



**Joseph
Aziz** real
estate.

201-708-5067
JosephAzizRealEstate@icloud.com
JosephAzizRealEstate.com

—
**123 63rd St,
West New York, NJ 07093**



Specifications

Flood Zone	No
Lot	25x100
Building Sq Ft	5,115
Year Built	1920-1940
Units	10

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For Sale **\$1,400,000** | Cap Rate 6.63%
123 63Rd St West New York NJ 07093





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Rent Roll Total \$143,500/year

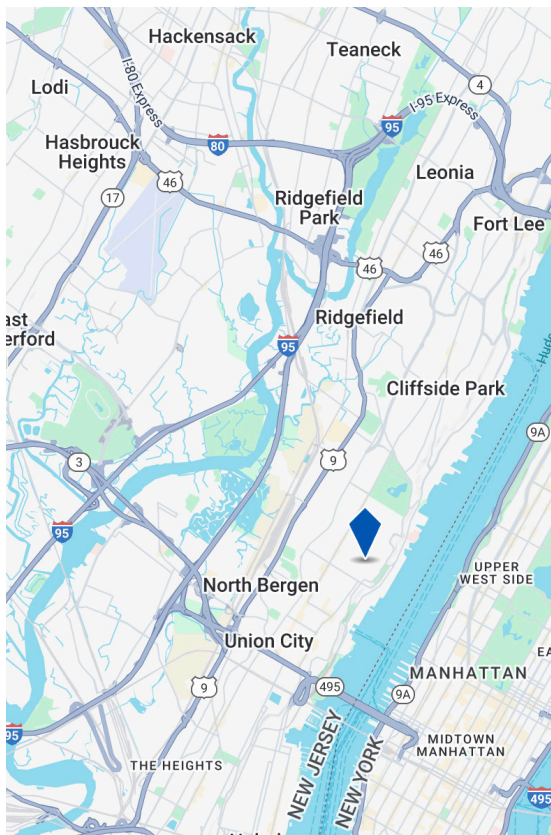
1	1 Bed	\$1,450
2	2 Beds	\$1,650
3	1 Bed	\$1,053
4	2 Beds	\$1,274
5	1 Bed	\$1,650
6	1 Bed	\$1,090
7	2 Beds	\$1,390
8	2 Beds	\$1,211
9	1 Bed	\$1,040
B	2 Beds	\$150

Total \$11,950/month

Expenses

Taxes	\$22,400
Average Water Bill	\$6,266/year
Average Sewer Bill	\$5,200/year
Average PSEG	\$4,843/year
Monthly Maintenance fee	\$12,000/year

Total \$50,709/year



TRANSPORTATION

TRANSIT/SUBWAY

Port Imperial		4 min drive	2.0 mi
Bergenline Avenue		4 min drive	1.5 mi
Tonnelle Avenue		5 min drive	1.9 mi
72 Street (1,2,3 Line)	1 2 3	17 min drive	6.3 mi
79 Street (1,2 Line)	1 2	17 min drive	6.9 mi

COMMUTER RAIL

Ny Moynihan Train Hall At Penn Station		14 min drive	5.1 mi
New York Penn Station (Njt)		13 min drive	4.9 mi
33 St (Path)		14 min drive	5.1 mi
Grand Central Terminal		15 min drive	5.9 mi
Grand Central		15 min drive	5.8 mi

AIRPORT

Newark Liberty International		16 min drive	12.6 mi
LaGuardia		30 min drive	13.6 mi