

197-199 12th Ave, Paterson, NJ 07501

\$3,850,000

10 Units | Fully Occupied | New Construction | 6.25% CAP

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Listing Added: 08/08/2025 Listing Updated: 08/09/2025



Details

Multifamily	Property Type	\$3,850,000	Asking Price
Stabilized	Investment Type	Apartment Building	Subtype
А	Class	Income Producing	Investment Sub Type
6.24%	Pro-Forma Cap Rate	6.24%	Cap Rate
08/08/2025	Occupancy Date	100%	Occupancy
\$240,243	Pro-Forma NOI	\$240,243	NOI
2025	Year Built	10	Units
3	Stories	1	Buildings
\$500/SqFt	Price/SqFt (Land Value)	7,700	Lot Size (SqFt)
\$385,000	Price/Unit	Yes	Broker Co-Op
		For sale by owner	Sale Condition

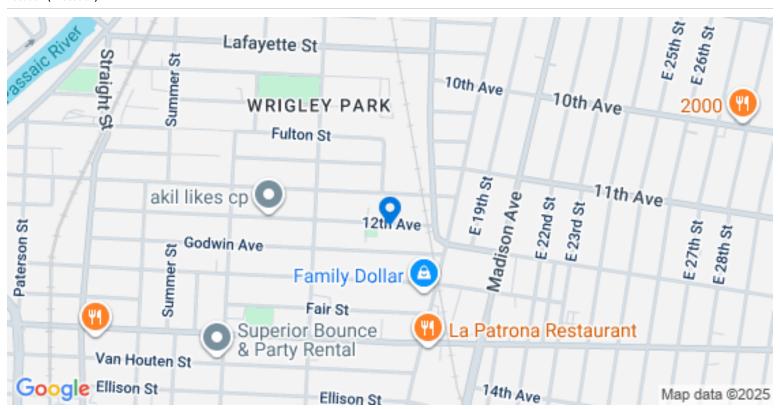
Marketing Description

New Construction! Fully Occupied! All Utilities Separated...including gas, electric, & water! AND A RARE...a <u>30-Year Tax Abatement!!!</u> Newly constructed Dec 2024, this 10-unit multifamily consists of (4) 2B/1B units + (6) 1B/1B units, complemented with (15) parking spaces.

This property is being offered fully occupied, at a strong 6.25% cap rate. All units are finished in a modern aesthetic, with stainless steel appliances, and washer & dryers in every unit. Contact for a fully video walkthrough tough, of the exterior, garage, interior common areas, & units. This is a great income producing, turn key property, with minimal maintenance.

Full video tour of each unit available upon request & registration.

Location (1 Location)



Property Photos (25 photos)

















