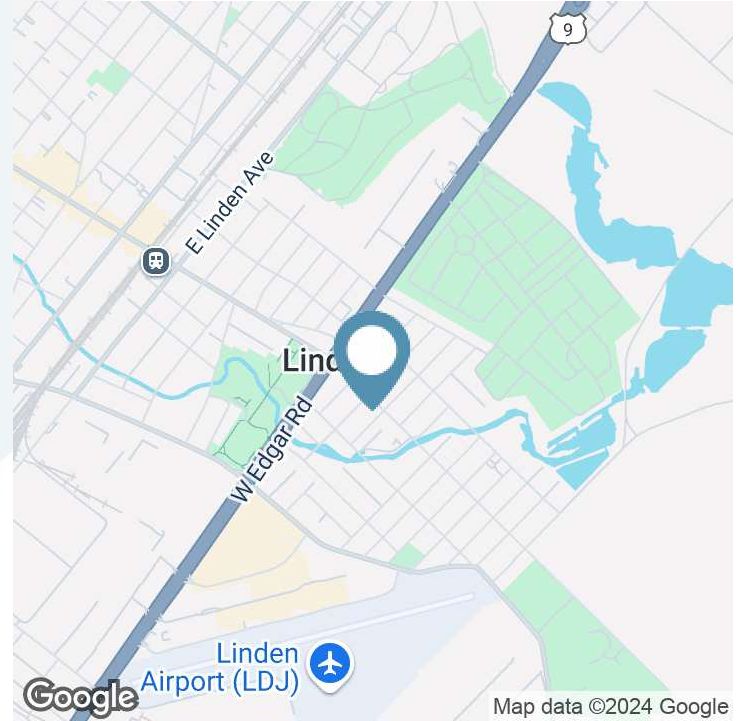


1110 South Wood Avenue | Linden, NJ 07036

EXCLUSIVE FOR SALE



PROPERTY DESCRIPTION

The property is a three-story brick building with 12 residential units and 1 store.

PROPERTY HIGHLIGHTS

- 100% occupied
- Landlord responsible for gas, water, sewer and common electric. Tenants responsible for cooking gas and electric.
- Units 1A, 2, 3, 6, 8, 9 and 10 have been renovated in past 24 months.
- 2 washers and 2 dryers on-site, owned by Landlord
- 0.6 miles from Linden train station
- Parking lot contains 5 parking spaces
- Upside in rents
- Brand new roof 2023
- All residential tenants have annual leases
- Commercial tenant renewed for 5 years in June 2024
- Clean environmental

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	13
NOI:	\$192,502.95

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,182	18,070	56,344
Total Population	10,122	49,188	158,672
Average HH Income	\$57,396	\$64,938	\$65,395



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