

# 2 Property Investment Portfolio

428 – 434 W Grand Avenue, Rahway, NJ

For Sale \$1,650,000.00

1689 Oliver Street, Rahway, NJ



**MAJOR PRICE  
REDUCTION  
INCREASED CAP RATE**

## PROPERTY HIGHLIGHTS: 2 Story Building on .13 Acre Lot

- 3 Apartment Rentals : 2<sup>nd</sup> Floor
  - Unit 428 \$1,075 Per Mo / 1 Bedroom
  - Unit 430 \$1,800 Per Mo (month to month) / 3 Bedroom
  - Unit 434 Owner Occupied / Est \$1,200 Per Mo / 1 Bedroom
- 2 Storefronts : 1<sup>st</sup> Floor
  - Unit 428 300 SF / (1) Skincare / \$755 Per Mo (month to month)
  - Unit 434 (1) Vacant Restaurant w/ Kitchen
    - \*Former Tenant was paying \$2,000 Per Mo
    - \*New Rental Rate Est to be \$2,500 Per Mo
- **Estimated Total Rental - \$88,000**

## PROPERTY HIGHLIGHTS: 2 Story House on 0.1327 Acre Lot

- Fully Occupied Two –Unit Building on 0.1327 Acre Lot
  - 1<sup>st</sup> Floor Unit \$1,336 Per Mo / 1 Bedroom / 1 Year Thru Sept 2025
  - 2<sup>nd</sup> Floor Unit \$1,400 Per Mo (month to month) / 1 Bedroom
  - Landlord Pays Heat (\$900 Per Year) – 1 Furnace for Both Units
- Total Rental Income of \$2,736 Per Month / \$32,832 Per Year

## ADDITIONAL NOTES

- Brand New Hot Water Heaters
- Within Walking Distance to Rahway NJ Transit Line (No Jersey East Coast Line)
- Water Bill for Both Properties - \$3,600 Per Year
- Taxes Per Year - \$21,000

**ESTIMATED TOTAL RENTAL FOR 2 PROPERTIES: \$120,800 Per Year**

For Additional Information Contact Exclusive Broker:

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