

# For Sale: 366 Somerset St, New Brunswick, NJ

Mixed-Use Investment Opportunity Featuring 24 Residential Units and 2 Retail Units

# DAVIS

COMMERCIAL



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# Executive Summary



Davis Commercial is pleased to present 266 Somerset Street, a premier mixed-use investment opportunity located in the heart of New Brunswick, New Jersey. Constructed in 2019, the property consists of twenty-four (24) two-bedroom residential apartments and two (2) ground-floor retail units situated on approximately 0.37 acres. The building encompasses approximately 35,200 square feet and offers investors a rare opportunity to acquire a modern, institutional-quality asset in one of New Jersey's most dynamic and rapidly growing urban markets.

Strategically positioned along Somerset Street, the property benefits from immediate proximity to Downtown New Brunswick, a thriving commercial, educational, and healthcare hub. The asset is located just minutes from Rutgers University, one of the nation's leading public research institutions with over 50,000 students, as well as the expansive healthcare campuses of Robert Wood Johnson University Hospital and Saint Peter's University Hospital. Together, these institutions provide a stable and diverse employment base that continues to drive demand for quality housing in the area.



New Brunswick has experienced significant public and private investment over the past decade, transforming the city into a premier destination for healthcare, education, research, dining, entertainment, and residential living. The property is also located within a designated Opportunity Zone, offering potential tax advantages to qualified investors, while benefiting from the fact that it is not subject to rent control, providing greater operational flexibility and long-term income growth potential. With its modern construction, diversified residential and retail income streams, proximity to major economic drivers, and location within one of Central New Jersey's strongest rental markets, 266 Somerset Street represents an exceptional opportunity for investors seeking stable cash flow and long-term appreciation potential.

# Property Highlights

## 24 Residential Units & 2 Retail Units

Diversified income stream from twenty-four (24) two-bedroom apartments and two (2) ground-floor retail spaces.

## Constructed in 2019

Modern construction minimizes near-term capital expenditure requirements and offers contemporary layouts and building systems.

## Prime Downtown New Brunswick Location

Walking distance to restaurants, entertainment venues, retail amenities, and major redevelopment projects throughout Downtown New Brunswick.

## Strong Rental Market Fundamentals

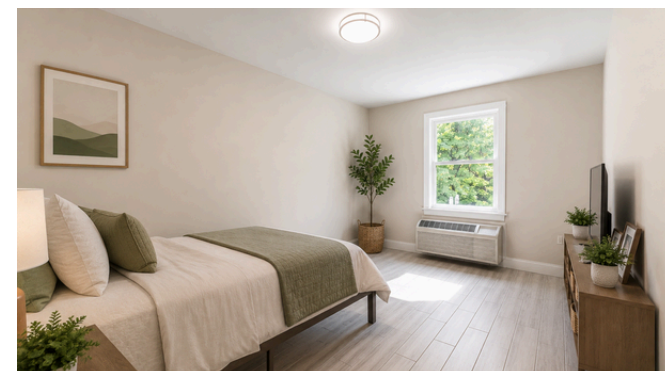
Benefits from consistent housing demand driven by students, medical professionals, university employees, and downtown professionals.

## Transit-Oriented Location

Convenient access to the New Brunswick Train Station with direct service to New York City via the Northeast Corridor.

## Opportunity Zone

Located within New Brunswick's Opportunity Zone district, surrounded by ongoing residential, healthcare, academic, and commercial investment.



# Financial Summary

## Income (2025)

Retail Income	\$62,400
Residential Income	\$651,600
<u>Total</u>	<u>\$714,000</u>

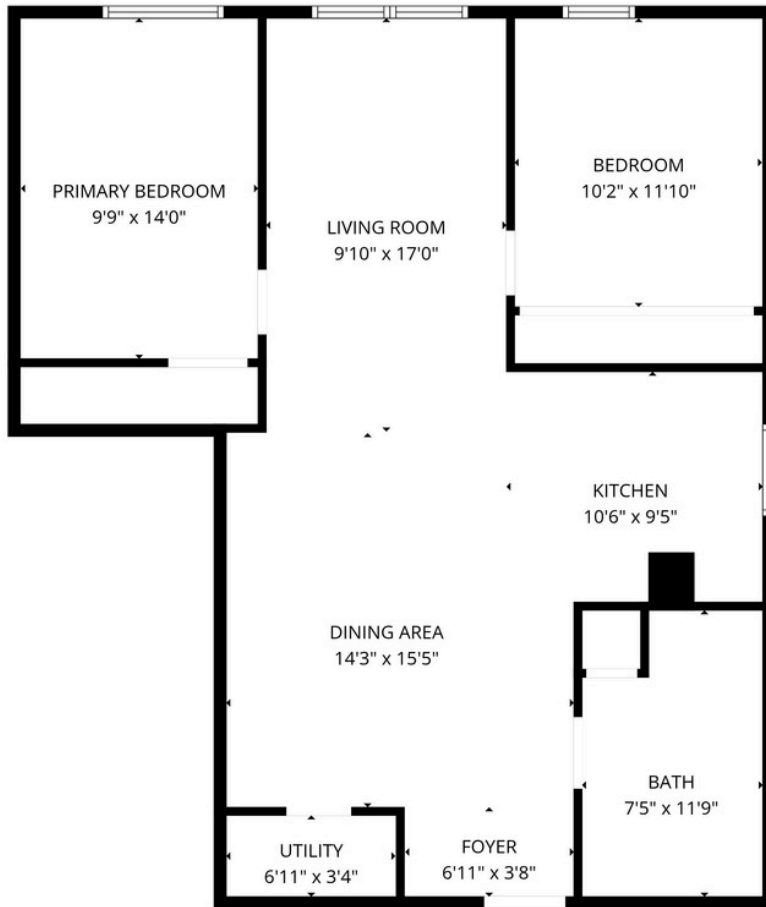
## Expenses (2025)

Real Estate Taxes	\$111,581
Utilities	\$60,000
Insurance	\$25,000
Repairs	\$20,000
Cleaning & Maintenance	\$18,000
<u>Total</u>	<u>\$234,581</u>

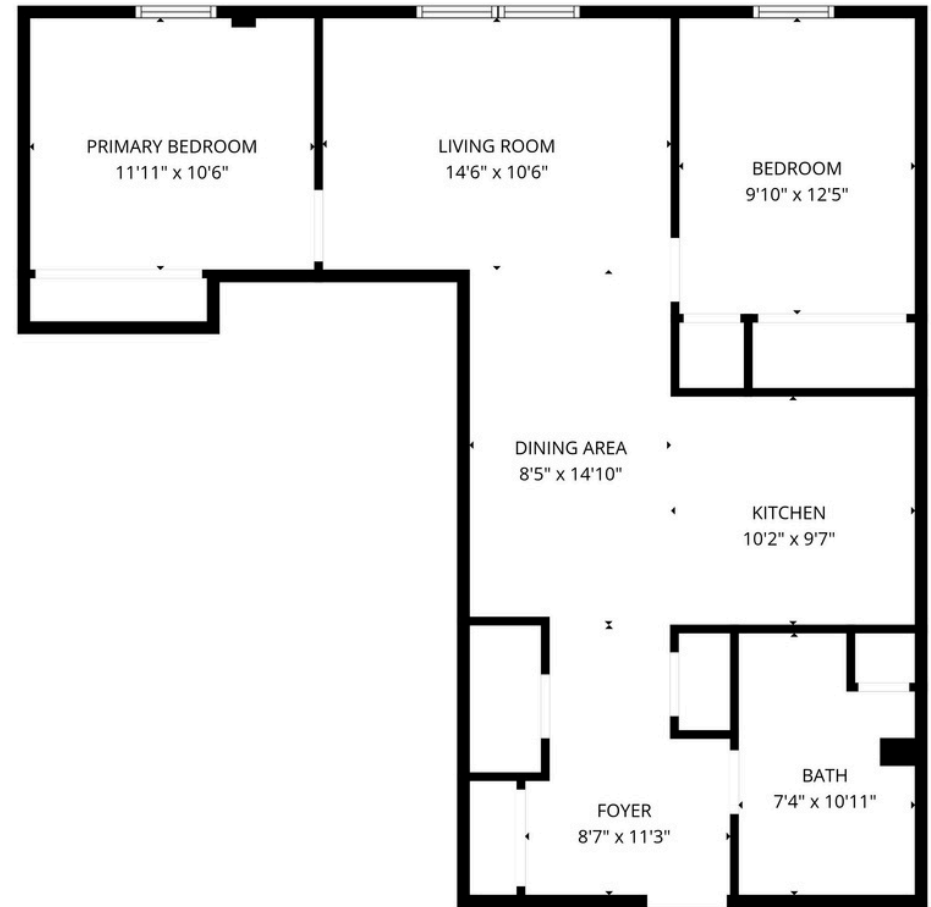
**NOI (2025): \$479,419**



# Sample Unit Floorplans



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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*Exclusive Listing Broker:*



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C O M M E R C I A L