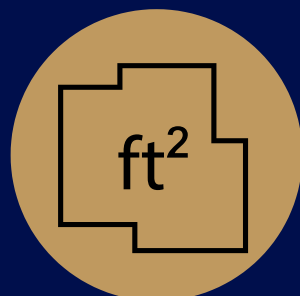
Price
\$2,600,000



Cap Rate
6,5%



NOI
\$169,783

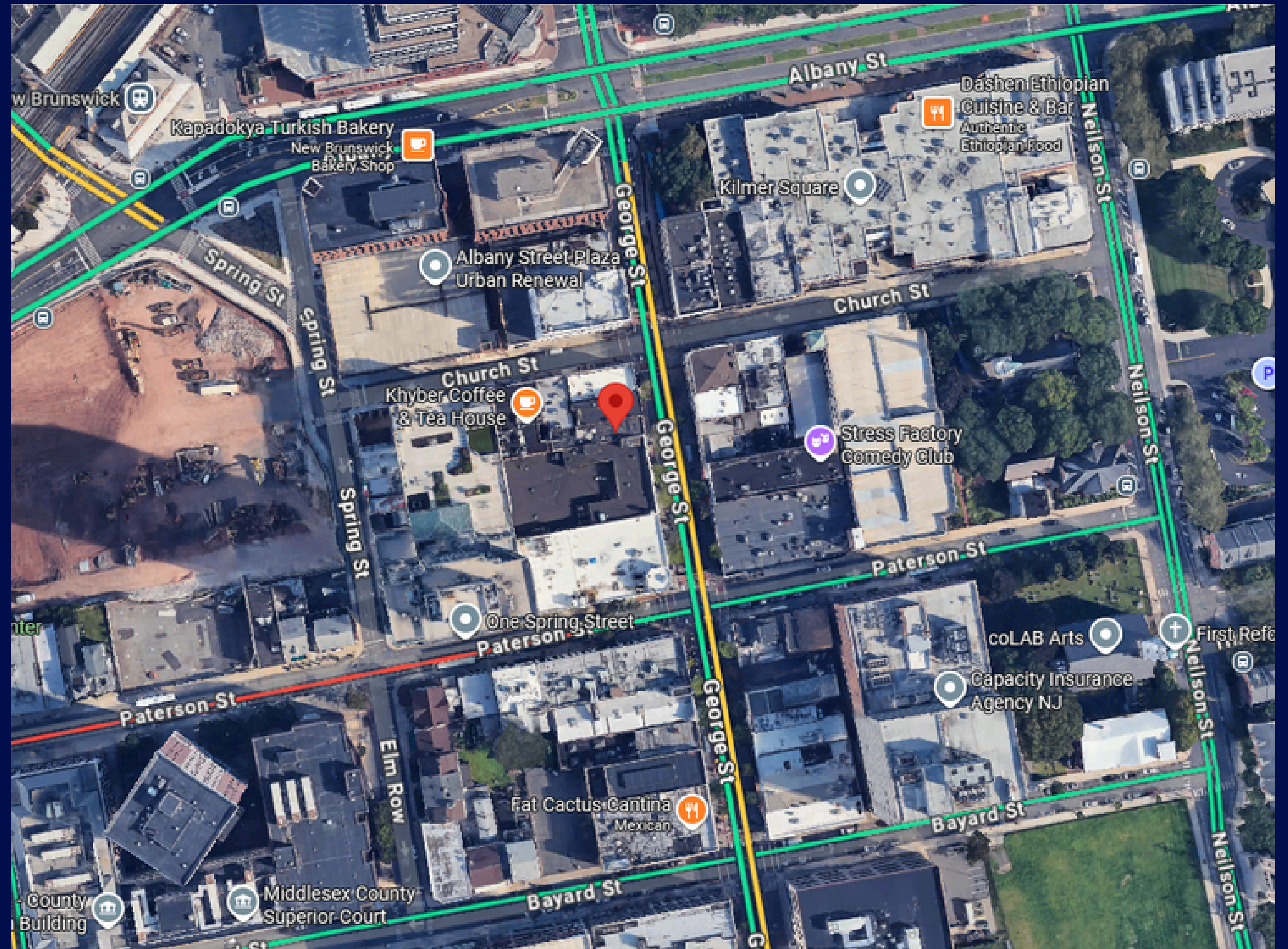
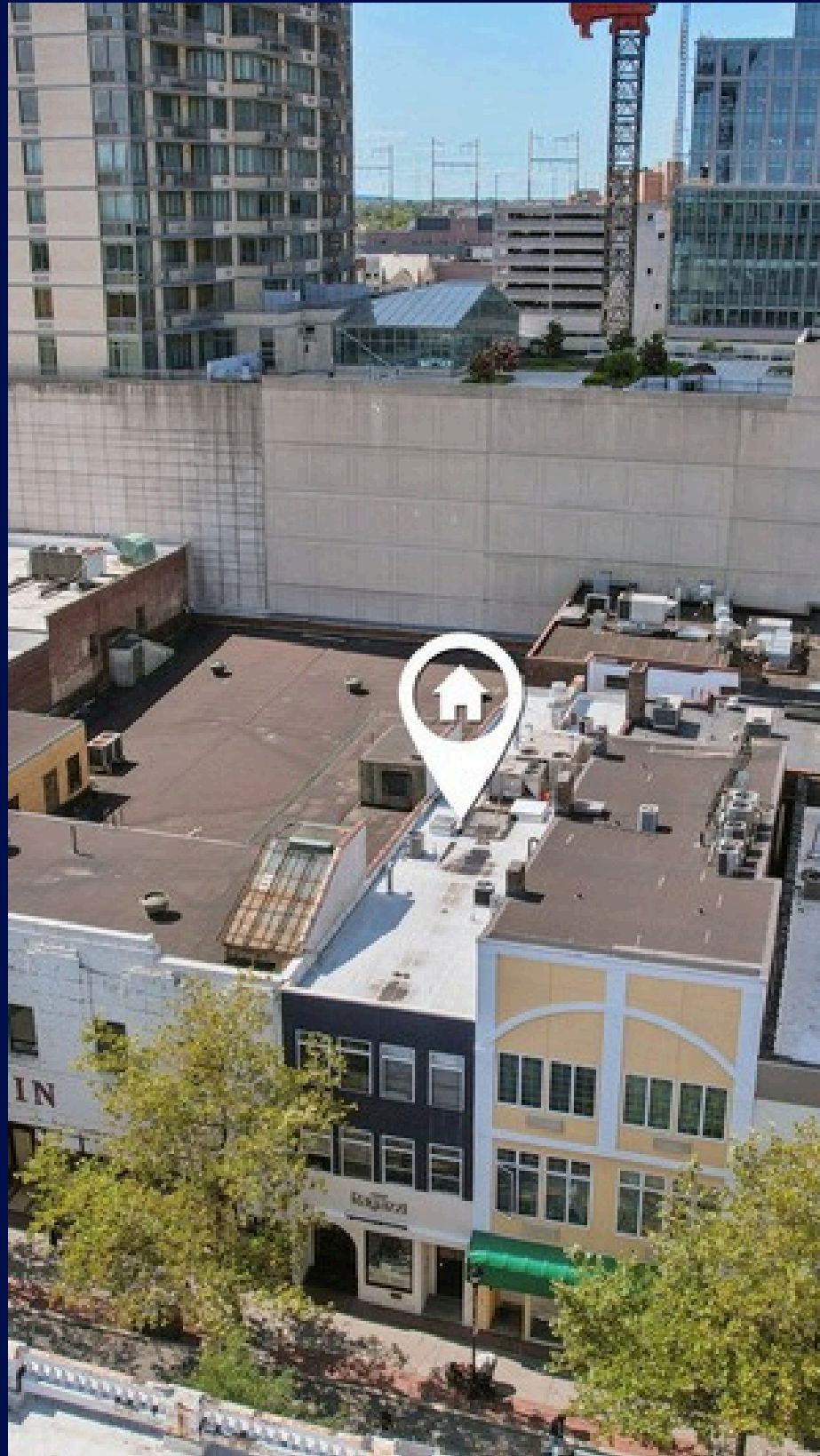


Price/SF
\$382

HIGHLIGHTS

- **Occupied Mixed-Use Building — 3 apartments over 1 commercial space.**
- **Commercial Tenant: Casa Ragazzi (full-service restaurant).**
- **Residential Units: Two 2-bedroom apartments + one 4-bedroom apartment.**
- **Located in Qualified Opportunity Zone in the Heart of Downtown New Brunswick in Heavy Mixed-Use Corridor**
- **Easy Access to Route 1, Route 18 & Interstate 95**
- **3 Blocks from Rutgers University, NJ State Theatre, New Brunswick performing Arts Center and Train station.**
- **Surrounded by National Tenants: 7-Eleven, TD Bank, Chipotle, Chase Bank, Burger King, Dunkin', Verizon, Wells Fargo Bank, Popeyes & Davita Dialysis**
- **Densely Populated Area: Over 274,000 People within 5 Miles – AHH Income over \$111,000**

Location







Expenses:

• Taxes	\$51,450.26
• Insurance	\$5,580.00
• Pilot Tax	\$1,142.07
• Optimum	\$1320.00
• PSE & G	\$550.00
• Fire Alarm Monitoring	\$562.34
• Fire/Sprinkler Inspection	\$480.00
• Rental Registration	\$150.00
Total	\$61,234.67
50% Paid by Retail Tenant	-\$30,617.33
Landlord Expense	\$30,617.33

Rent Roll

TENANT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE EXPIRE	LEASE TYPE	INCREASE TERM
Casa Ragazzi	\$8,100	\$97,200	12/01/2024	11/30/2029	NNN	Renewable every 5 Years
Apt #201	\$3,600	\$43,200	05/11/2025	05/30/2026	Gross	-
Apt #1	\$2,400	\$28,800	03/01/2025	02/28/2026	Gross	-
Apt #2	\$2,600	\$31,200	07/01/2025	06/30/2026	Gross	-

TOTAL \$200,400.00 Annual Rent



4
Tenants



\$200,400
Total Annual Rent



Restaurant

The beautifully renovated two-level restaurant space is currently leased to the popular Casa Ragazzi, offering strong street presence, steady cash flow, and a built-in tenant in one of the area's most walkable and high-traffic locations.



