



4,000 SF Industrial/Development Building For Sale

109-111 71ST ST, GUTTENBERG, NJ 07093



OFFERING MEMORANDUM

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

PRESENTED BY:

BRUCE ELIA JR.
Broker-Associate
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NJ #0893523

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4,000 SF INDUSTRIAL/DEVELOPMENT BUILDING FOR SALE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ZONING SUMMARY

AERIAL VIEW

ZONING MAP

SURVEY OF PROPERTY

PROPERTY PLAN

RENDERING OF NEW PROPERTY BUILD

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

The Elia Realty Group and KW Commercial are proud to present an exciting new opportunity to own a piece of Guttenberg, NJ! The property sits with a current 4,000 SF industrial manufacturing building on it and is flat at ground level with an approx. 4,000 SF lot size.

PROPERTY HIGHLIGHTS

- 4,000 SF Industrial Manufacturing Building
- Open Floor Plan Concept
- Lot Size: 3,964 SF
- 6-10 Unit Multi-family Development Opportunity
- Property Can be sold "Subject to Obtaining Approvals to Build"
- Thriving Area of New Developments All Over
- R-1 Zoning - Low Density Housing

OFFERING SUMMARY

Sale Price:	\$798,888
Number of Units:	1
Lot Size:	3,964 SF
Building Size:	+/-4,000 SF
Proforma NOI:	\$64,600.00
Proforma Cap Rate:	8.09%

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,607	13,250	34,492
Total Population	11,166	31,173	84,088
Average HH Income	\$76,208	\$79,293	\$80,793



Property Description



PROPERTY DESCRIPTION

The property has an older industrial manufacturing building that is great to renovate and lease out as an investor, or purchase and develop multi-family housing on it.

LOCATION DESCRIPTION

Guttenberg (/ˈɡʌtənbɜːrg/ GUT-ən-burg) is a town in the northern part of Hudson County, in the U.S. state of New Jersey. In the 2020 Census, it was the most densely populated incorporated municipality in the United States, as well as one of the most densely populated municipalities worldwide, with 57,116 inhabitants per square mile (22,053/km²) of land area.[19] Only four blocks wide, Guttenberg has been variously ranked as the ninth-smallest municipality in the state (based on data from the U.S. Census Bureau) or as the state's seventh-smallest municipality (based on data from the New Jersey Department of Environmental Protection).

As of the 2020 United States census, the town's population was 12,017, an increase of 841 (+7.5%) from the 2010 census count of 11,176, which in turn reflected an increase of 369 (+3.4%) from the 10,807 counted in the 2000 census.[24] As of the 2010 Census, almost one-fifth of the town's population resided in the Galaxy Towers, a trio of residential skyscrapers overlooking the Hudson River.

The current population growth and density in Guttenberg represents a significant change since 1983, when it was described by The New York Times, as "an old community of two-story row houses, small stores and light industry." Based on data from the 2017 Population Estimates Program showing that the town had a population density of 58,800 inhabitants per square mile (22,700/km²), the highest in the state, Dave Sheingold of Northjersey.com described Guttenberg as "America's most crowded place".

SITE DESCRIPTION

The site sits flat on ground level.

POWER DESCRIPTION

200 Amps

GAS DESCRIPTION

Natural



Property Details

Sale Price

\$798,888

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	R-1
Lot Size	3,964 SF
Lot Frontage	40 ft
Lot Depth	100 ft
Corner Property	No
Waterfront	No
MLS #	To Be Listed
Power	Yes
Rail Access	No

LOCATION INFORMATION

Building Name	4,000 SF Industrial/Development Building For Sale
Street Address	109 71st Street
City, State, Zip	Guttenberg, NJ 07093
County	Bergen
Market	Northern, NJ

BUILDING INFORMATION

Building Size	3,420 SF
NOI	\$64,600.00
Cap Rate	8.09
Occupancy %	1.0%
Tenancy	Single
Number of Cranes	0
Minimum Ceiling Height	12 ft
Office Space	1,000 SF
Number of Floors	2
Average Floor Size	3,420 SF
Year Built	1920
Year Last Renovated	2000
Warehouse %	75.0%
Framing	Petition Walls
Condition	Average
Free Standing	Yes
Number of Buildings	1

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	0

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Elevators	None
Freight Elevator	No
Central HVAC	Yes
HVAC	Yes
Gas / Propane	Yes



	Current Zone
Site Area Total	3,962 sf
Zoning District	R-1

Bulk and Density Standards

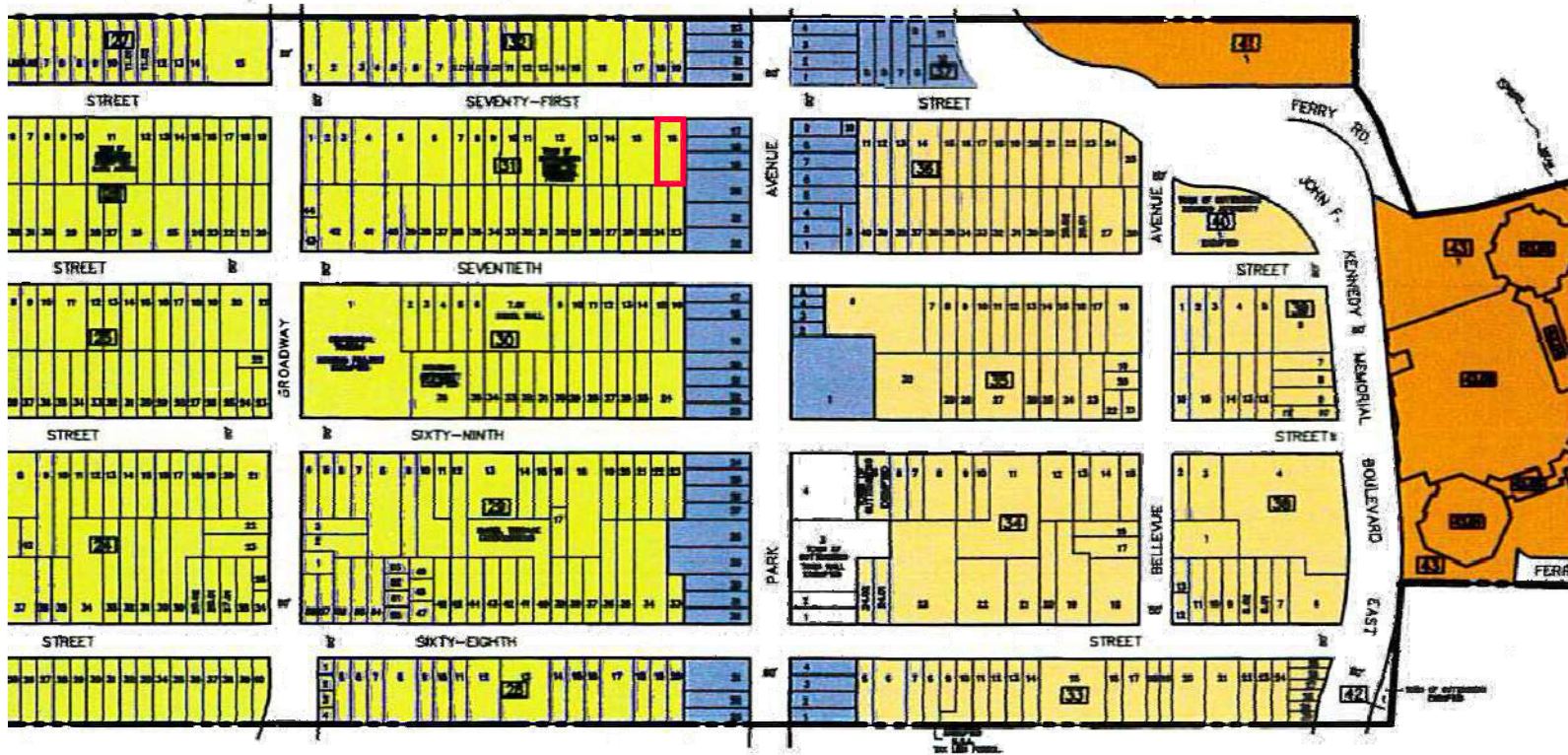
Minimum Lot Area	10,000 sf
Maximum Building Coverage	50 %
Front Setback	10 ft
Rear Setback	25 ft
Side Setback (each)	5 ft
Building Height	45.00 ft
Building Height Residential Floors	3 stories

Parking and Loading Standards

Residential Parking (minimum)	1:1
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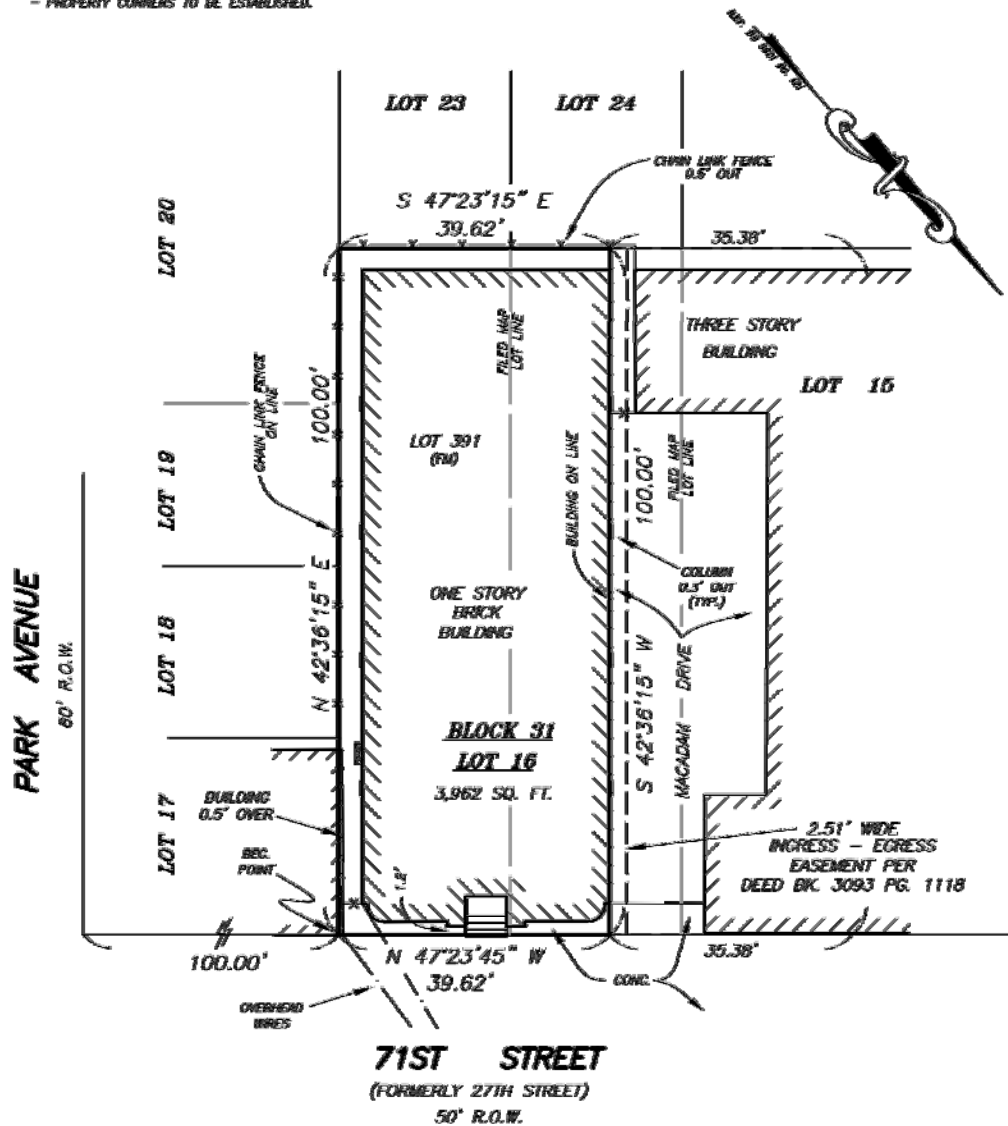


WEST NEW YORK

ZONE LEGEND

	R-1 LOW DENSITY RESIDENTIAL
	R-2 HIGH DENSITY RESIDENTIAL
	R-3 WATERFRONT RESIDENTIAL
	R-4 MID-RISE MIXED USE
	C COMMERCIAL
	P PARKS AND RECREATION

NOTE: - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - PROPERTY CORNERS TO BE ESTABLISHED.



THIS SURVEY IS CERTIFIED TO:

- MAYN METZLER
- ZOCCELLI, PC; JOSEPH ZOCCELLI, Esq.
- TITLE CONSULTING SERVICES, LLC (TCS8712)
- CHICAGO TITLE INSURANCE COMPANY
- WEBSTER BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

Reference Filed Map :
MAP OF NEW VILLAGE
OF GUTTENBERG

Map No. 721
 Date Filed 06-07-1853
 Lot No. 391 & PT. 392
 Block No. 27

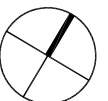
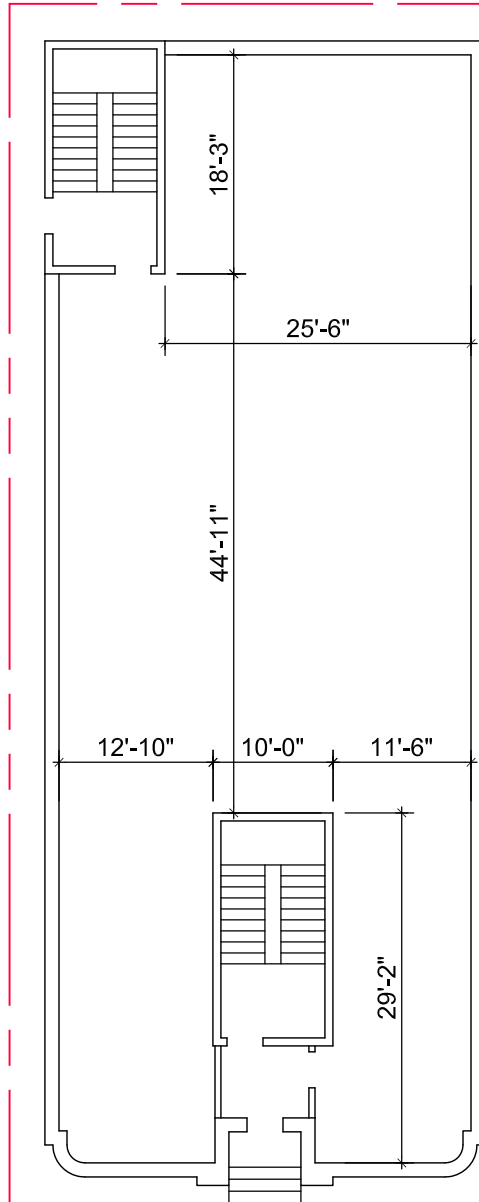
Map of Survey
109-111 71ST STREET
BLOCK 31 LOT 16
TOWN OF GUTTENBERG, HUDSON COUNTY
NEW JERSEY

SCALE : 1"=20' DATE : 10-18-2017 BOOK PAGE FILE NO. 17-325

Templin Engineering Associates
Engineering - Surveying
 861 EISENHOWER AVENUE
 BRIDGEWATER, NJ 08807

Robert J. Templin
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 Professional Engineer and Land Surveyor
 N.J. License No. 25136

PHONE: (908) 231-1818 FAX: (908) 231-1894





FitzGerald

Perspective

109 West 71st Street, Guttenberg
Guziec Realty
02/01/18

A2-1

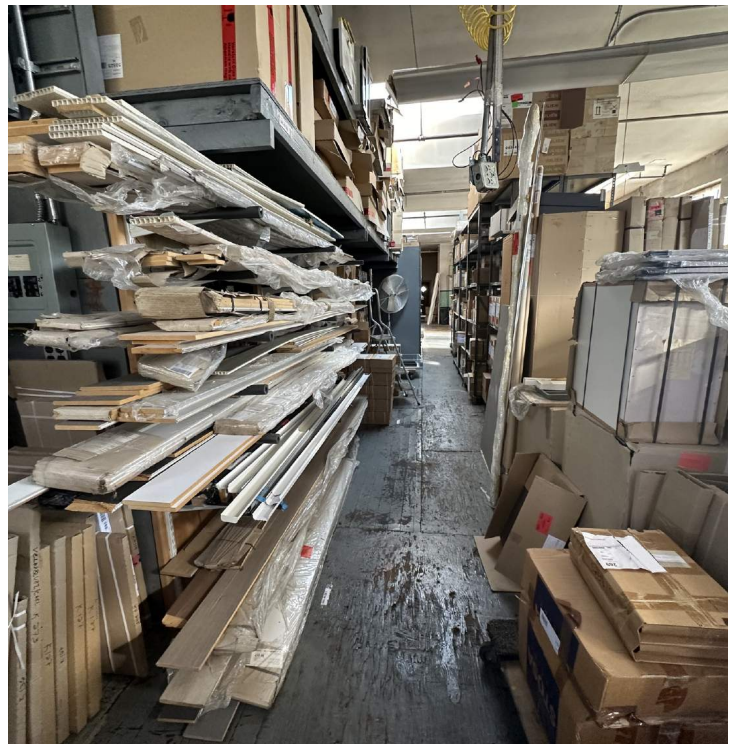
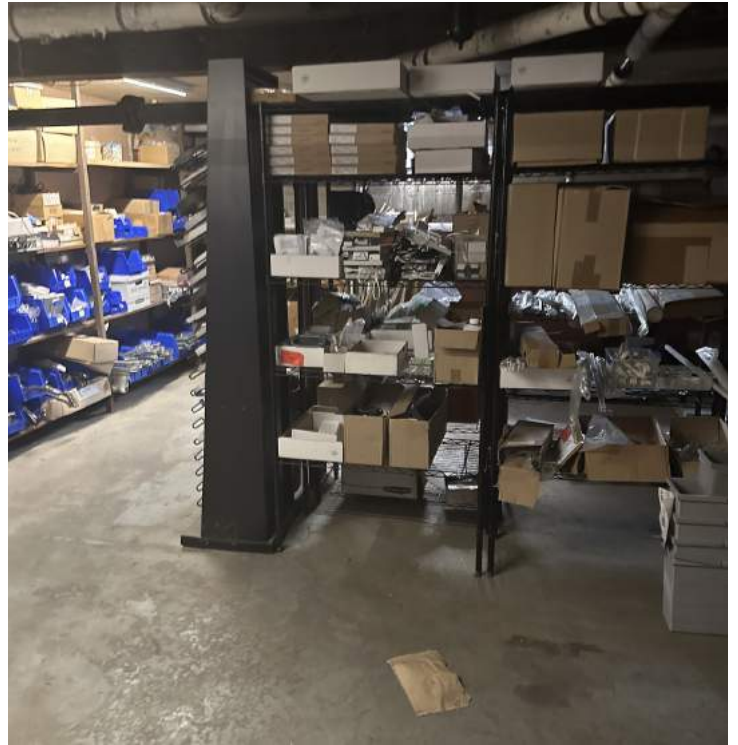
Additional Photos



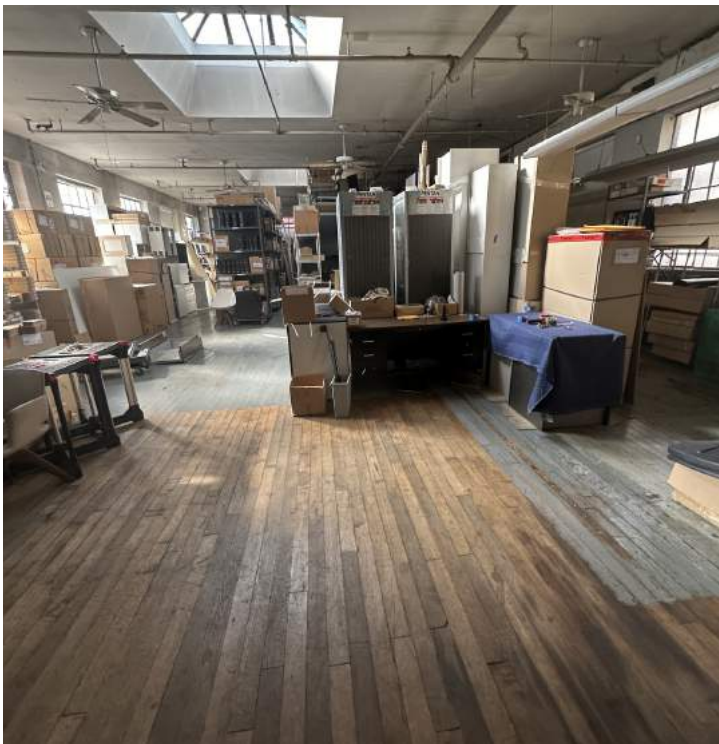
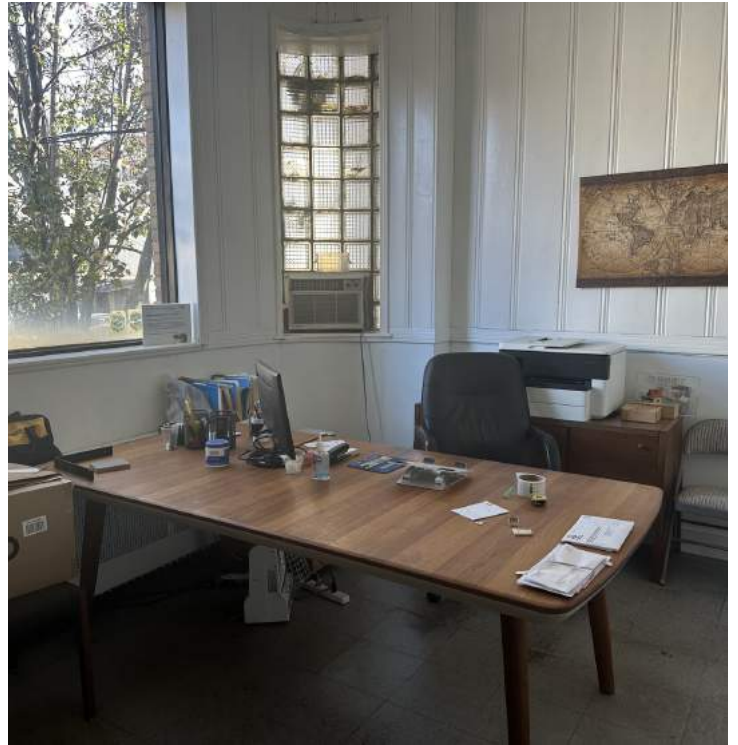
Additional Photos



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Additional Photos



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LOCATION INFORMATION

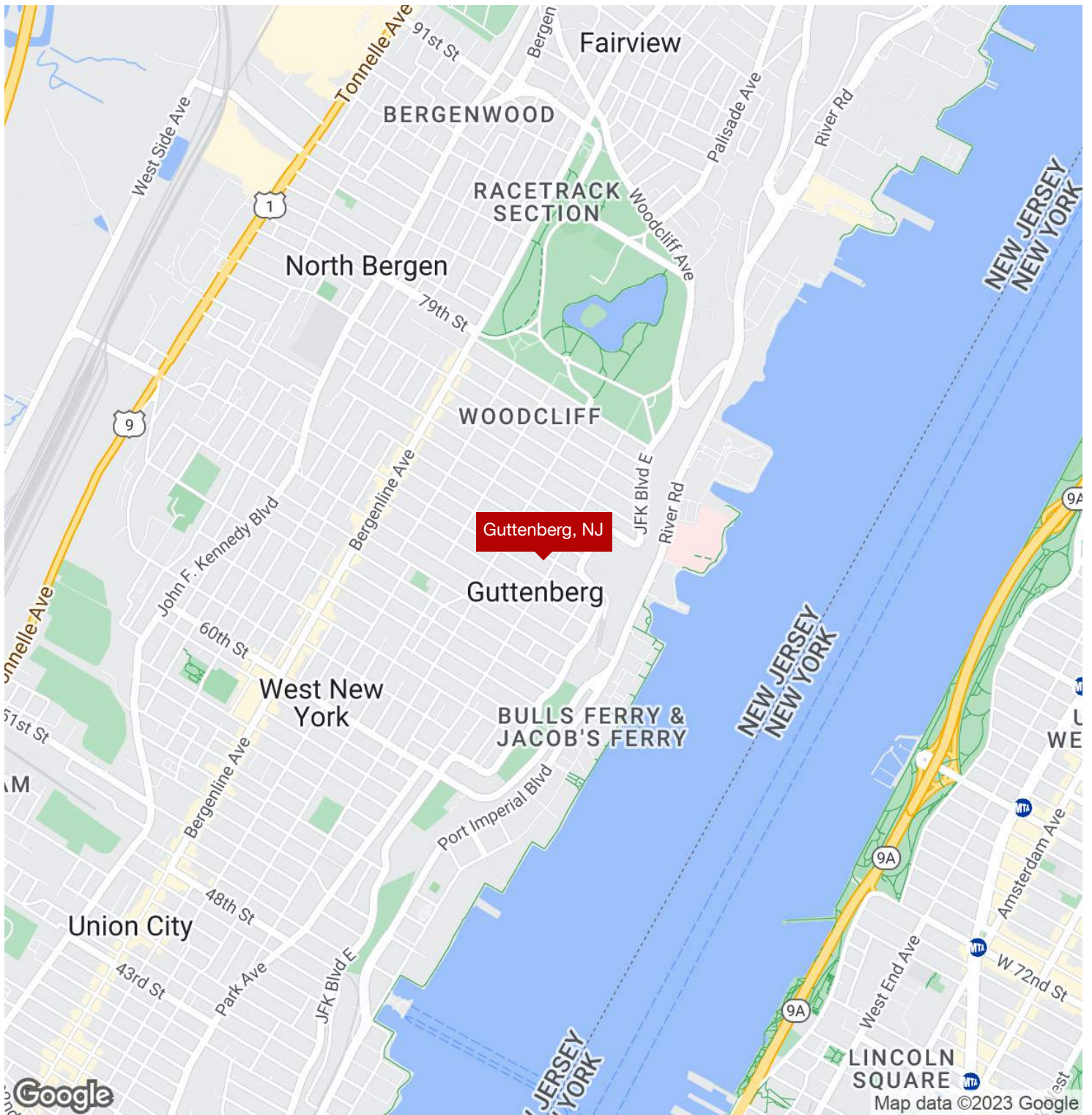
2

REGIONAL MAP

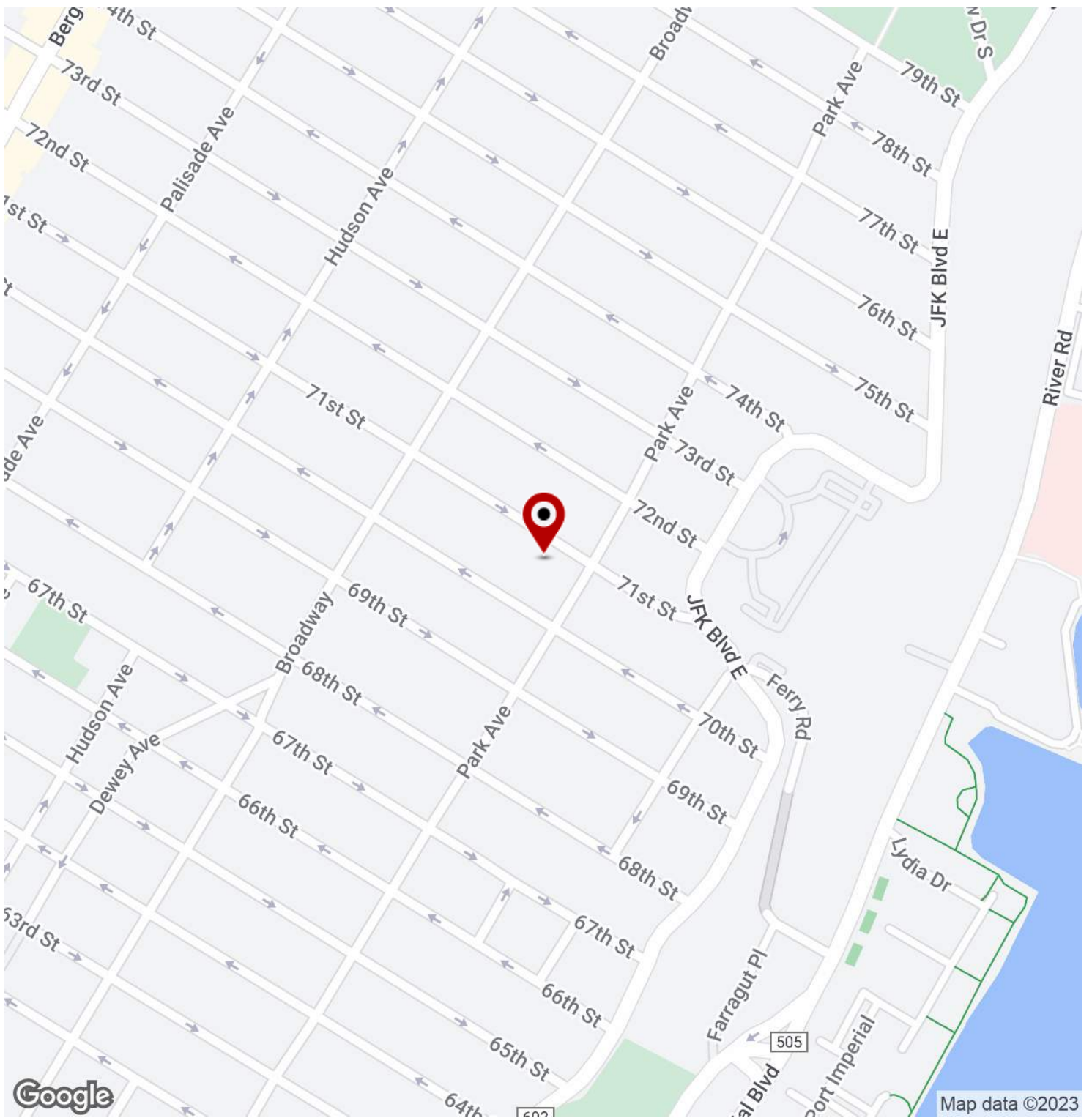
LOCATION MAP

AERIAL MAP

Regional Map



Location Map

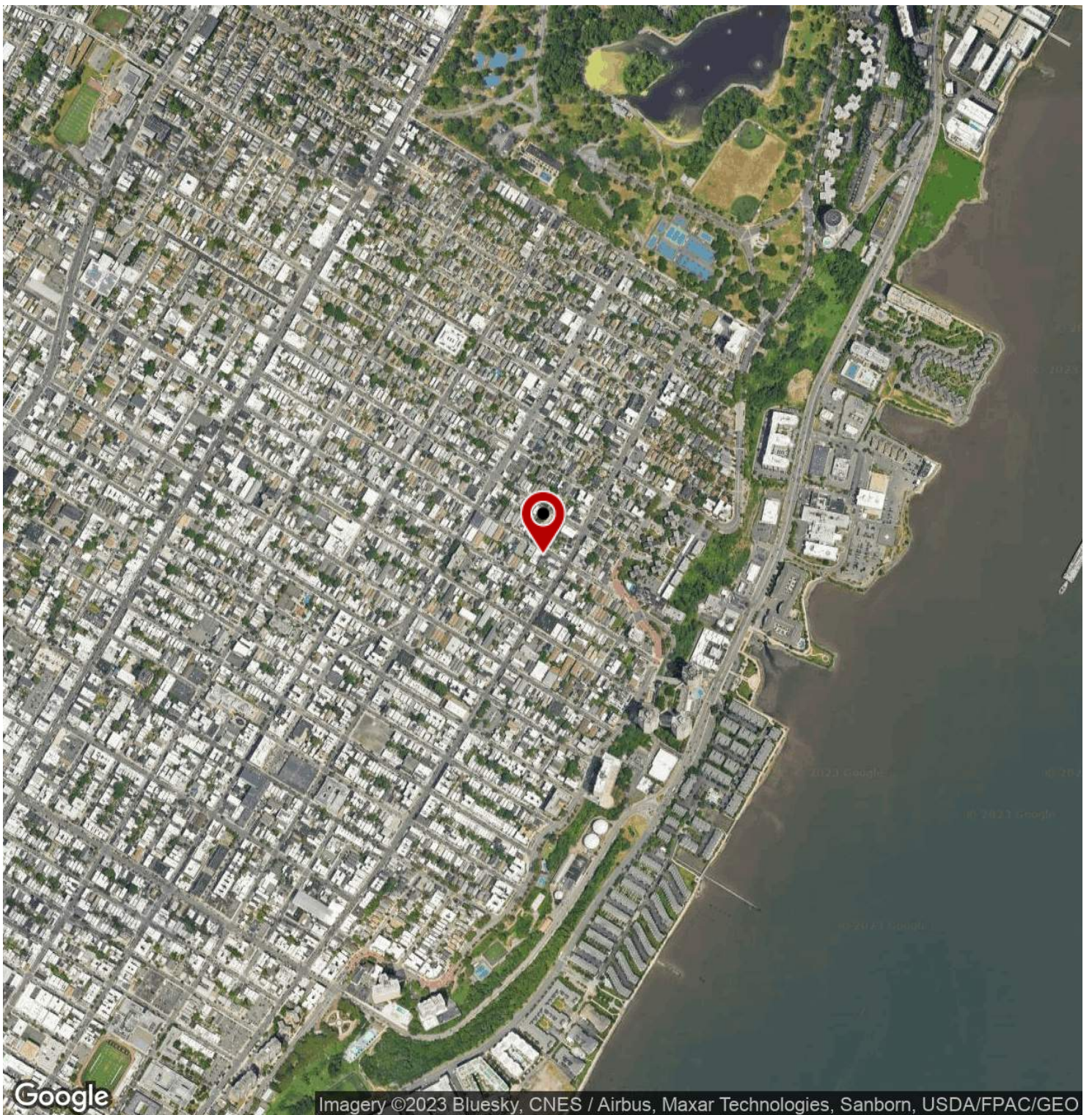


Google

Map data ©2023



Aerial Map



4,000 SF INDUSTRIAL/DEVELOPMENT BUILDING FOR SALE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

Financial Summary

INVESTMENT OVERVIEW

	EXISTING INDUSTRIAL BUILDING PROFORMA PROJECTION
Price	\$798,888
Price per SF	\$234
Price per Unit	\$798,888
GRM	15.57
CAP Rate	8.09%
Cash-on-Cash Return (yr 1)	5.80%
Total Return (yr 1)	\$22,650
Debt Coverage Ratio	1.32

OPERATING DATA

	EXISTING INDUSTRIAL BUILDING PROFORMA PROJECTION
Gross Scheduled Income	\$68,000
Other Income	\$17,634
Total Scheduled Income	\$85,634
Vacancy Cost	\$3,400
Gross Income	\$82,234
Operating Expenses	\$17,634
Net Operating Income	\$64,600
Pre-Tax Cash Flow	\$15,744

FINANCING DATA

	EXISTING INDUSTRIAL BUILDING PROFORMA PROJECTION
Down Payment	\$271,388
Loan Amount	\$527,500
Debt Service	\$48,856
Debt Service Monthly	\$4,071
Principal Reduction (yr 1)	\$6,906



Income & Expenses

INCOME SUMMARY	4,000 SF INDUSTRIAL/DEVELOPMENT BUILDING FOR SALE
Commercial Lease at \$17/ft	\$68,000
CAM Reimbursements	\$17,634
Vacancy Cost	(\$3,400)
GROSS INCOME	\$82,234
EXPENSES SUMMARY	4,000 SF INDUSTRIAL/DEVELOPMENT BUILDING FOR SALE
Taxes	\$13,634
Insurance	\$2,800
Repair and Maintenance	\$1,200
OPERATING EXPENSES	\$17,634
NET OPERATING INCOME	\$64,600



4,000 SF INDUSTRIAL/DEVELOPMENT BUILDING FOR SALE

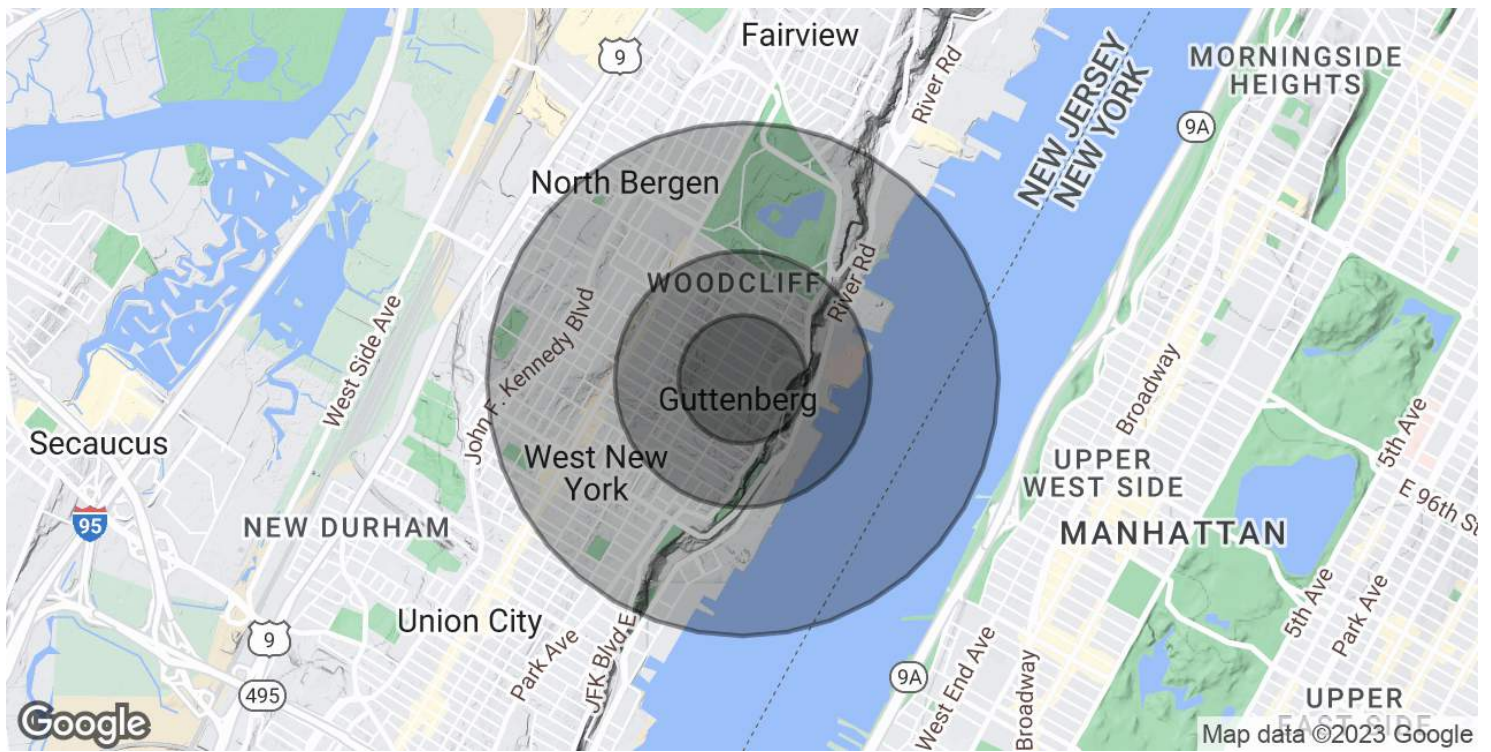
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

ADVISOR BIO OF ELIA REALTY GROUP CEO - BRUCE ELIA JR

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,166	31,173	84,088
Average Age	39.2	38.1	38.9
Average Age (Male)	35.3	35.2	36.3
Average Age (Female)	42.7	40.5	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,607	13,250	34,492
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,208	\$79,293	\$80,793
Average House Value	\$281,829	\$301,825	\$326,494

* Demographic data derived from 2020 ACS - US Census



Advisor Bio Of Elia Realty Group CEO - Bruce Elia Jr



BRUCE ELIA JR.

Broker-Associate

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NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Realtor® 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 Realtor® in 2009 and is now a founding partner and co-owner 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 todays 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) represents 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
 Crexi
 Co-Star & Loopnet
 NJMLS
 HCMLS
 GSMLS
 Eastern Bergen County Board of Realtors

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