

# INDUSTRIAL BUILDING FOR SALE

15,000 SF WAREHOUSE + RESIDENTIAL APT | 4 OVERHEAD DOORS | 15,682 SF LOT SIZE



9 Romanelli Avenue, South Hackensack, NJ 07601



## PROPERTY DESCRIPTION

Investment Opportunity: Mixed-Use Warehouse/Residential Building in South Hackensack, NJ:

The Elia Realty Group, powered by KW Commercial, is pleased to introduce a compelling new opportunity for ownership in the bustling area of South Hackensack, NJ. This mixed-use warehouse/residential building presents a versatile investment option with potential for both business use and passive income generation.

## PROPERTY HIGHLIGHTS

- **Strategic Location:** Situated in the thriving community of South Hackensack, this property benefits from a strategic location with access to key transportation routes and amenities.
- **Mixed-Use Concept:** With a combination of warehouse and residential space, this property offers flexibility in usage, catering to a variety of business and investment needs.
- **Income Generation Potential:** Whether utilized for business operations or solely as an investment vehicle, this property provides opportunities for cash flow and a return on investment.

## OFFERING SUMMARY

Sale Price:	\$2,248,888
Lot Size:	15,682 SF
Lot Size Per SF:	\$159/ft
Building Size:	15,000 SF
Building Size Per SF:	\$150/ft
Taxes:	\$24,493/year
Zoning:	Commercial
Overhead Doors:	4
NOI:	\$89,793.00
Cap Rate:	3.99%

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	536	2,322	9,794
Total Population	1,169	5,524	24,569
Average HH Income	\$90,887	\$93,120	\$86,636

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRUCE ELIA JR.**  
Broker Of Record - Ridgfield Park  
O: 201.917.5884 X701  
C: 201.315.1223  
brucejr@kw.com  
NJ #0893523

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

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## EXTERIOR PHOTOS

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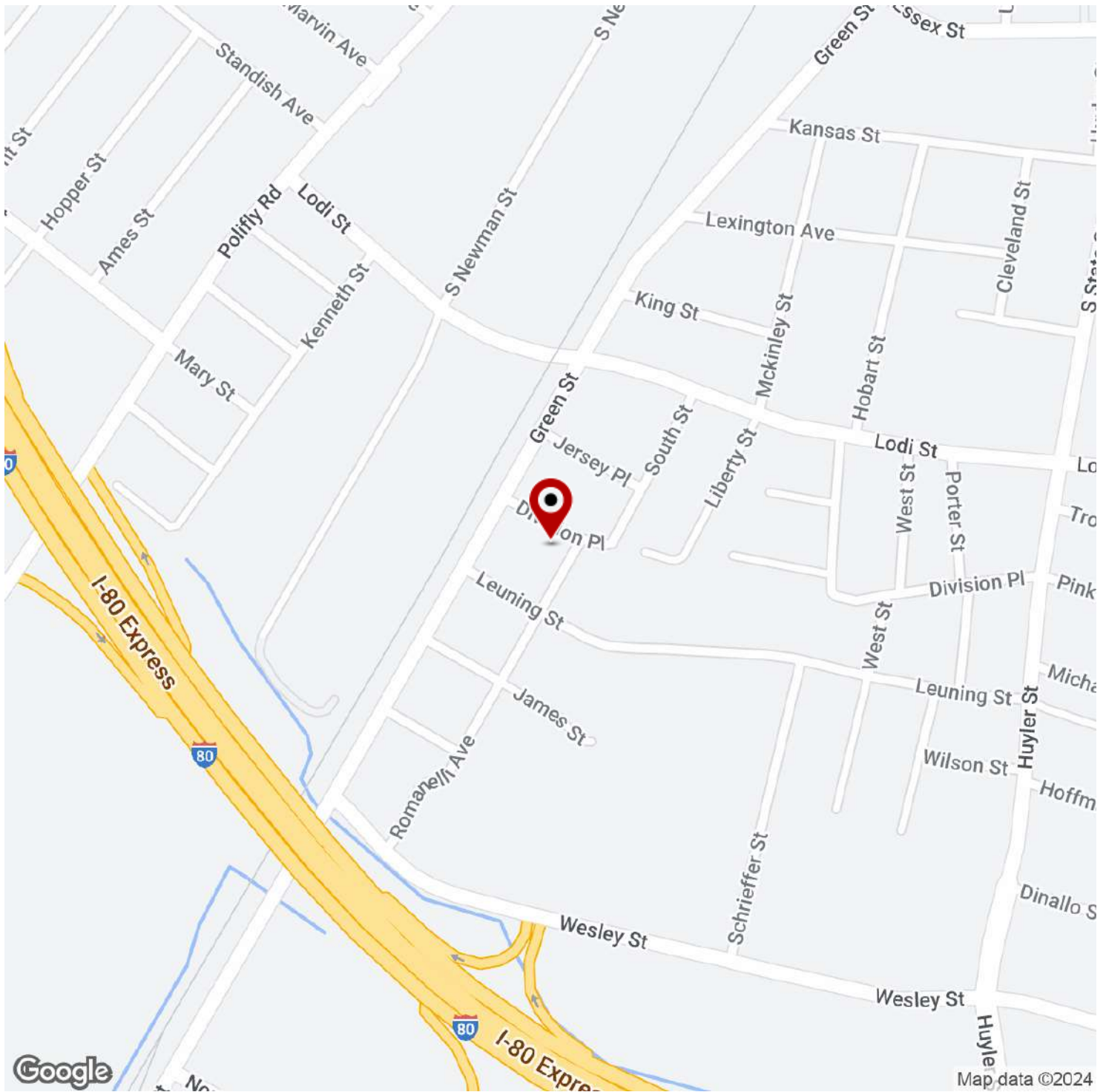
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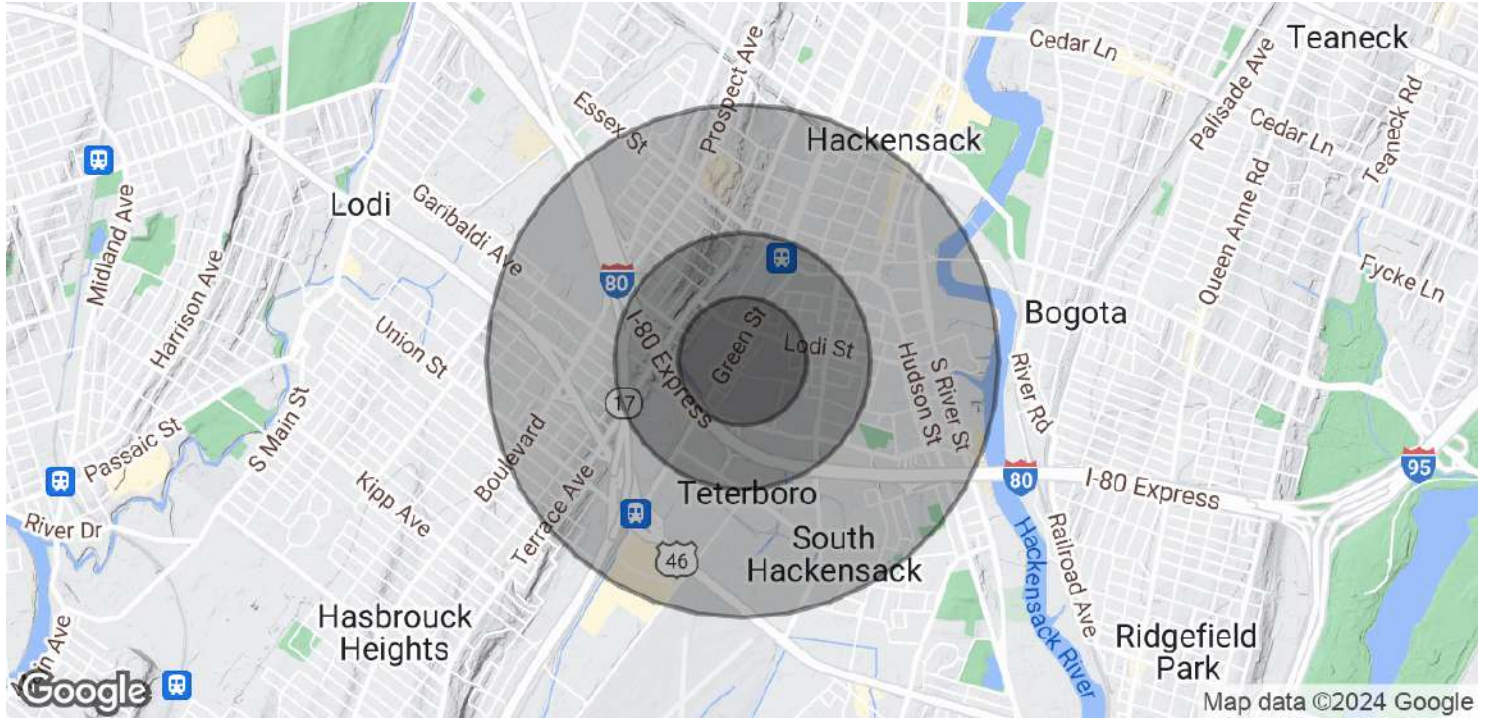
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,169	5,524	24,569
Average Age	32.8	37.8	38.5
Average Age (Male)	35.7	37.4	37.2
Average Age (Female)	29.6	36.9	39.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	536	2,322	9,794
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$90,887	\$93,120	\$86,636
Average House Value	\$221,037	\$271,412	\$257,528

\* Demographic data derived from 2020 ACS - US Census

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