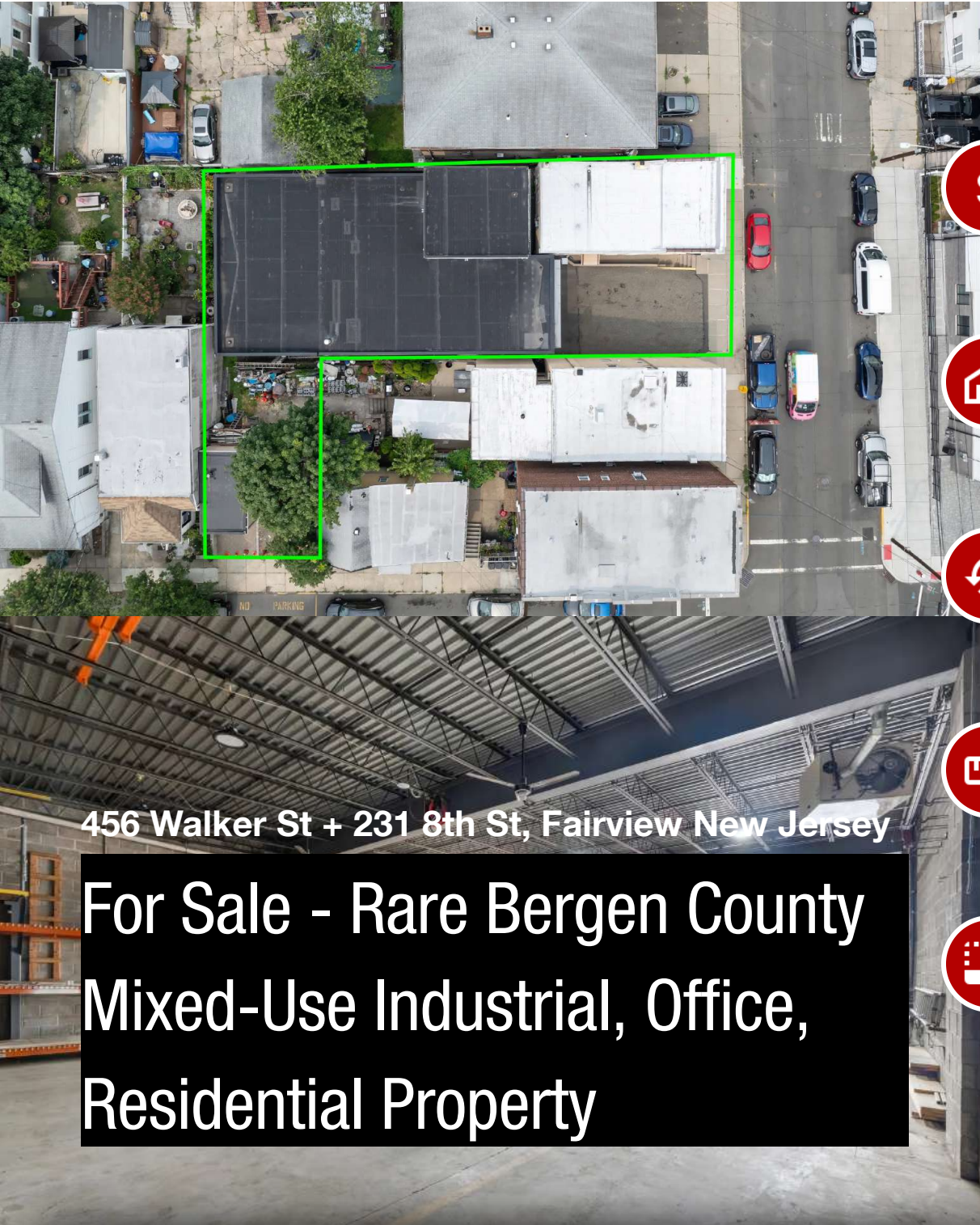




For Sale



\$1,999,999



**Industrial / Office
/ Residential /
Outdoor Storage**



**Renovated in
2022**



**5,412 SF Building
Size**



**7,492 SF Lot
Size**

456 Walker St + 231 8th St, Fairview New Jersey

**For Sale - Rare Bergen County
Mixed-Use Industrial, Office,
Residential Property**

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

456 Walker St, Farview NJ

Presented by



Steven Muller

Servicing Buyer Broker

Experienced commercial real estate advisor bringing deep market knowledge and a client-first approach to every transaction across the New York metro area.



Bruce Elia Jr

Servicing Listing Broker

Leads Trelia, Elia Realty Group, and KW Commercial City Views. Focused on investment strategy, negotiation, and market analysis built on decades of real estate success.

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D35	fx	=D33-D34		
	A	B	C	D
1	EXCLUSIVE OFF-MARKET INVESTMENT SNAPSHOT			CONFIDENTIAL
2	456 Walker Street + 231 8th Street Fairview, New Jersey 07022			
3	Mixed-Use Industrial Residential Outdoor Storage / Garage • Block 311, Lots 4 & 7 • Two-Parcel Assemblage			
4				
5	PROPERTY OVERVIEW			
6	Address — Parcel 1	456 Walker Street, Fairview, NJ 07022		
7	Address — Parcel 2	231 8th Street, Fairview, NJ 07022		
8	Combined Lot Area	7,492 SF		
9	Improvements (Building SF)	5,412 SF		
10	Zoning	RC		
11	Flood Zone	Zone X		
12	Income Streams	Four (2 residential, 1 warehouse / office, 1 storage)		
13				
14	INVESTMENT THESIS			
15	Four income streams across a mixed-use assemblage: in-place residential income from two apartments, a 4,000 SF warehouse and office marketed as VACANT PROFORMA, and 1,100 SF of outdoor storage with detached garage potential, also VACANT PROFORMA.			
16				
17	RENT ROLL & PROFORMA			
18	Space / Use	Area (SF)	Monthly Rent	Annual Rent
19	Apartment 1 — 3BR / 1BA	800	\$2,000	\$24,000
20	Apartment 2 — 2BR / 1BA	700	\$1,900	\$22,800
21	Warehouse & Office — VACANT PROFORMA	4,000	\$6,000	\$72,000
22	Outdoor Storage + Garage — VACANT PROFORMA	1,100	\$2,500	\$30,000
23	TOTAL — GROSS SCHEDULED INCOME	—	\$12,400	\$148,800
24	Area total excludes outdoor storage; building improvements measure 5,412 SF.			
25	OPERATING EXPENSES			
26	Property Taxes			\$13,000
27	Insurance			\$8,000
28	Repairs & Maintenance			\$1,200
29	Snow & Landscaping			\$2,000
30	TOTAL ANNUAL EXPENSES			\$24,200
31				
32	NET OPERATING INCOME			
33	Gross Scheduled Income			\$148,800
34	Less: Total Operating Expenses			(\$24,200)
35	NET OPERATING INCOME			\$124,600
36				
37	Warehouse / office and outdoor storage / garage are quoted as VACANT PROFORMA and are not currently under lease. Residential rents reflect in-place tenancy. Figures are owner-supplied and unaudited, subject to verification in due diligence.			
38	Bruce Elia Jr. ELIA REALTY GROUP BRUCE ELIA JR. MANAGING DIRECTOR 201.315.1223 201.917.5884 Operations@ERGTeam.com ERG powered by KW Commercial Buyer financial snapshot For discussion and due diligence purposes only.			
Investment Summary Rent Roll Expenses				



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Property Description

456 Walker Street and 231 8th Street present a rare mixed-use industrial, office and residential opportunity in Fairview, Bergen County, New Jersey. The offering totals approximately 5,412 SF across four units/components on two tax lots - Block 311, Lot 3 and Block 311, Lot 7 - and includes a separate lot. The warehouse/industrial component consists of approximately 4,000 SF with approximately 16 FT ceiling height, one drive-in, heavy floor load capacity, floor drains, cranes, compressors and HVAC. It also features renovated office space, a full bathroom, a safe and a full video/audio security system, and was previously occupied by a construction-related tenant. The residential component totals approximately 1,412 SF and consists of two units: a 3 bedroom / 1 bathroom unit and a 2 bedroom / 1 bathroom unit. Originally built in 1892 and renovated in 2022, the two-story, free-standing block and wood building is zoned RC and offers approximately 8-10 parking spaces, cooking gas, and separate electric and separate gas service. There are no known environmental issues.

Property Highlights

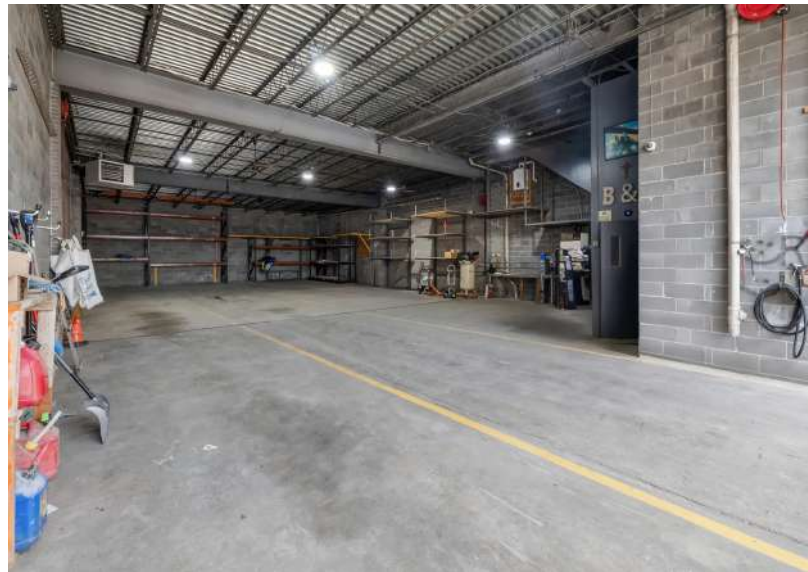
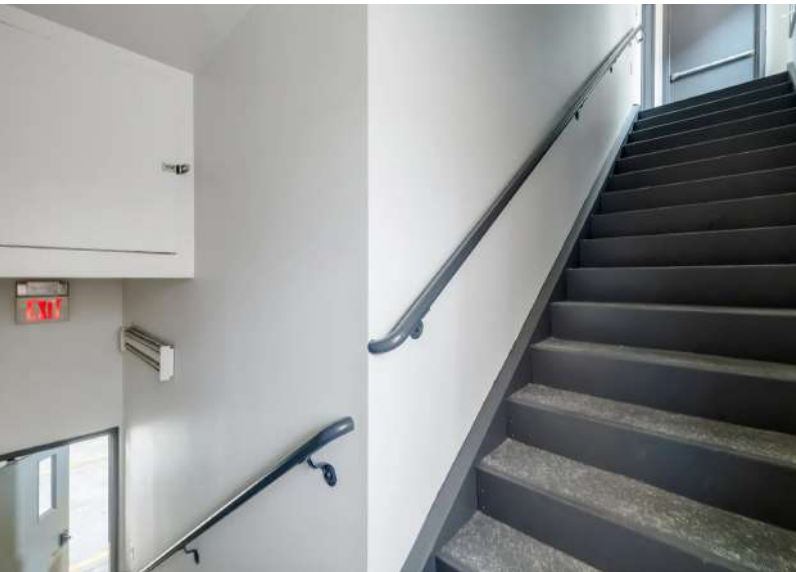
- Approx. 4,000 SF warehouse with approx. 16 FT ceilings
- Approx. 1,412 SF residential component - two units (3BR/1BA and 2BR/1BA)
- Drive-in access and heavy floor load capacity
- Floor drains, cranes and compressors in place

Offering Summary

Sale Price:	\$1,999,999
Number of Units:	4
Lot Size:	7,492 SF
Building Size:	5,412 SF
Residential:	2 Units (1,400 SF)
Warehouse/Office:	1 Unit (4,000 SF)
Outdoor Garage/Storage	1 Unit (1,100 SF)
Zoning:	RC

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,683	6,227	20,812
Total Population	4,714	17,160	53,519
Average HH Income	\$101,132	\$102,895	\$117,227







Outdoor Storage with Detached Garage



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Property Details & Highlights

Building Name	Industrial/Multifamily Investment Property with 16' Ceilings
Property Type	Mixed-Use Industrial / Office / Residential
Property Subtype	Warehouse/Distribution
APN	0218_311_3 & 0218_311_7 (Block 311, Lots 3 & 7)
Building Size	5,412 SF
Lot Size	7,492 SF
Year Built	1892
Year Last Renovated	2022
Number of Floors	2
Parking Spaces	8
Free Standing	Yes
Number of Buildings	1

456 Walker Street and 231 8th Street present a rare mixed-use industrial, office and residential opportunity in Fairview, Bergen County, New Jersey. The offering totals approximately 5,412 SF across four units/components on two tax lots - Block 311, Lot 3 and Block 311, Lot 7 - and includes a separate lot. The warehouse/industrial component consists of approximately 4,000 SF with approximately 16 FT ceiling height, one drive-in, heavy floor load capacity, floor drains, cranes, compressors and HVAC. It also features renovated office space, a full bathroom, a safe and a full video/audio security system, and was previously occupied by a construction-related tenant. The residential component totals approximately 1,412 SF and consists of two units: a 3 bedroom / 1 bathroom unit and a 2 bedroom / 1 bathroom unit. Originally built in 1892 and renovated in 2022, the two-story, free-standing block and wood building is zoned RC and offers approximately 8-10 parking spaces, cooking gas, and separate electric and separate gas service. There are no known environmental issues.



- Approx. 4,000 SF warehouse with approx. 16 FT ceilings
- Approx. 1,412 SF residential component - two units (3BR/1BA and 2BR/1BA)
- Drive-in access and heavy floor load capacity
- Floor drains, cranes and compressors in place
- Renovated office space and full bathroom within the industrial/office component
- HVAC; cooking gas, separate electric and separate gas
- Approx. 8-10 parking spaces



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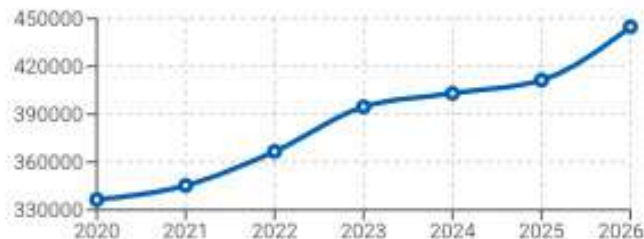
Property Detail Report

For property located at
456 Walker, Fairview, NJ 07022

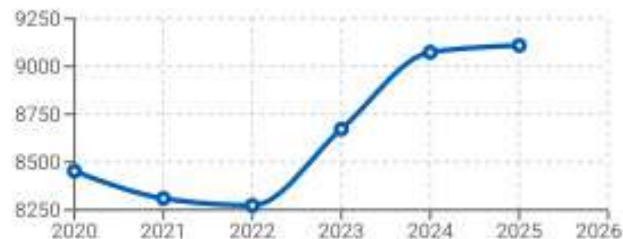
APN: 18-00311-0000-00004-0000
Generation date: 08/26/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2026	—	—	—%	\$237,500	\$207,300	\$444,800
2025	\$9,109.35	\$35.65	0.39%	\$224,200	\$187,200	\$411,400
2024	\$9,073.70	\$401.79	4.63%	\$220,900	\$182,200	\$403,100
2023	\$8,671.91	\$398.46	4.82%	\$218,500	\$176,100	\$394,600
2022	\$8,273.45	-\$36.54	-0.44%	\$199,500	\$167,100	\$366,600
2021	\$8,309.99	-\$142.68	-1.69%	\$185,300	\$160,000	\$345,300
2020	\$8,452.67	-\$484.36	-5.42%	\$182,900	\$153,500	\$336,400
2019	\$8,937.03	-\$26.63	-0.3%	\$142,500	\$123,800	\$266,300
2018	\$8,963.66	\$282.28	3.25%	\$142,500	\$123,800	\$266,300
2017	\$8,681.38	\$476.68	5.81%	\$142,500	\$123,800	\$266,300
2016	\$8,204.70	\$431.4	5.55%	\$142,500	\$123,800	\$266,300
2015	\$7,773.30	\$173.1	2.28%	\$142,500	\$123,800	\$266,300
2014	\$7,600.20	\$194.4	2.62%	\$142,500	\$123,800	\$266,300
2013	\$7,405.80	\$258.31	3.61%	\$142,500	\$123,800	\$266,300
2012	\$7,147.49	\$311.57	4.56%	\$142,500	\$123,800	\$266,300
2011	\$6,835.92	-\$431.44	-5.94%	\$142,500	\$123,800	\$266,300
2010	\$7,267.36	\$154.26	2.17%	\$113,000	\$58,400	\$171,400
2009	\$7,113.10	\$332.52	4.9%	\$113,000	\$58,400	\$171,400
2008	\$6,780.58	\$267.38	4.11%	\$113,000	\$58,400	\$171,400
2007	\$6,513.20	\$274.24	4.4%	\$113,000	\$58,400	\$171,400
2006	\$6,238.96	\$359.94	6.12%	\$113,000	\$58,400	\$171,400
2005	\$5,879.02	\$239.96	4.26%	\$113,000	\$58,400	\$171,400
2004	\$5,639.06	\$257.1	4.78%	\$113,000	\$58,400	\$171,400
2003	\$5,381.96	\$274.24	5.37%	\$113,000	\$58,400	\$171,400

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.



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Property Detail Report

For property located at
456 Walker, Fairview, NJ 07022

 **PropertyRecords**

APN: 18-00311-0000-00004-0000
Generation date: 08/26/2026

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.11 (100%)	34003C0278H	No	- Floodway 1% Annual Chance Flood Hazard 0.2% Annual Chance Flood Hazard - Undetermined

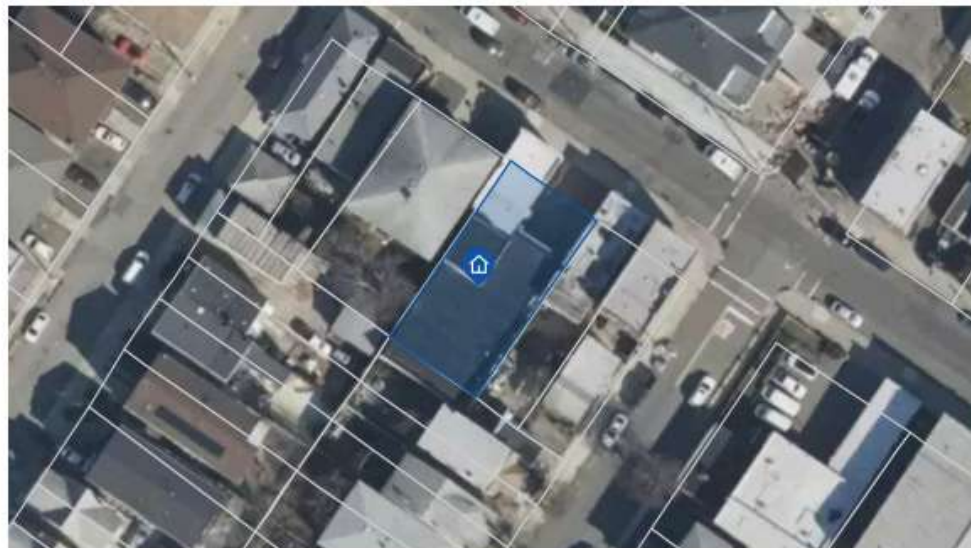
Property Detail Report

For property located at
456 Walker, Fairview, NJ 07022

 **PropertyRecords**

APN: 18-00311-0000-00004-0000
Generation date: 08/26/2026

DEP Wetlands



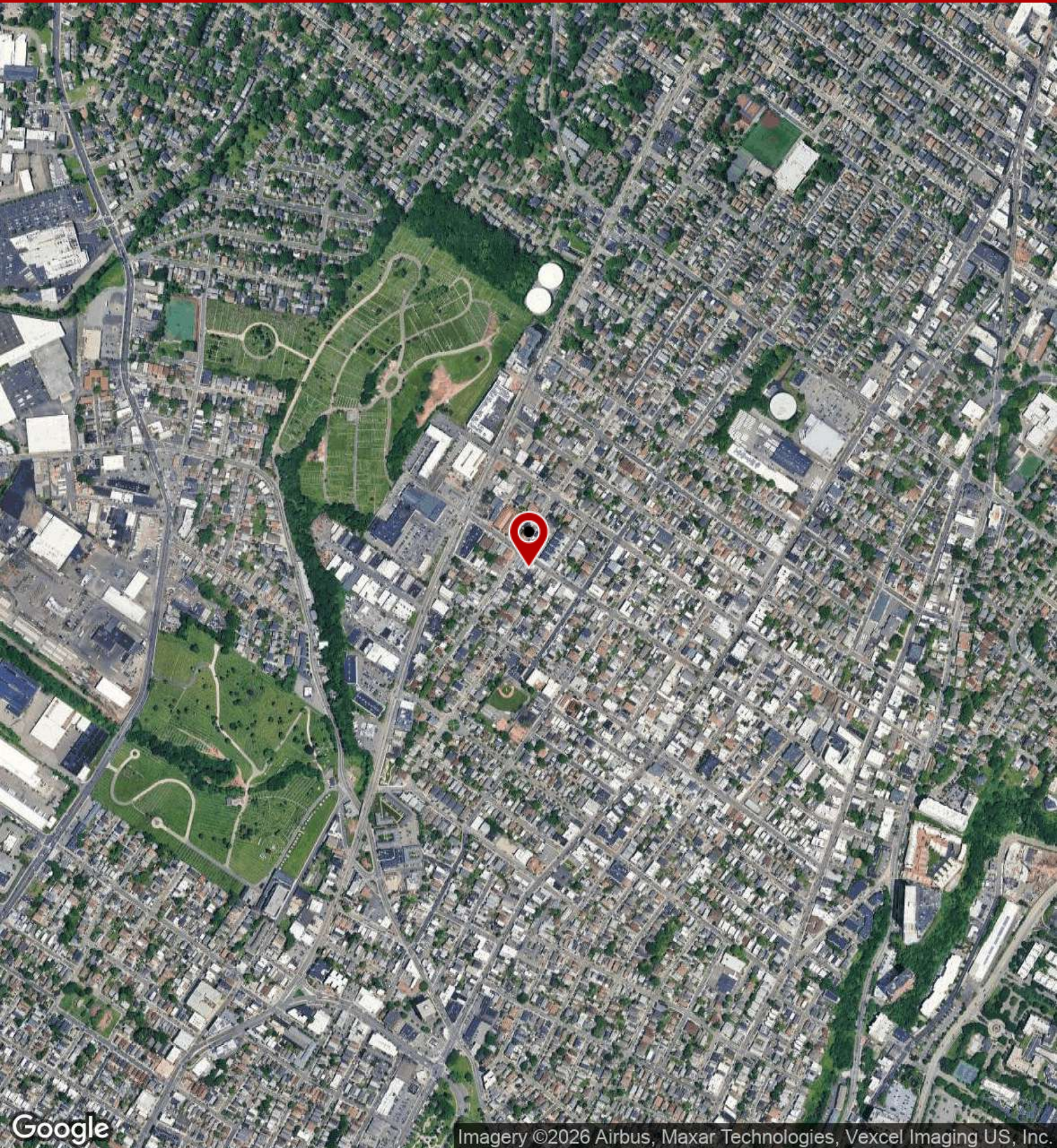
Description

Area

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



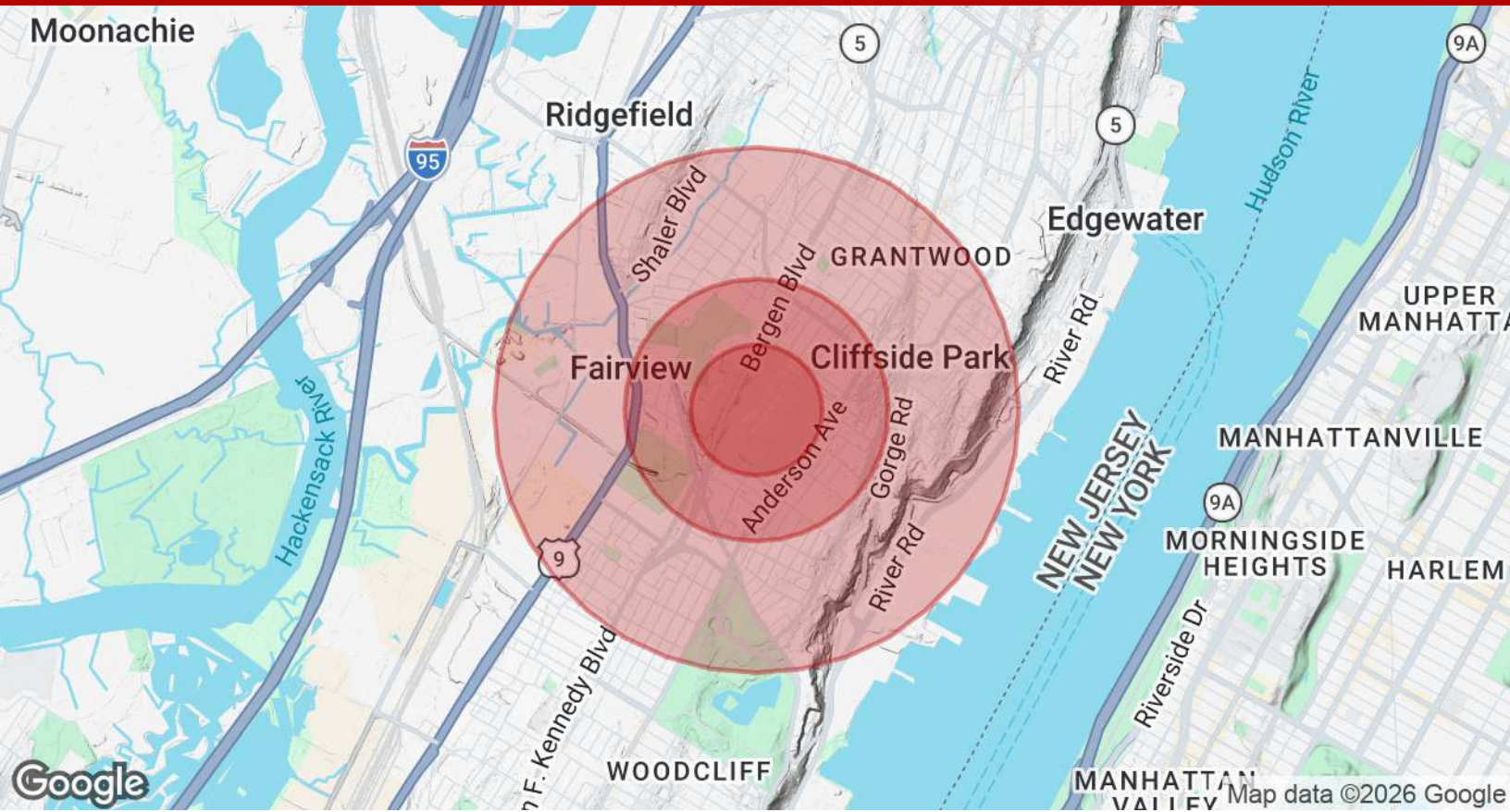
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Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.





Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,714	17,160	53,519
Average Age	32.9	35.5	39.2
Average Age (Male)	33.1	36.2	39.1
Average Age (Female)	35.5	37.6	41.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,683	6,227	20,812
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$101,132	\$102,895	\$117,227
Average House Value	\$476,945	\$453,552	\$547,479

2023 American Community Survey (ACS)





Bruce Elia Jr.

Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary 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 today's 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)

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Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

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2200 Fletcher Ave Suite 500,

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