



8,546 SF On Nearly 1 Acre | Prime Waldwick Commercial Corner On Wyckoff Ave

24 WYCKOFF AVE, WALDWICK, NJ 07463



OFFERING MEMORANDUM

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

PRESENTED BY:

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
brucejr@kw.com
NJ #0893523

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



8,546 SF ON NEARLY 1 ACRE | PRIME WALDWICK COMMERCIAL CORNER ON WYCKOFF AVE

PROPERTY INFORMATION

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- PROPERTY SUMMARY
- PROPERTY DESCRIPTION
- PROPERTY REPORT
- PROPERTY DETAILS
- TAX HISTORY REPORT
- INTERIOR BUILDING PHOTOS
- EXTERIOR PHOTOS
- FLOOR PLANS | FIRST FLOOR

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 24 Wyckoff Ave, Waldwick, NJ. This impressive 8,546 SF building, comprised of 11 units, presents a rare chance to acquire a fully occupied office property. Built in 1975 and thoughtfully renovated in 2016, this prime space is zoned C1 and perfectly positioned in Northern New Jersey. Boasting 100% occupancy, this property offers a secure and lucrative investment with strong potential for continued success. Don't miss the chance to add this thriving office building to your portfolio in a sought-after location.

PROPERTY HIGHLIGHTS

- 8,546 SF building | Almost 1 Acre Lot Size
- 11 units
- Built in 1975; Renovated in 2016
- Zoned C-1

OFFERING SUMMARY

Sale Price:	\$1,899,000
Number of Units:	11
Lot Size:	38,359 SF
Lot Size Price Per SF:	\$43.02/SF
Building Size:	8,546 SF
Building Size Price Per SF:	192.95
Zone:	C-1
NOI:	\$129,333.55
Cap Rate:	6.81%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	1,096	4,549
Total Population	957	3,078	13,392
Average HH Income	\$183,836	\$215,800	\$219,063



Property Description



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 24 Wyckoff Ave, Waldwick, NJ. This impressive 8,546 SF building, comprised of 11 units, presents a rare chance to acquire a fully occupied office property. Built in 1975 and thoughtfully renovated in 2016, this prime space is zoned C1 and perfectly positioned in Northern New Jersey. Boasting 100% occupancy, this property offers a secure and lucrative investment with strong potential for continued success. Don't miss the chance to add this thriving office building to your portfolio in a sought-after location.

LOCATION DESCRIPTION

Located in the vibrant community of Waldwick, NJ, the area surrounding the property offers a blend of convenience and charm. Just a short distance from the bustling downtown, tenants and investors can enjoy easy access to local dining, shopping, and services. Nature enthusiasts can explore the nearby scenic parks and trails, fostering an ideal work-life balance. Waldwick's strategic location provides quick connections to major transportation routes, making it an attractive choice for businesses seeking accessibility. With a strong local economy and a welcoming community, the area presents an appealing opportunity for office and office building investors and tenants alike.

SITE DESCRIPTION

Site sits relatively flat with an office building in the front and large rear vacant land lot.

EXTERIOR DESCRIPTION

All Brick Building.

PARKING DESCRIPTION

Surface grade parking on the side and rear of the property.

POWER DESCRIPTION

Ample Power

GAS DESCRIPTION

Natural Gas



Property Report

Owner(s) Information

Owners(s) name	Rc & Pn Realty Llc	Owner For	21 years
Mailing Address	Pob 514	Absentee	Yes
City, State Zip	Saddle River, NJ 07458	Corporate Owned	Yes

Location Information

County	Bergen	Lot Acres	0.88	Class 4 Code	569
Municipality	Waldwick Borough	Lot Sq Ft	38,332.8	Building Class	
Block / Lot / Qual	110 / 6 / --	Land Use	Commercial	Building Desc	2SB
Additional Lots	--	Land Desc	1AC	Building Sq.Ft.	0
Census Code	340030562001019	Zoning	C-1	Year Constructed	

Tax Information

Assessed Year	2025	Land Value	\$781,500	Tax Exemption	--
Tax Year	2024	Improved Value	\$329,300	Deductions (Amount)	0
Calculated Tax	\$24,593.11	Total Assessed Value	\$1,110,800	Tax Rate (2024)	2.214
Special Tax Codes	--			Tax Ratio (2024)	77.89

Last Market Sale

Sale / Rec Date	02/14/2005 - 08/01/2005	Buyer Name	RC & PN REALTY LLC	Seller Name	NJ COMMERCIAL PROPERTY LLC
Sale Price	\$1,350,000	Buyer Street	12-15 BROADWAY	Seller Street	P.O. BOX 276
Price / Sq.Ft.	--	Buyer City, State	FAIR LAWN, NJ	Seller City, State	CHESTER, NJ
Book / Page	08856 / 00197				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34003C0088J	08/28/2019	0.88 (100%)	No



Property Details

Sale Price

\$1,899,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	38,359 SF
APN #	0264_110_6
Lot Frontage	99 ft
Lot Depth	286 ft
Corner Property	No
Traffic Count	12734
Waterfront	No
MLS #	Off Market
Power	Yes

LOCATION INFORMATION

Building Name	8,546 SF on Nearly 1 Acre Prime Waldwick Commercial Corner on Wyckoff Ave
Street Address	24 Wyckoff Ave
City, State, Zip	Waldwick, NJ 07463
County	Bergen
Market	Northern New Jersey
Sub-market	North Rt 17 Corridor
Township	Waldwick
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways within 15 minute drive
Nearest Airport	Newark, La Guardia, & JFK within 60 minute drive

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	35

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Number of Elevators	0
Central HVAC	Yes
HVAC	Yes
Restrooms	4
Landscaping	Professional Landscaping
Gas / Propane	Yes

BUILDING INFORMATION

Building Size	8,546 SF
NOI	\$129,333.55
Cap Rate	6.81
Building Class	B
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	3
Average Floor Size	2,848 SF
Year Built	1975
Year Last Renovated	2016
Gross Leasable Area	8,546 SF
Construction Status	Existing
Condition	Good
Roof	Good Condition



Tax History Report

24 Wyckoff Avenue, Waldwick Borough, NJ 07463

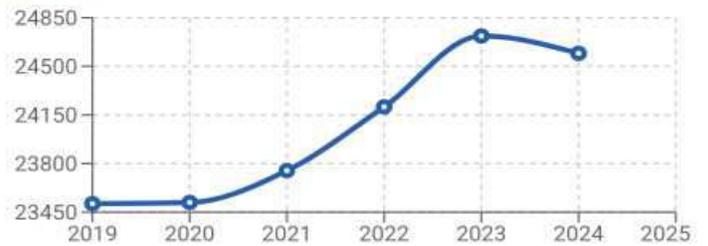
Generation date: 08/25/2025

Assessment History

Tax Assessment Value



Total Tax



Tax History

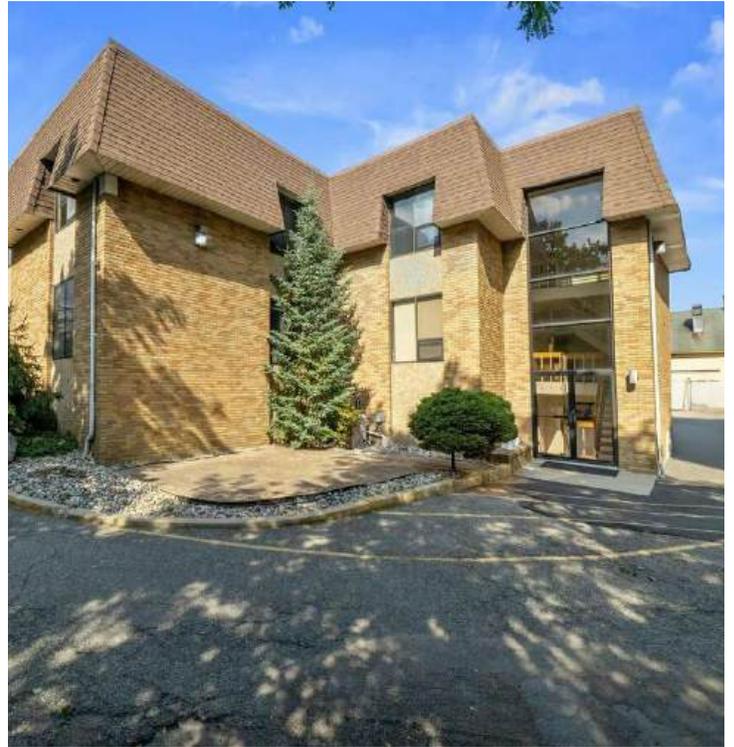
Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	---	---	---	\$781,500	\$329,300	\$1,110,800
2024	\$24,593.11	-\$124.89	-0.51%	\$781,500	\$329,300	\$1,110,800
2023	\$24,718.00	\$510	2.11%	\$637,500	\$212,500	\$850,000
2022	\$24,208.00	\$459	1.93%	\$637,500	\$212,500	\$850,000
2021	\$23,749.00	\$229.5	0.98%	\$637,500	\$212,500	\$850,000
2020	\$23,519.50	\$8.5	0.04%	\$637,500	\$212,500	\$850,000
2019	\$23,511.00	\$739.5	3.25%	\$637,500	\$212,500	\$850,000
2018	\$22,771.50	\$195.5	0.87%	\$637,500	\$212,500	\$850,000
2017	\$22,576.00	\$459	2.08%	\$637,500	\$212,500	\$850,000
2016	\$22,117.00	-\$5,210.5	-19.07%	\$637,500	\$212,500	\$850,000
2015	\$27,327.50	\$658.75	2.47%	\$637,500	\$425,000	\$1,062,500
2014	\$26,668.75	\$595	2.28%	\$637,500	\$425,000	\$1,062,500
2013	\$26,073.75	\$361.25	1.4%	\$637,500	\$425,000	\$1,062,500
2012	\$25,712.50	\$414.37	1.64%	\$637,500	\$425,000	\$1,062,500
2011	\$25,298.13	\$595	2.41%	\$637,500	\$425,000	\$1,062,500
2010	\$24,703.13	\$1,030.63	4.35%	\$637,500	\$425,000	\$1,062,500
2009	\$23,672.50	\$743.75	3.24%	\$637,500	\$425,000	\$1,062,500
2008	\$22,928.75	\$722.5	3.25%	\$637,500	\$425,000	\$1,062,500
2007	\$22,206.25	\$1,381.25	6.63%	\$637,500	\$425,000	\$1,062,500
2006	\$20,825.00	\$1,593.75	8.29%	\$637,500	\$425,000	\$1,062,500
2005	\$19,231.25	-\$2,086.75	-9.79%	\$637,500	\$425,000	\$1,062,500
2004	\$21,318.00	\$1,710	8.72%	\$210,000	\$360,000	\$570,000
2003	\$19,608.00	\$1,197	6.5%	\$210,000	\$360,000	\$570,000
2002	\$18,411.00	\$741	4.19%	\$210,000	\$360,000	\$570,000



Interior Building Photos



Exterior Photos



8,546 SF ON NEARLY 1 ACRE | PRIME WALDWICK COMMERCIAL CORNER ON WYCKOFF AVE

LOCATION INFORMATION

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DRONE PHOTOS

FEMA FLOOD MAP

DEP WETLANDS MAP

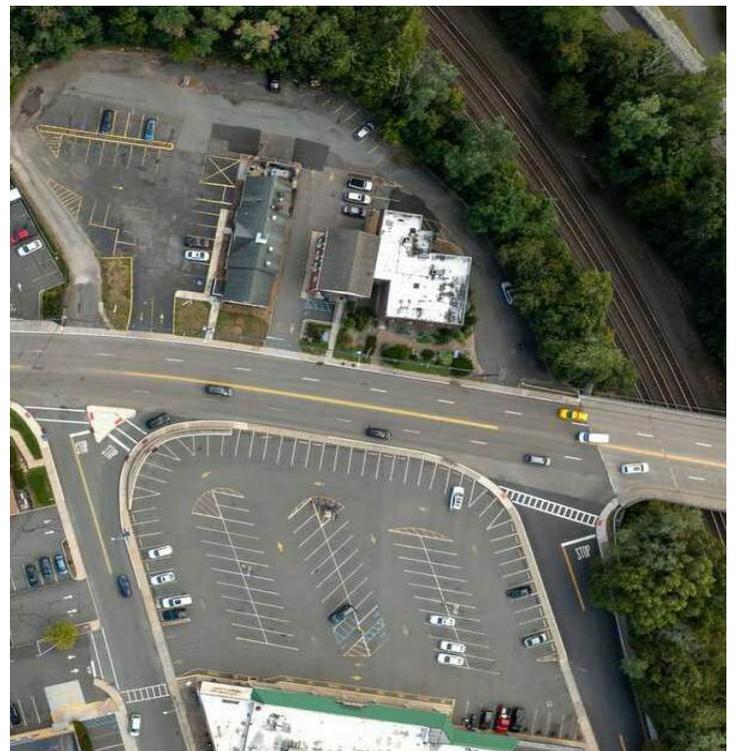
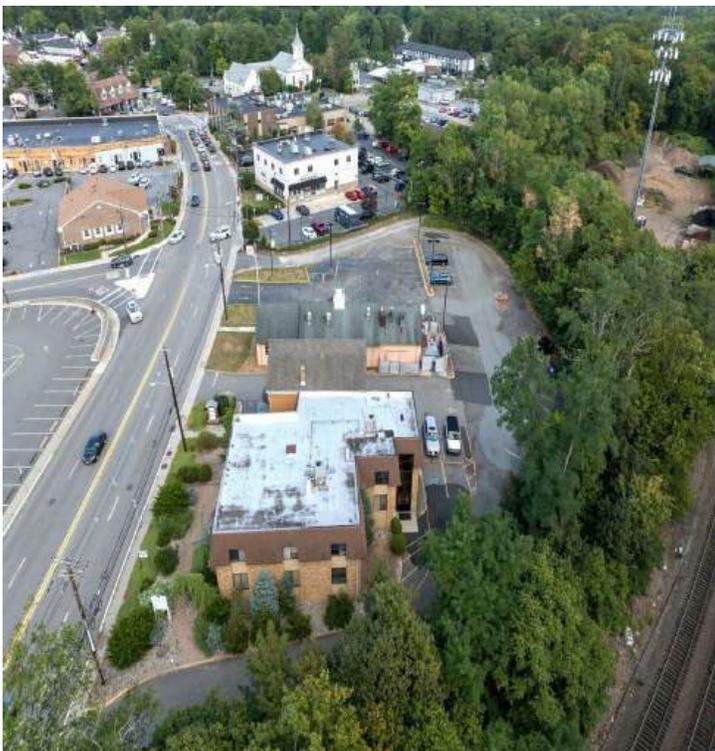
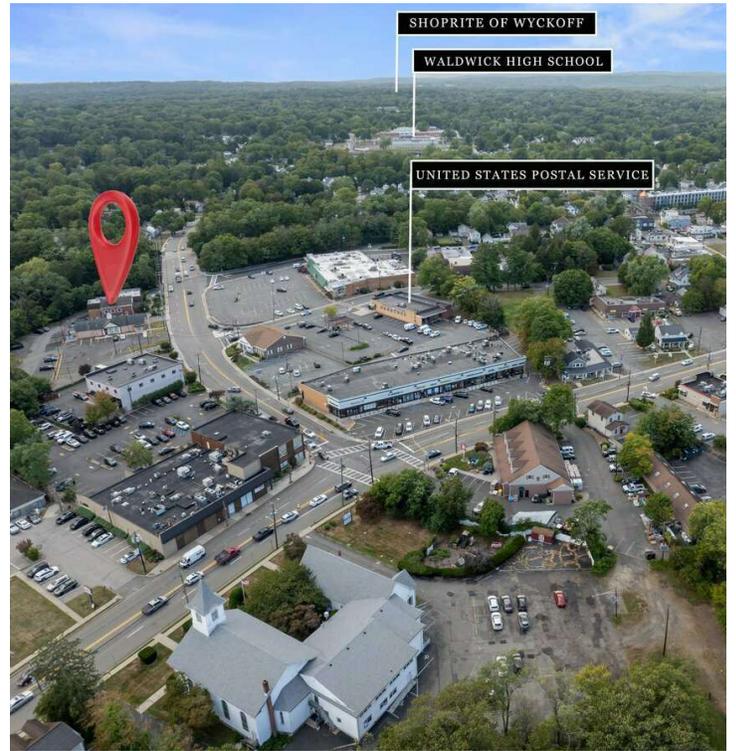
TAX MAP OF WALDWICK

ZONING MAP | BOROUGH OF WALDWICK

REGIONAL MAP

AERIAL MAP

Drone Photos



FEMA Flood Map

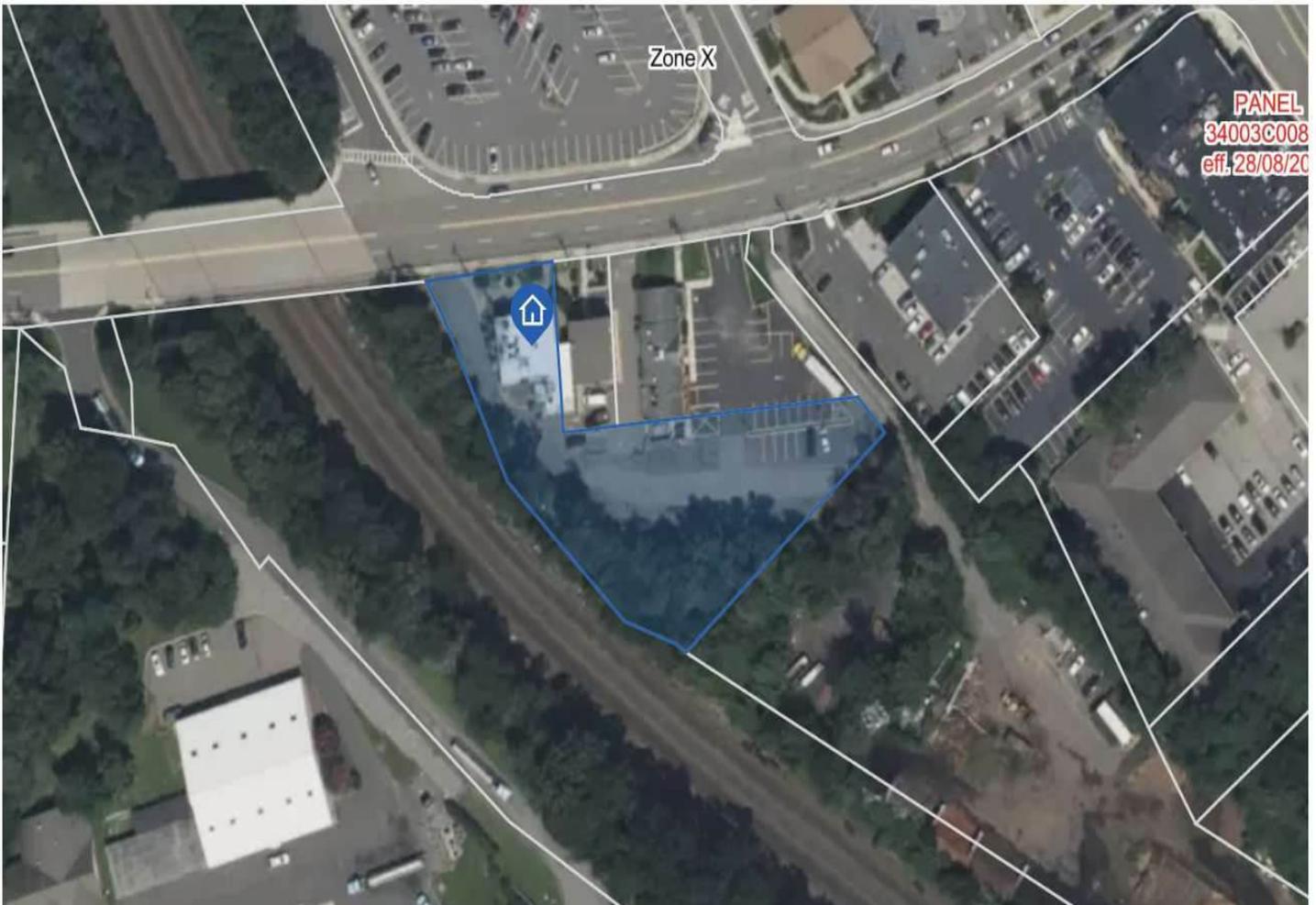
Property Detail Report

For property located at
24 Wyckoff Avenue, Waldwick Borough, NJ 07463

 **Property Records**

APN: 64-00110-0000-00006-0000
Generation date: 08/25/2025

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.88 (100%)	34003C0088J	No	<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

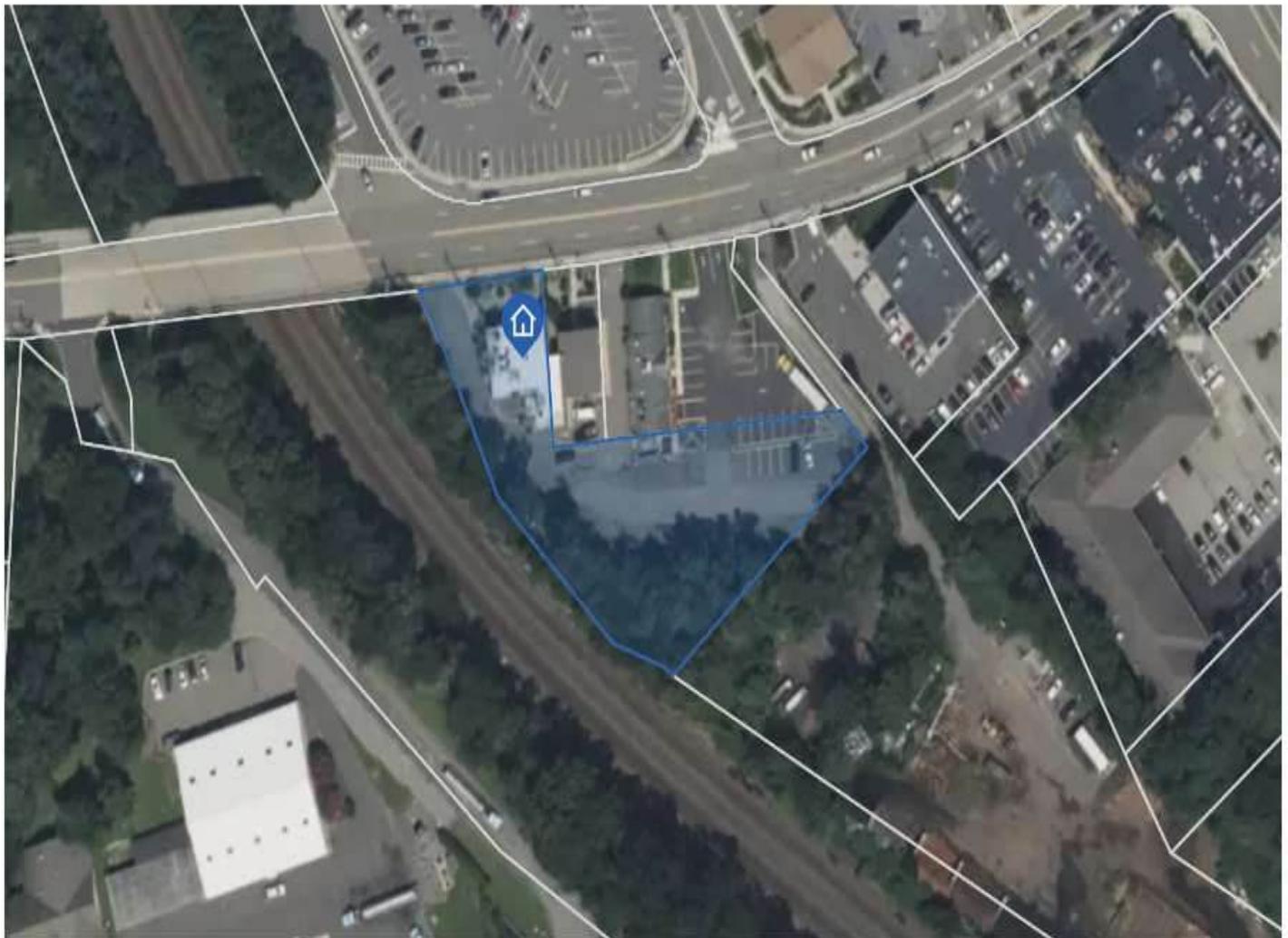
For property located at
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APN: 64-00110-0000-00006-0000

Generation date: 08/25/2025

DEP Wetlands



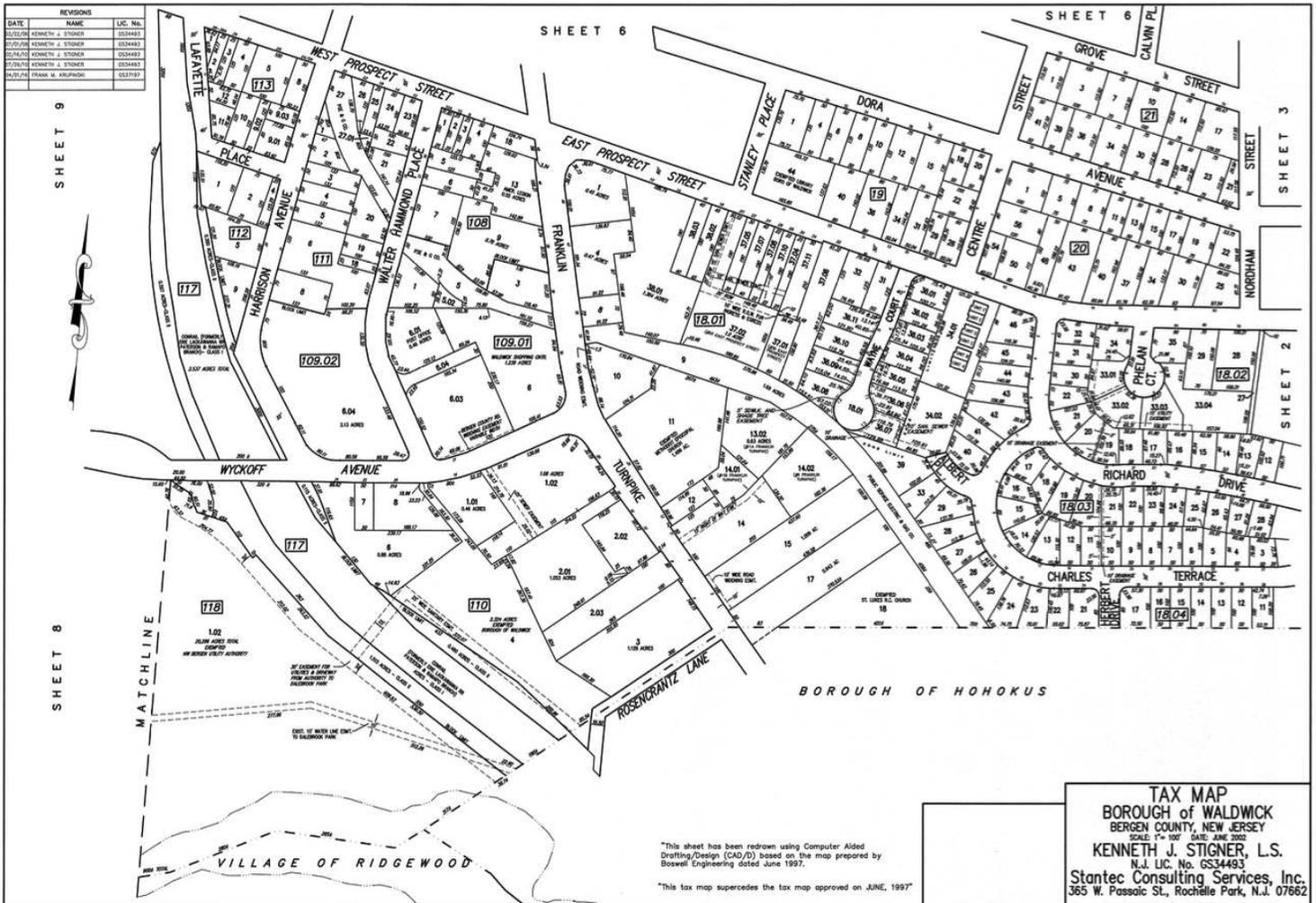
Description

Area

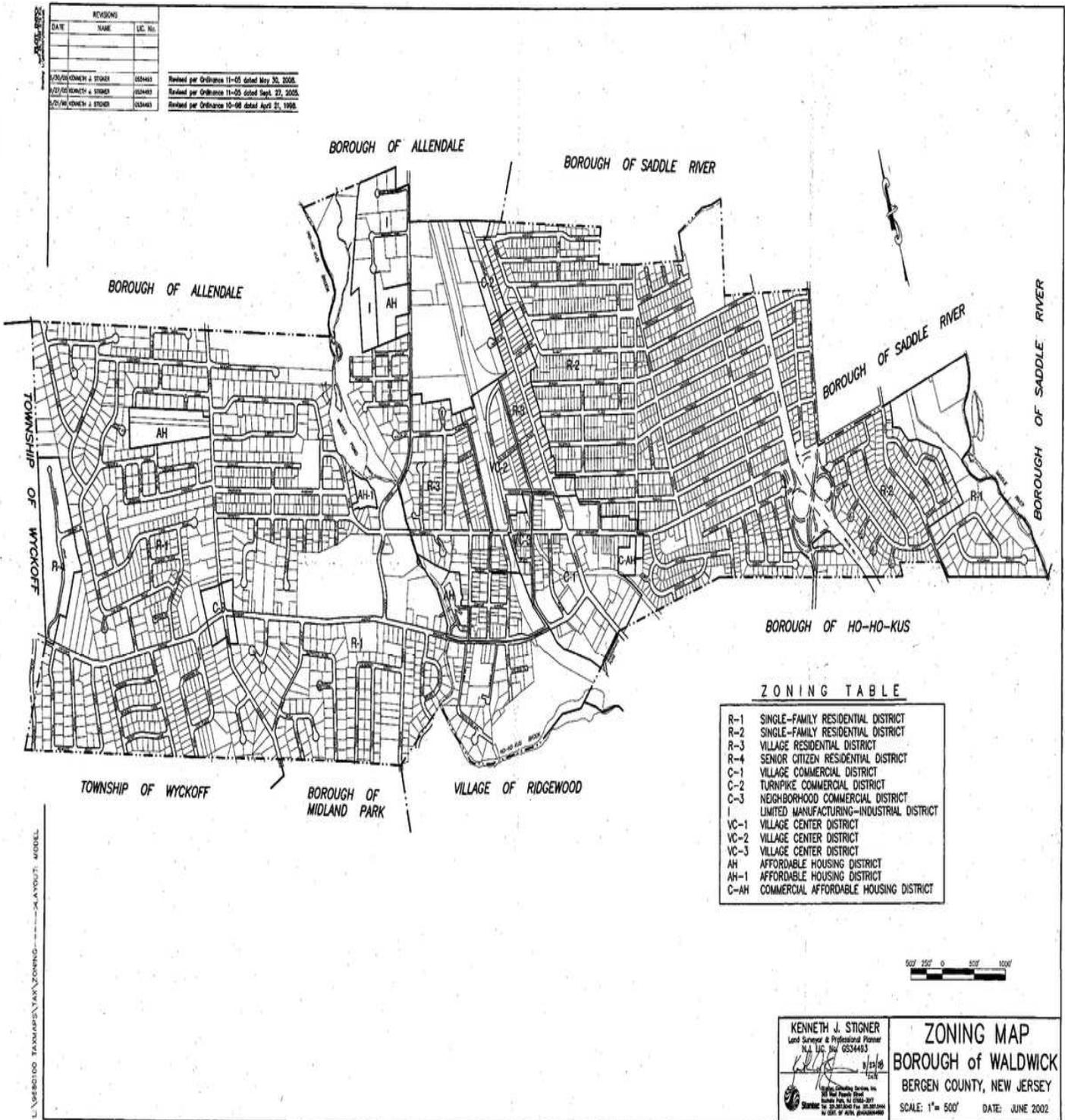
This parcel does not appear to have any relations with DEP Wetlands



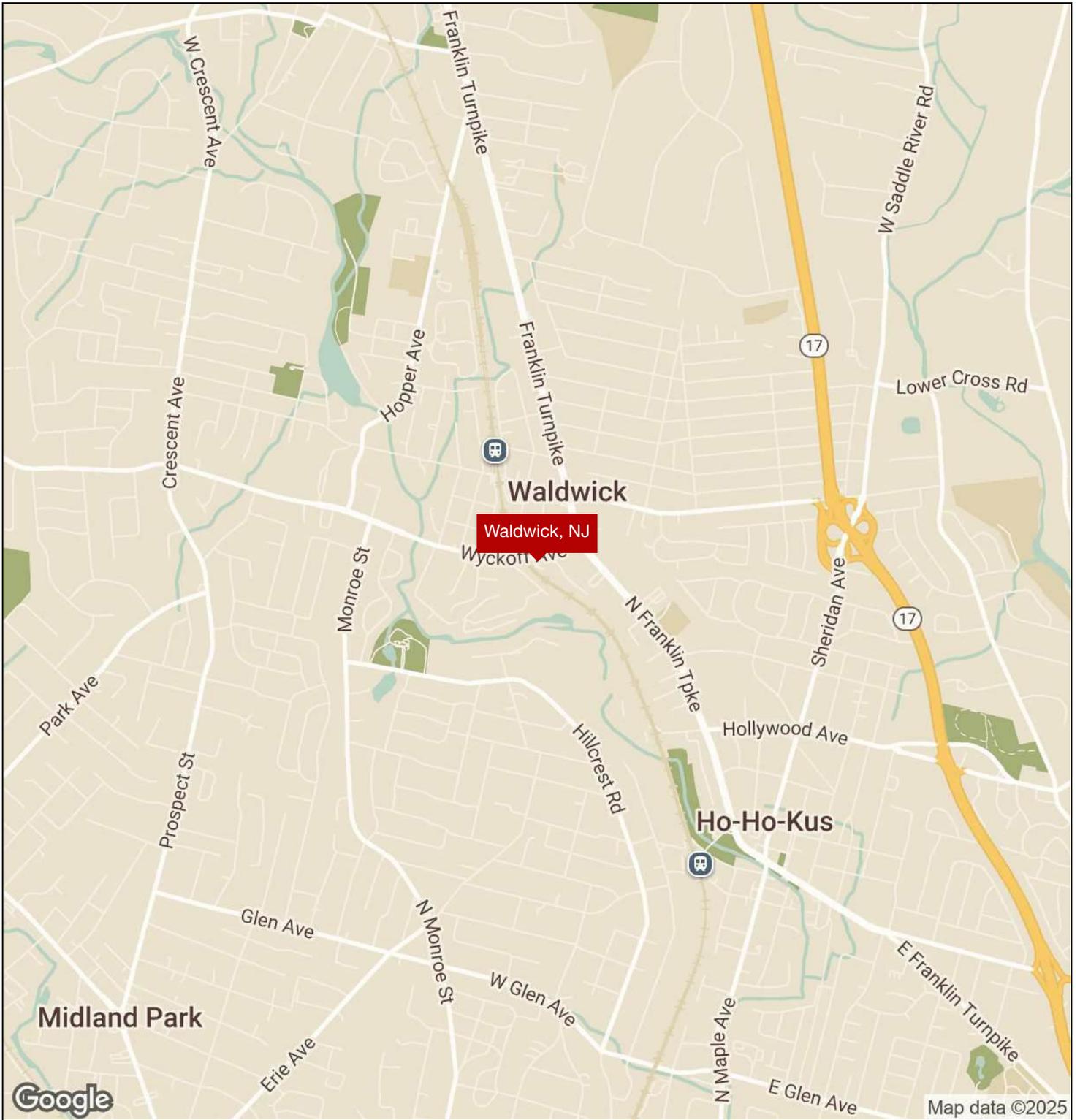
Tax Map Of Waldwick



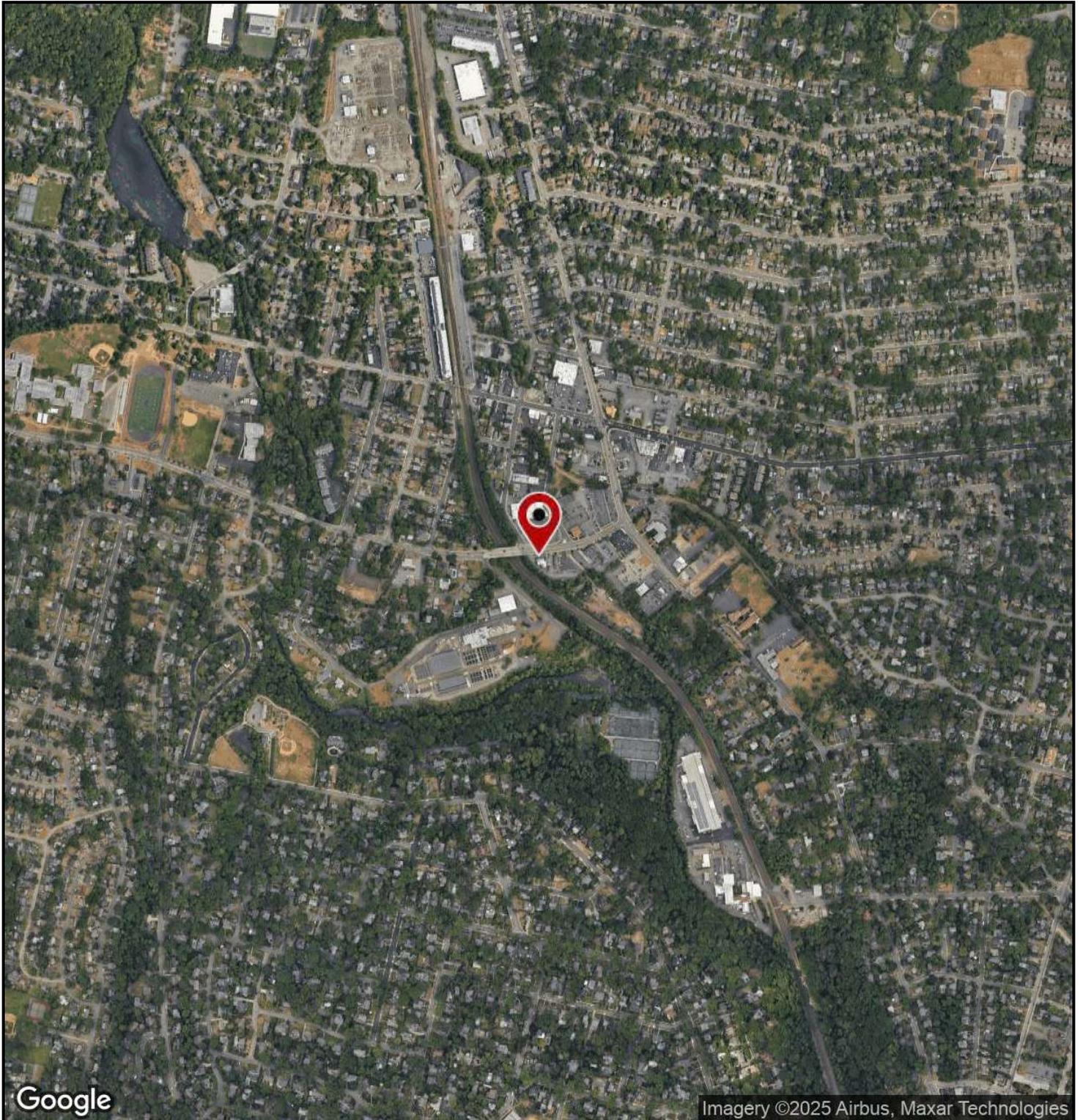
Zoning Map | Borough Of Waldwick



Regional Map



Aerial Map



8,546 SF ON NEARLY 1 ACRE | PRIME WALDWICK COMMERCIAL CORNER ON WYCKOFF AVE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

	RENT ROLL
Price	\$1,899,000
Price per SF	\$222
Price per Unit	\$172,636
GRM	10.26
CAP Rate	6.81%
Cash-on-Cash Return (yr 1)	5.46%
Total Return (yr 1)	\$46,693
Debt Coverage Ratio	1.32

OPERATING DATA

	RENT ROLL
Gross Scheduled Income	\$185,029
Total Scheduled Income	\$185,029
Vacancy Cost	\$9,251
Gross Income	\$175,778
Operating Expenses	\$46,444
Net Operating Income	\$129,334
Pre-Tax Cash Flow	\$31,117

FINANCING DATA

	RENT ROLL
Down Payment	\$569,700
Loan Amount	\$1,329,300
Debt Service	\$98,217
Debt Service Monthly	\$8,184
Principal Reduction (yr 1)	\$15,577



Income & Expenses

INCOME SUMMARY	RENT ROLL
Vacancy Cost	(\$9,251)
GROSS INCOME	\$175,778
EXPENSES SUMMARY	RENT ROLL
Cleaning, Repairs & Maintenance	\$3,400
Insurance	\$7,500
Management Fees (3%)	\$5,551
Taxes	\$24,593
Utilities	\$1,200
Association fees	\$0
Snow Removal and Landscaping	\$3,600
Common Area Utilities	\$600
OPERATING EXPENSES	\$46,444
NET OPERATING INCOME	\$129,334



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
Suite 1	Retail	231 SF	2.70%	\$35.00	\$8,085
Suite 2	Office	793 SF	9.28%	\$25.00	\$19,825
Suite 3	Office	1,395 SF	16.32%	\$20.00	\$27,900
Suite 4	Office	357 SF	4.18%	\$32.00	\$11,424
Suite 5	Office	503 SF	5.89%	\$27.00	\$13,581
Suite 6	Office	849 SF	9.93%	\$25.00	\$21,225
Suite 7	Office	428 SF	5.01%	\$35.00	\$14,980
Suite 8	Office	1,753 SF	20.51%	\$20.00	\$35,060
Suite 9	Office	239 SF	2.80%	\$35.00	\$8,365
Suite 10	Office	185 SF	2.16%	\$37.00	\$6,845
Suite 11	Office	657 SF	7.69%	\$27.00	\$17,739
TOTALS		7,390 SF	86.47%	\$318.00	\$185,029
AVERAGES		672 SF	7.86%	\$28.91	\$16,821



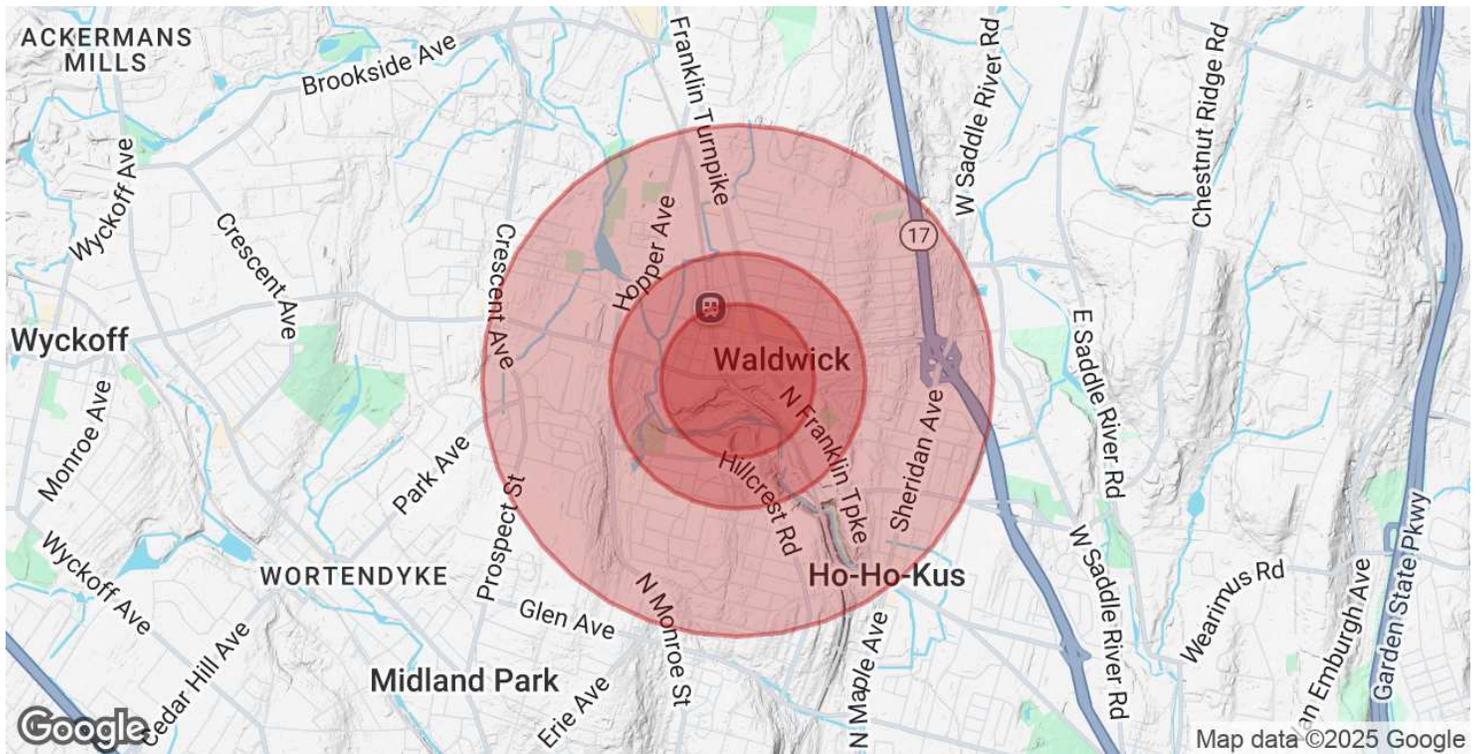
8,546 SF ON NEARLY 1 ACRE | PRIME WALDWICK COMMERCIAL CORNER ON WYCKOFF AVE

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	957	3,078	13,392
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	365	1,096	4,549
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$183,836	\$215,800	\$219,063
Average House Value	\$747,362	\$826,638	\$847,924

Demographics data derived from AlphaMap



8,546 SF ON NEARLY 1 ACRE | PRIME WALDWICK COMMERCIAL CORNER ON WYCKOFF AVE

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 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)

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

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

