



# MIXED USE PROPERTY FOR SALE



212 GATEWAY  
BLVD.  
WESTVILLE, NJ  
08093

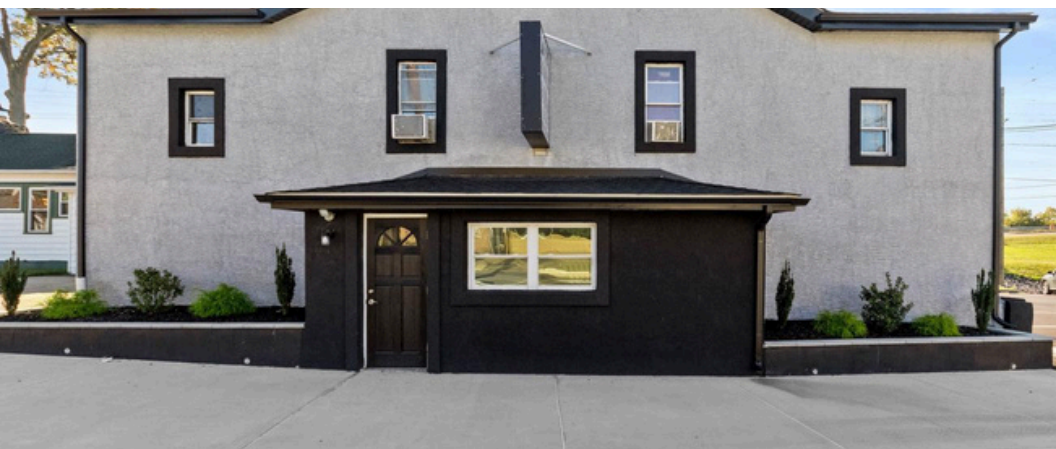
## KEY FEATURES:

- ✔ 3 Apartment Units
- ✔ \$67k+ Annual Gross Income
- ✔ Convenient Location
- ✔ Large Commercial Space
- ✔ 15 parking spots
- ✔ Near major bridges and highways

ASKING:  
**\$650,000**

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# WESTVILLE, NJ

Westville, New Jersey—a charming and tight-knit community offering a blend of suburban tranquility with easy access to the vibrancy of nearby cities. Located just minutes from Philadelphia, Westville boasts a rich history, excellent schools, and a variety of local parks, making it an ideal location for families, professionals, and anyone looking to enjoy a peaceful lifestyle without sacrificing convenience. The town is known for its welcoming atmosphere, active neighborhood associations, and a well-maintained infrastructure. With convenient access to major highways like I-295 and the NJ Turnpike, commuting is a breeze, while local shops, restaurants, and recreational options provide everything you need close to home.

Discover the warmth and charm of Westville—where community meets convenience. Come visit 212 Gateway Blvd and see how this wonderful location fits into the heart of Westville!

## 212 GATEWAY BLVD. RENT ROLL :

<u>TYPE</u>	<u>UNIT</u>	<u>SQ. FT. +/-</u>	<u>BED/BATH</u>	<u>CURRENT MONTHLY RENT</u>	<u>MARKET MONTHLY RENT</u>	<u>CURRENT ANNUAL RENT</u>	<u>MARKET ANNUAL RENT</u>
Residential	A	400+/-	1/1	\$1,075	\$1,300	\$12,900	\$15,600
Residential	B	400+/-	1/1	\$1,200	\$1,300	\$14,400	\$15,600
Residential	C	1,300+/-	3/1	\$1,850	\$1,850	\$22,200	\$22,200
Commercial	D		-	\$2,000	\$2,000	\$24,000	\$24,000
Commercial	E		-	Vacant	\$3,000	Vacant	\$36,000
<b>Total</b>				<b>\$6,125</b>	<b>\$9,450</b>	<b>\$73,500</b>	<b>\$113,400</b>

<b>Expenses</b>	<b>Annual</b>	<b>Monthly</b>	<b>Quarterly</b>
Taxes	\$13,297.80	\$1,108.15	
Insurance	\$4,600	\$383.33	
Xfinity	\$960	\$80	
SJ Gas	\$1,800	\$150	
Electric	\$1,200	\$100	
Water	\$2,060	-	\$515
Sewer	\$1,624	-	\$406
Property Mgmt.	\$1,200	\$100	
Fire Monitoring	\$600	\$50	
<b>Total Expenses</b>	<b>\$27,341.80</b>	<b>\$1,971.48</b>	<b>\$921</b>

<b>Annual Income</b>	<b>Actual</b>	<b>Potential</b>
Gross Income	\$73,500	\$113,400
Net Operating Income (NOI)	\$46,159	\$86,059
Cap Rate	7.10%	13.24%

