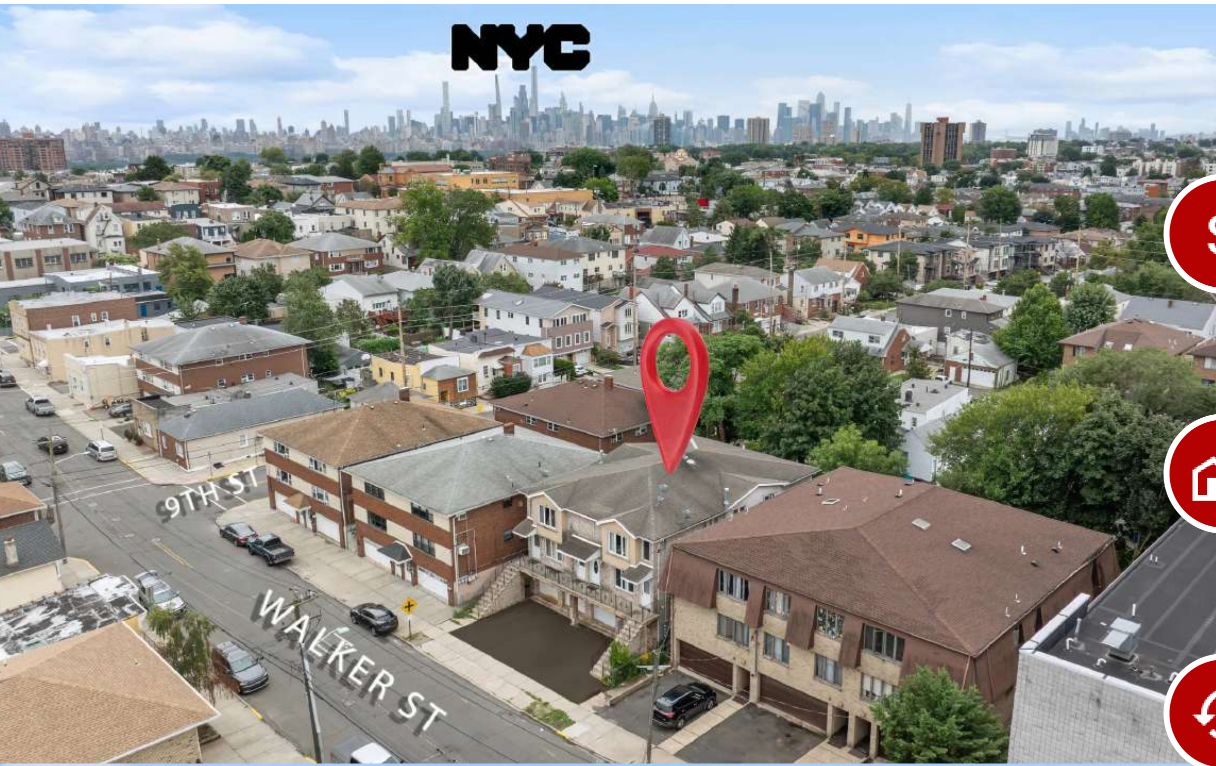
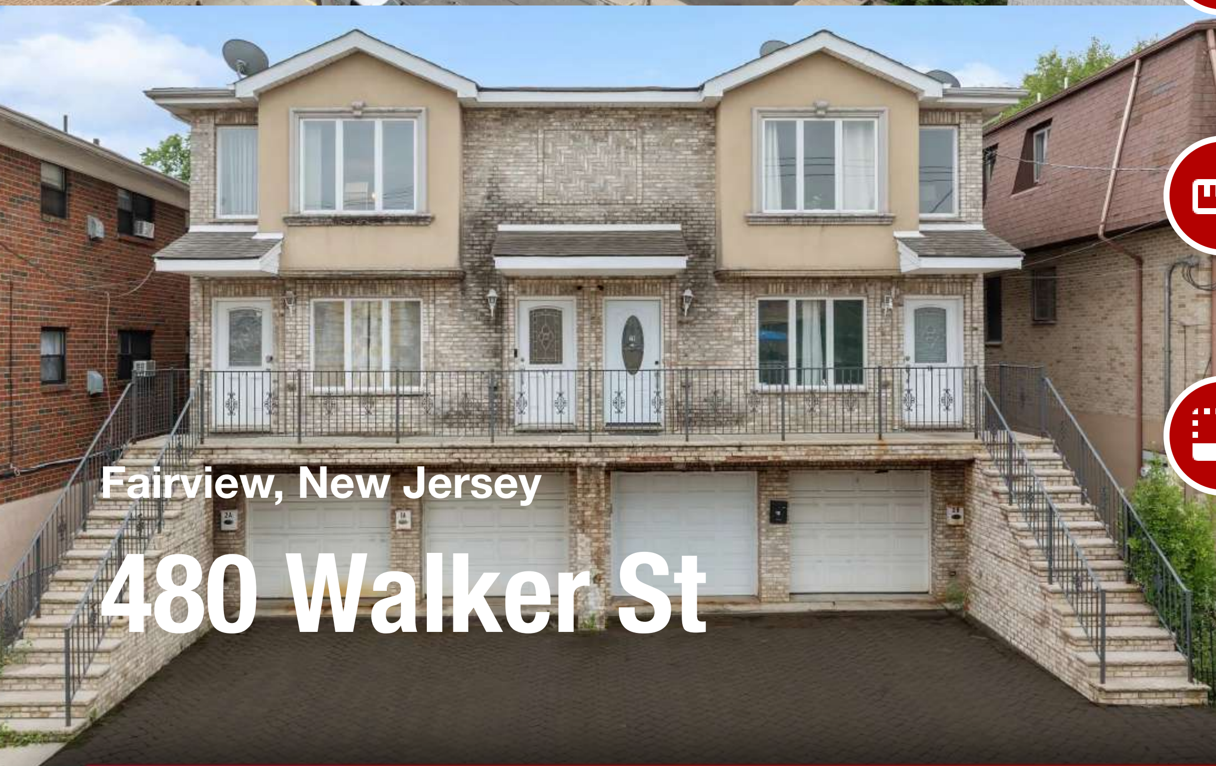
RARE: Fairview All-Brick Quadplex with Garage Parking





Fairview, New Jersey

480 Walker St

- $1,499,999
- 4-Family / Quadplex Property
- Built in 2008
- 4,832 SF Building
- 5,249 SF Lot

Presented by

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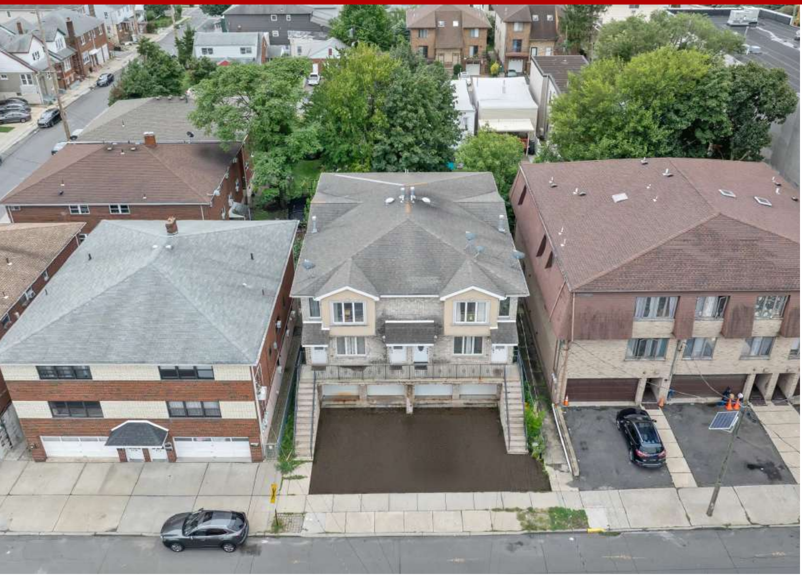
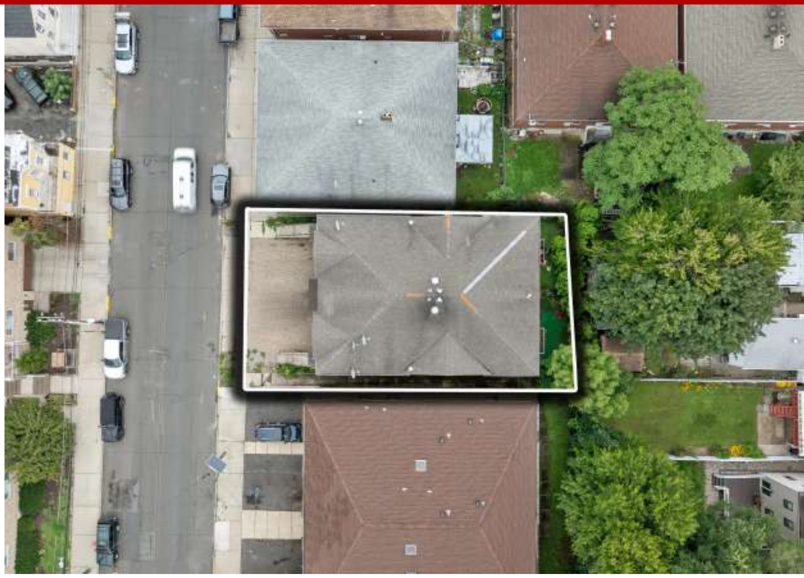
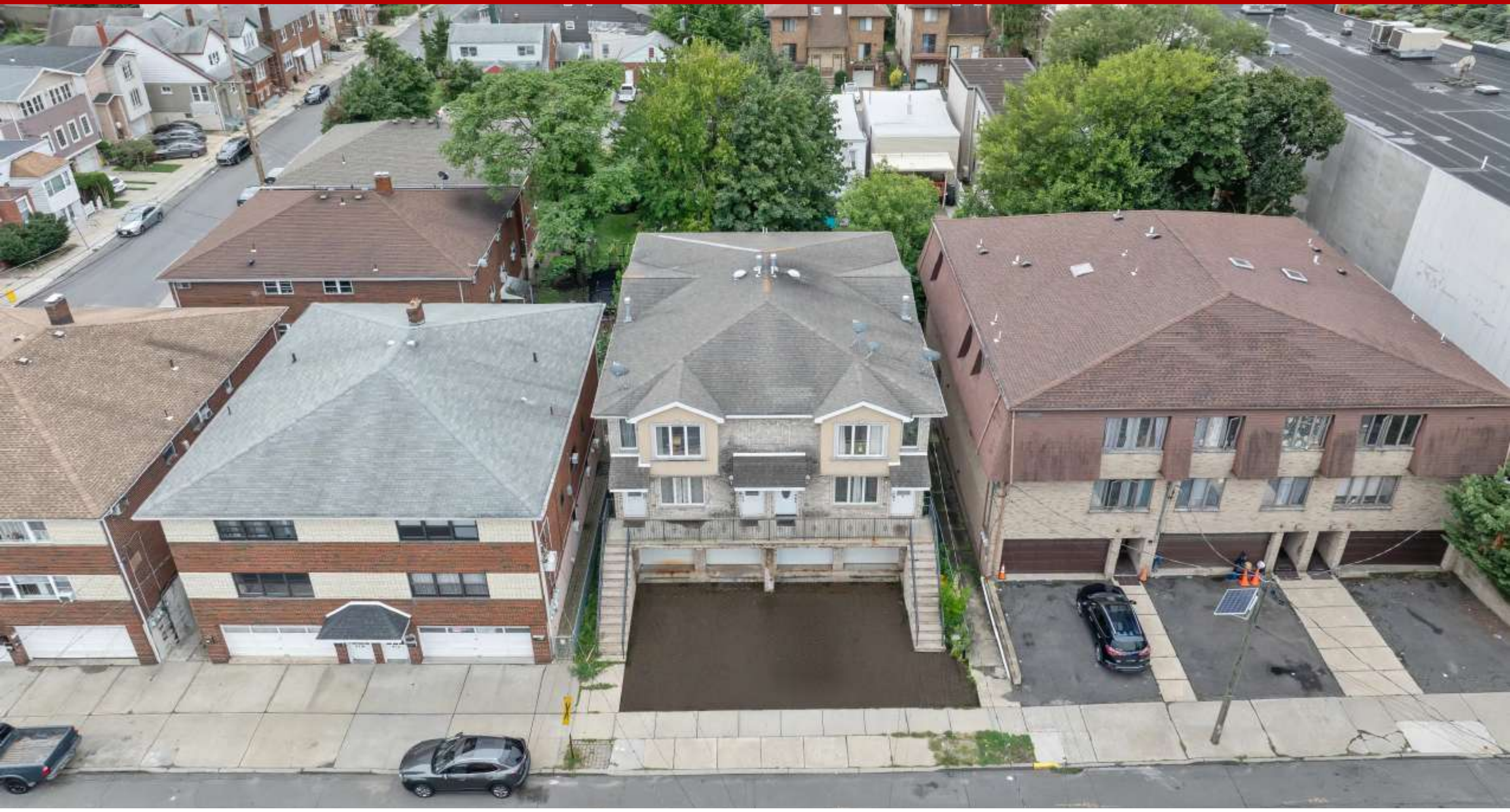






Property Description

480 Walker St is a free-standing, all-brick 4-family building in Fairview, NJ. The property contains four residential units in a top/bottom quadplex layout across 4,832 SF of building area on a 5,249 SF lot, zoned R.

The building is block construction with an all-brick exterior and is separately metered for electric, gas, and water, with HVAC in place. Every unit is served by garage parking plus an additional tandem parking space — a rare amenity in this market and a meaningful driver of rent and tenant retention.

Current rents are well below market, offering a new owner immediate and significant value-add potential. With a straightforward repositioning of the rent roll, there is strong upside in rental income and cash flow, making this an attractive opportunity for an investor seeking a well-built, low-maintenance asset with room to grow.

Property Highlights

- All-brick 4-family building
- Garage and tandem parking for every unit
- Separately metered electric, gas, and water

Offering Summary

Sale Price:	$1,499,999
Number of Units:	4
Lot Size:	5,249 SF
Building Size:	4,832 SF
Parking Spots:	8
Garages:	4
Bedrooms:	14
Bathrooms:	10
Floors:	3

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,476	5,674	20,245
Total Population	3,970	15,756	52,490
Average HH Income	$107,722	$104,782	$116,334

FOUR-UNIT RESIDENTIAL · INCOME & EXPENSE SUMMARY

Rent roll, expenses & NOI

Gross figures — no vacancy, credit loss, management fee, or reserves deducted.

GROSS ANNUAL RENT	OPERATING EXPENSES	NET OPERATING INCOME
$97,500	$37,249	$60,251
$8,125 / month in place	38.2% of in-place rent	$79,151 at market rents

RENT ROLL

UNIT	BEDS / BATHS	CURRENT RENT	MARKET RENT	UPSIDE
Unit 1	4 BR / 3 BA	$2,350	$2,500	+$150
Unit 2	4 BR / 3 BA	$1,925	$2,350	+$425
Unit 3	3 BR / 2 BA	$1,925	$2,350	+$425
Unit 4	3 BR / 2 BA	$1,925	$2,500	+$575
Total monthly	**14 BR / 10 BA**	**$8,125**	**$9,700**	**+$1,575**
Annualized		$97,500	$116,400	+$18,900

OPERATING EXPENSES

EXPENSE	ANNUAL	PER UNIT
Real estate taxes	$26,849	$6,712
Insurance	$8,900	$2,225
Repairs & maintenance	$1,500	$375
Total	**$37,249**	**$9,312**

PAID BY TENANTS

Snow removal, landscaping, common utilities, **water & sewer**, and garbage are all tenant-paid. The owner carries only taxes, insurance, and repairs — which is why the expense load stops at 38.2% of rent.

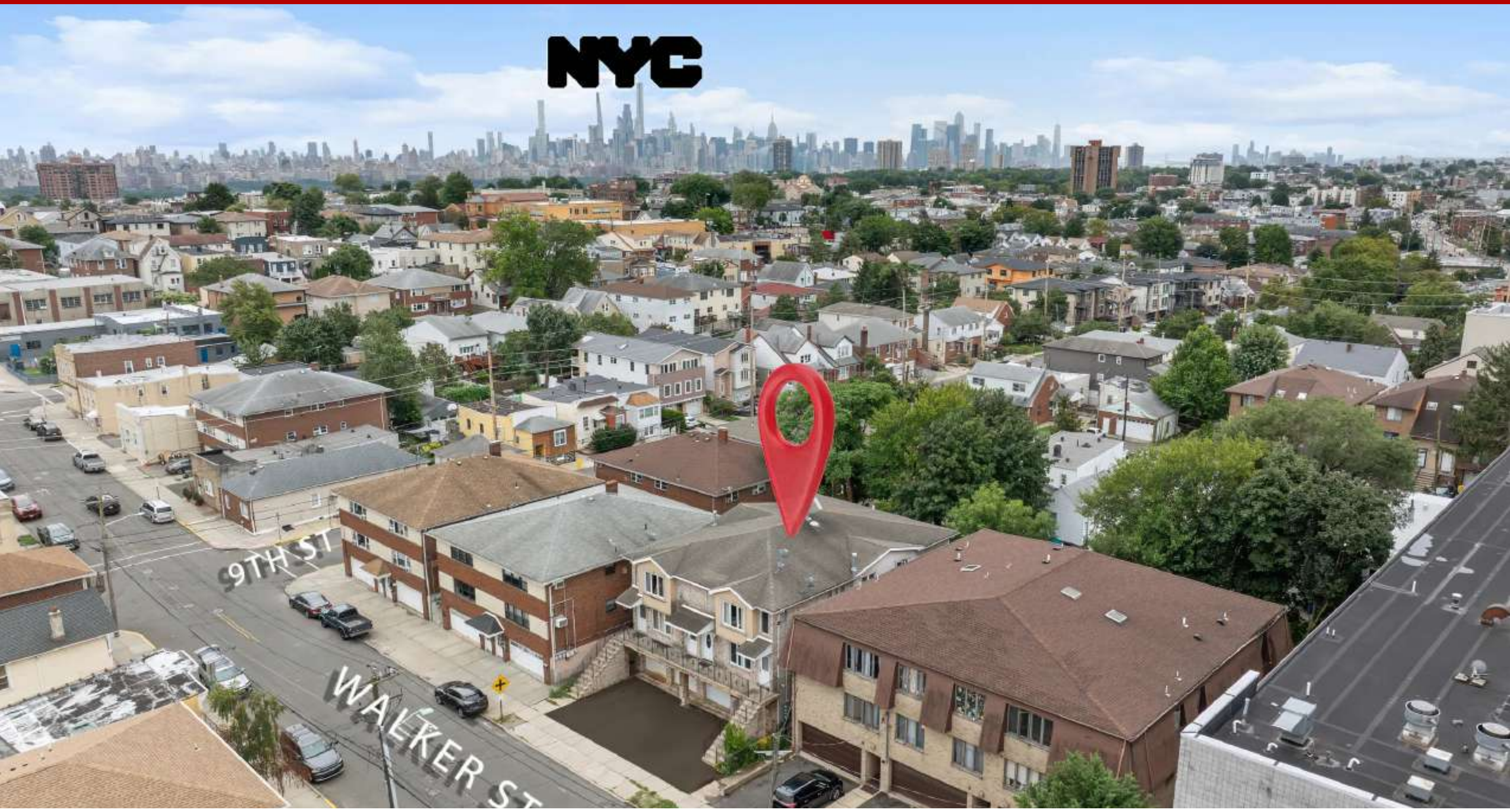
NET OPERATING INCOME

IN PLACE	$60,251
Gross annual rent	$97,500
Less expenses	-$37,249
Expense ratio	38.2%
NOI per unit	$15,063

AT MARKET RENTS	$79,151
Gross annual rent	$116,400
Less expenses	-$37,249
Expense ratio	32.0%
Gain over in place	+$18,900

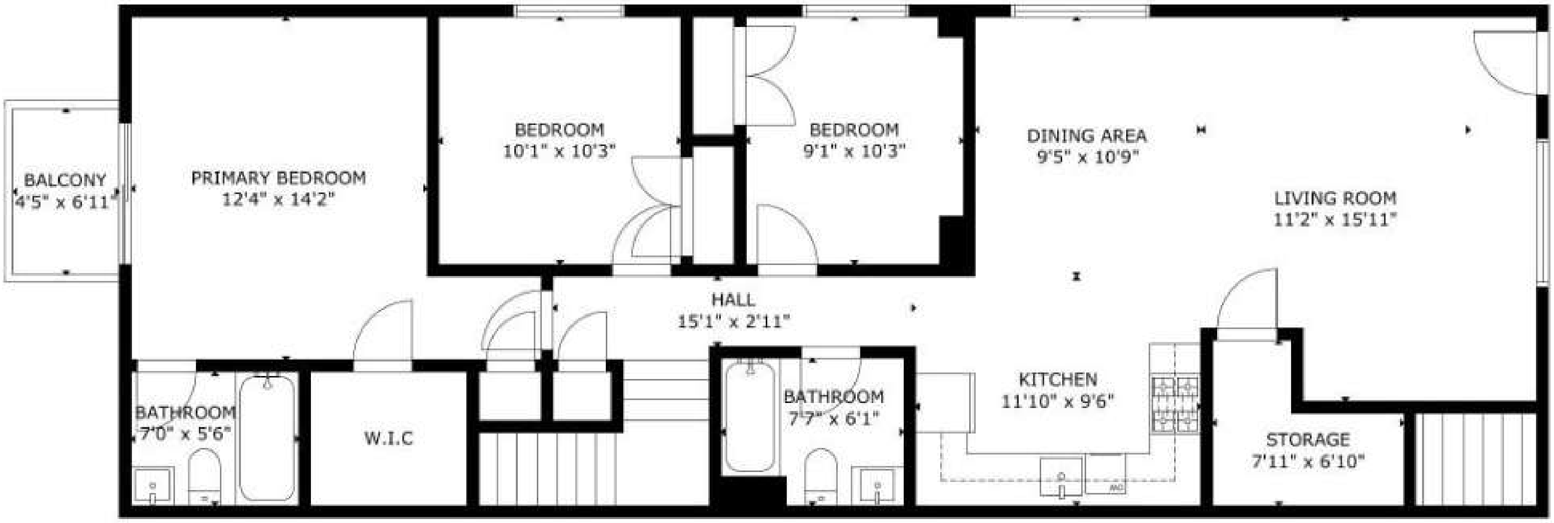
Market rents are stated achievable figures, realized as units turn.

Prepared 14 September 2026

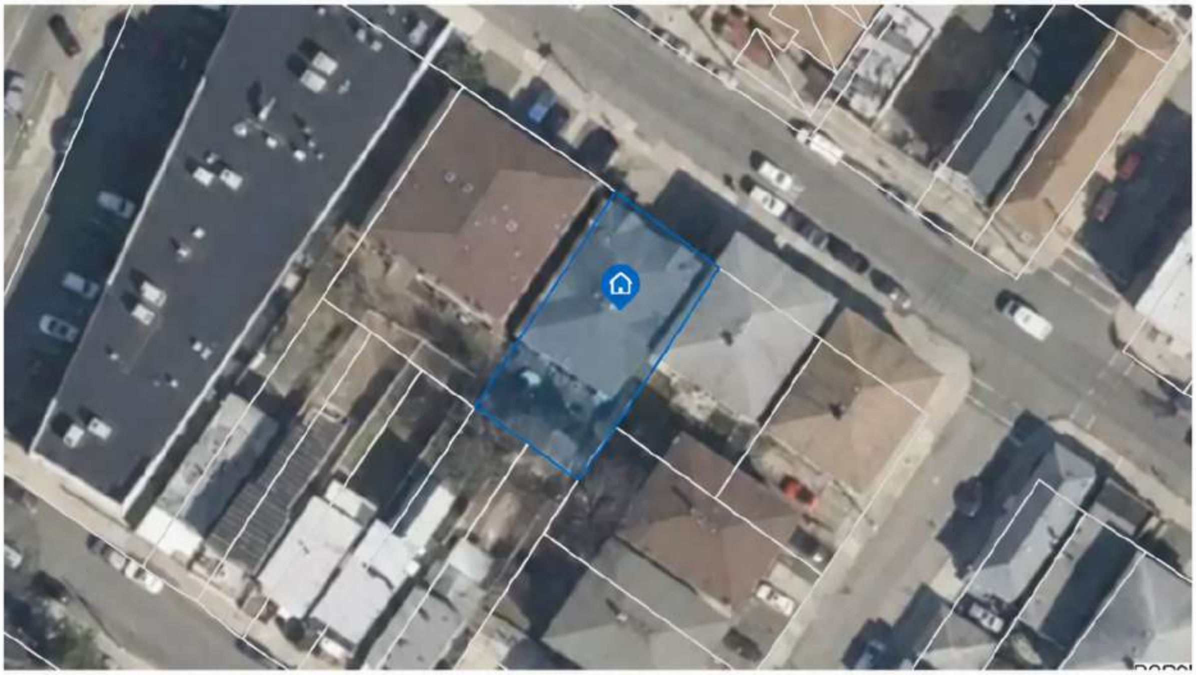

NYC
9TH ST
WALKER ST


FAIR-RIDGE SHOPPING CENTER
DOLLAR TREE
McDonald's
CVS pharmacy
CITY SUPERMARKET
DUNKIN'
Little Maria Plaza
BERGEN BLVD
WALKER ST

480 Walker st, , Fairview, NJ


BALCONY
4'5" x 6'11"
PRIMARY BEDROOM
12'4" x 14'2"
BEDROOM
10'1" x 10'3"
BEDROOM
9'1" x 10'3"
DINING AREA
9'5" x 10'9"
LIVING ROOM
11'2" x 15'11"
HALL
15'1" x 2'11"
BATHROOM
7'0" x 5'6"
W.I.C
BATHROOM
7'7" x 6'1"
KITCHEN
11'10" x 9'6"
STORAGE
7'11" x 6'10"

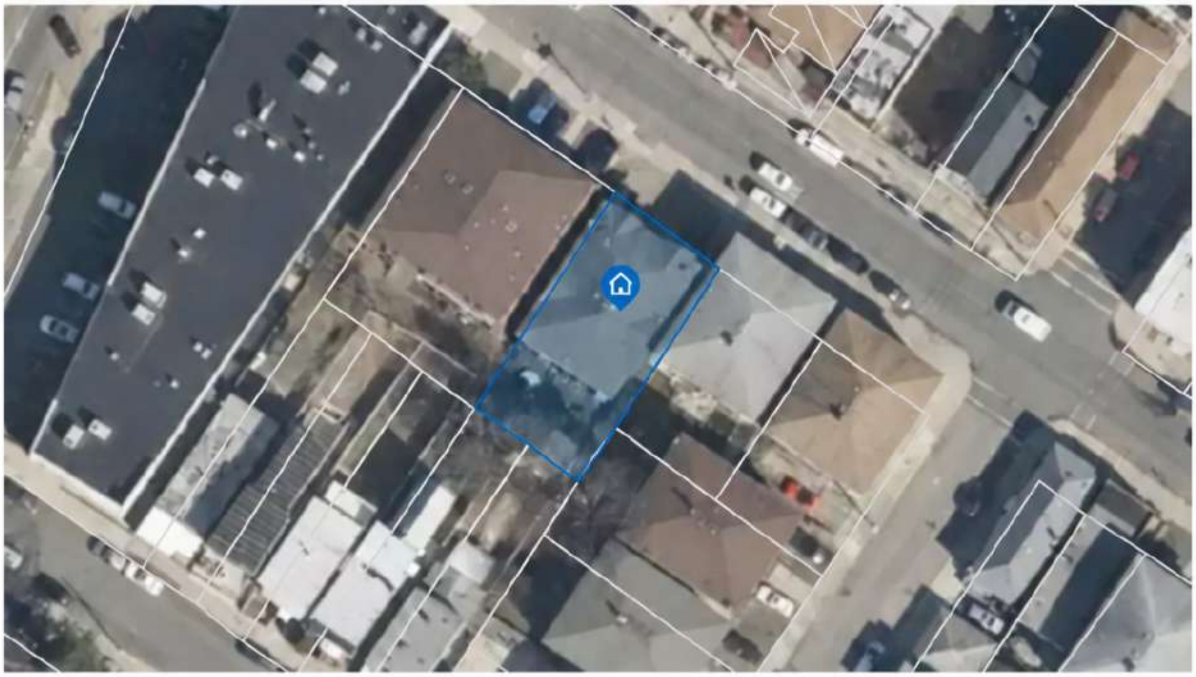
FEMA Flood



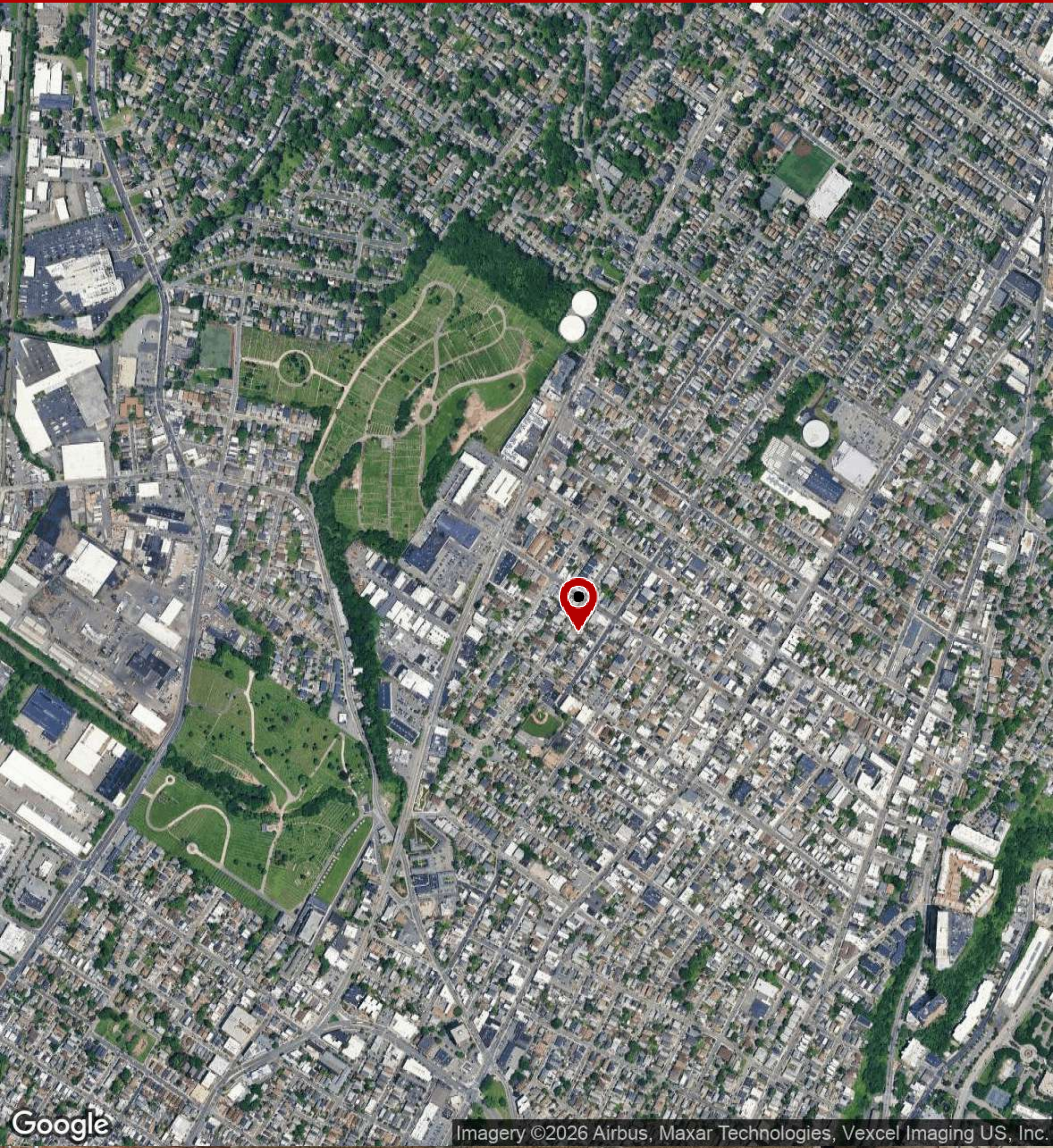
Code	Code Description	Area	Panel #	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	0.11 (100%)	34003C0278H	No

- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Undetermined

DEP Wetlands



Description	Area
This parcel does not appear to have any relations with DEP Wetlands	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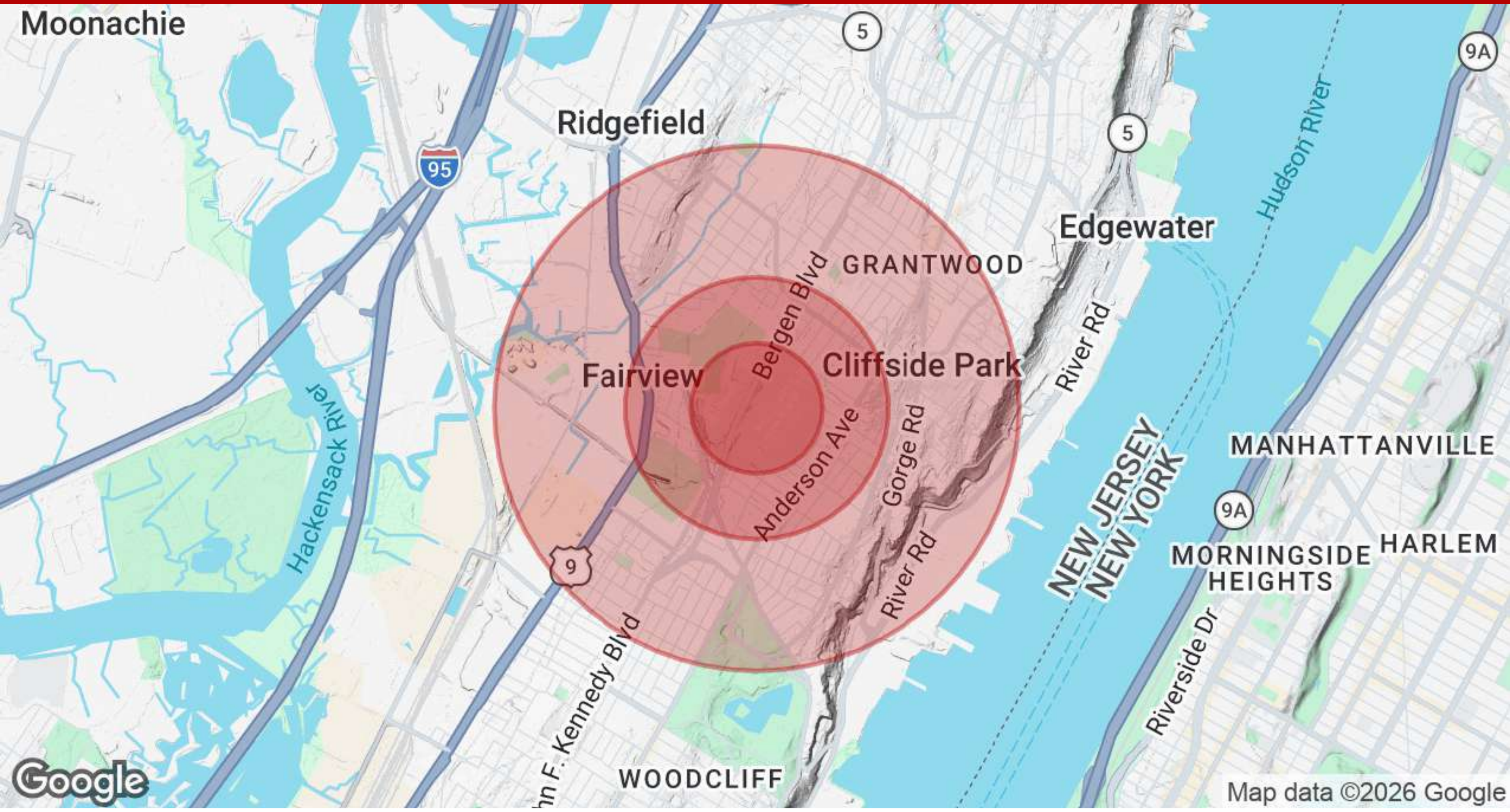

Population	**0.25 Miles**	**0.5 Miles**	**1 Mile**
Total Population	3,970	15,756	52,490
Average Age	33.2	35.5	39.0
Average Age (Male)	32.8	36.3	38.9
Average Age (Female)	35.5	37.3	41.0

Households & Income	**0.25 Miles**	**0.5 Miles**	**1 Mile**
Total Households	1,476	5,674	20,245
# of Persons per HH	2.7	2.8	2.6
Average HH Income	$107,722	$104,782	$116,334
Average House Value	$488,763	$461,338	$544,501

2023 American Community Survey (ACS)

Bruce Elia Jr.

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NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over $500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

KW Commercial Advertised on 300+ Websites
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Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

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