

704 Washington Street Hoboken, NJ 07030

COMPASS
COMMERCIAL

FOR SALE | MIXED-USE INVESTMENT



\$5,850,000 | 5 UNITS | \$272,360 NOI | 4.66% CAP RATE

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1412 Washington Street
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Investment Opportunity

Rare opportunity to acquire a fully occupied mixed-use building along Hoboken's Washington Street retail corridor. The property combines a large ground-floor commercial space with four residential apartments, creating diversified in-place income in one of Hudson County's most supply-constrained markets.



Property Highlights

- Premier Midtown Hoboken location on Washington Street
- Fully occupied: 1 commercial unit + 4 residential apartments
- Three 3-bedroom / 1-bath apartments
- One 1-bedroom / 1-bath apartment with private yard
- Ground-floor retail space with basement storage
- 21 x 75 lot | classic brick mixed-use building
- Strong residential and retail rental demand

The Property



Retail + Residential + Basement + Yard



Financial Overview

ASKING PRICE	GROSS INCOME	NOI	CAP RATE
\$5,850,000	\$325,200	\$272,360	4.66%

Rent Roll

UNIT / USE	MONTHLY	ANNUAL
Commercial	\$7,800	\$93,600
1 Bedroom	\$3,100	\$37,200
3 Bedroom	\$5,600	\$67,200
3 Bedroom	\$5,000	\$60,000
3 Bedroom	\$5,600	\$67,200
TOTAL	\$27,100	\$325,200

Annual Operating Expenses

Real Estate Taxes	\$26,284
Water	\$1,680
Fire / Liability Insurance	\$5,338
Sewer	\$2,200
Common Area Maintenance	\$5,000
PSEG	\$2,582
Vacancy Allowance (3%)	\$9,756
TOTAL EXPENSES	\$52,840

Washington Street, Hoboken



Located directly on Hoboken's primary retail corridor, 704 Washington Street benefits from neighborhood foot traffic, established local businesses and convenient access to Manhattan. The combination of a Washington Street commercial storefront and four residential apartments creates a scarce mixed-use investment profile in a mature urban market.

Exclusive Broker

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