

CONDO-APARTMENT FOR SALE

CALL FOR THE PRICE

9 E.18th Street
Bayonne, NJ

LOFT BUILDING



“Built for condos”



Now Rented as Apartments

4 Sotry Residential Condo Building

Each Floor 3,000sf. Small Units (2beds) X 3/ 963sf.
Larger Units (2beds) X 3/1,455sf.
Total 6 Units Condo on 2nd,3rd and 4th Floor.
Ground Floor: 2,500sf retail space (For Commercial)

Lot: 25' X 125'
Building: 12,500sf

INCOME

\$3,500 X 3 units + \$2,750 X 2 units + \$2,600 X 1 unit
Sub Total: \$223,200/yr
Additional Projected Income:
1st Fl/Storage: \$2,500 X 12= \$30,000 (Owner Using)
1st Fl/ Office: \$1,000 X 12= \$12,000 (Owner Using)
Grand Total: \$265,200

All tenants have own Utility meters
Owner's Expenses: \$66,600
Real Estate Tax: Approx. \$57,000/yr ***
Insurance: approx.\$4,000/yr
Water: \$800 X 4= \$3,200/yr
Electric (Common Area): \$2,400/yr

Current NOI:\$ 198,600 Plus (Decreased Tax)

***Significant Upside Through Pending Tax Reduction

The owner has initiated the de-condominium conversion process to transition the property from individual condominium ownership to a conventional multifamily apartment building. As a result, the property is anticipated to benefit from a significant reduction in annual real estate taxes effective in 2027, subject to governmental approval. This tax savings is expected to materially improve the property's cash flow, NOI, and long-term asset value.

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2 BED ROOM CONDO
1,455SF (3UNITS)



UNIT 2B	1,455 SQ.FT.
UNIT 3B	1,455 SQ.FT.
UNIT 4B	1,455 SQ.FT.
SCALE 1/8" = 1'-0"	

A scale bar showing measurements from 0 to 20 feet, with increments of 5 feet.



1BED ROOM CONDO
963SF (3UNITS) ~

UNIT 2A	963 SQ.FT.
UNIT 3A	963 SQ.FT.
UNIT 4A	963 SQ.FT.
SCALE 1/8" = 1'-0"	

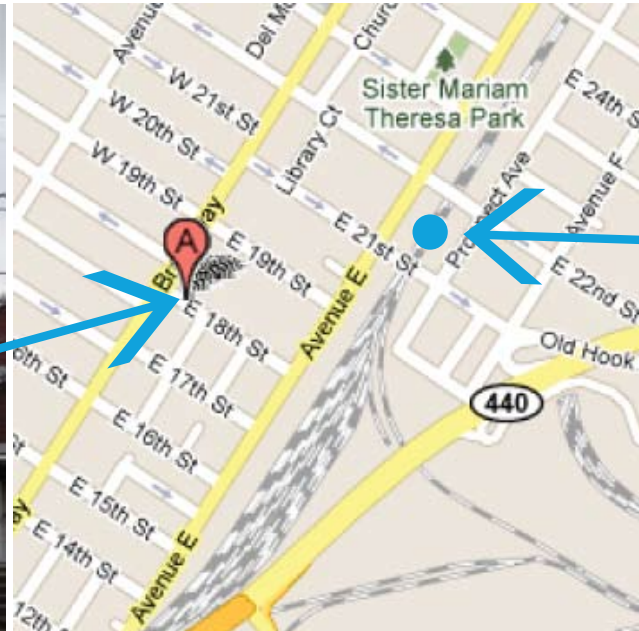
A scale bar showing measurements from 0 to 20 feet, with increments of 5 feet.

GROUND FLOOR
AS A COMMERCIAL
2,500SF



CONDO BUILDING 9 E. 18th St Bayonne NJ

It's located only 5 minutes walk distance from Train Station to go to Manhattan.



Train Station