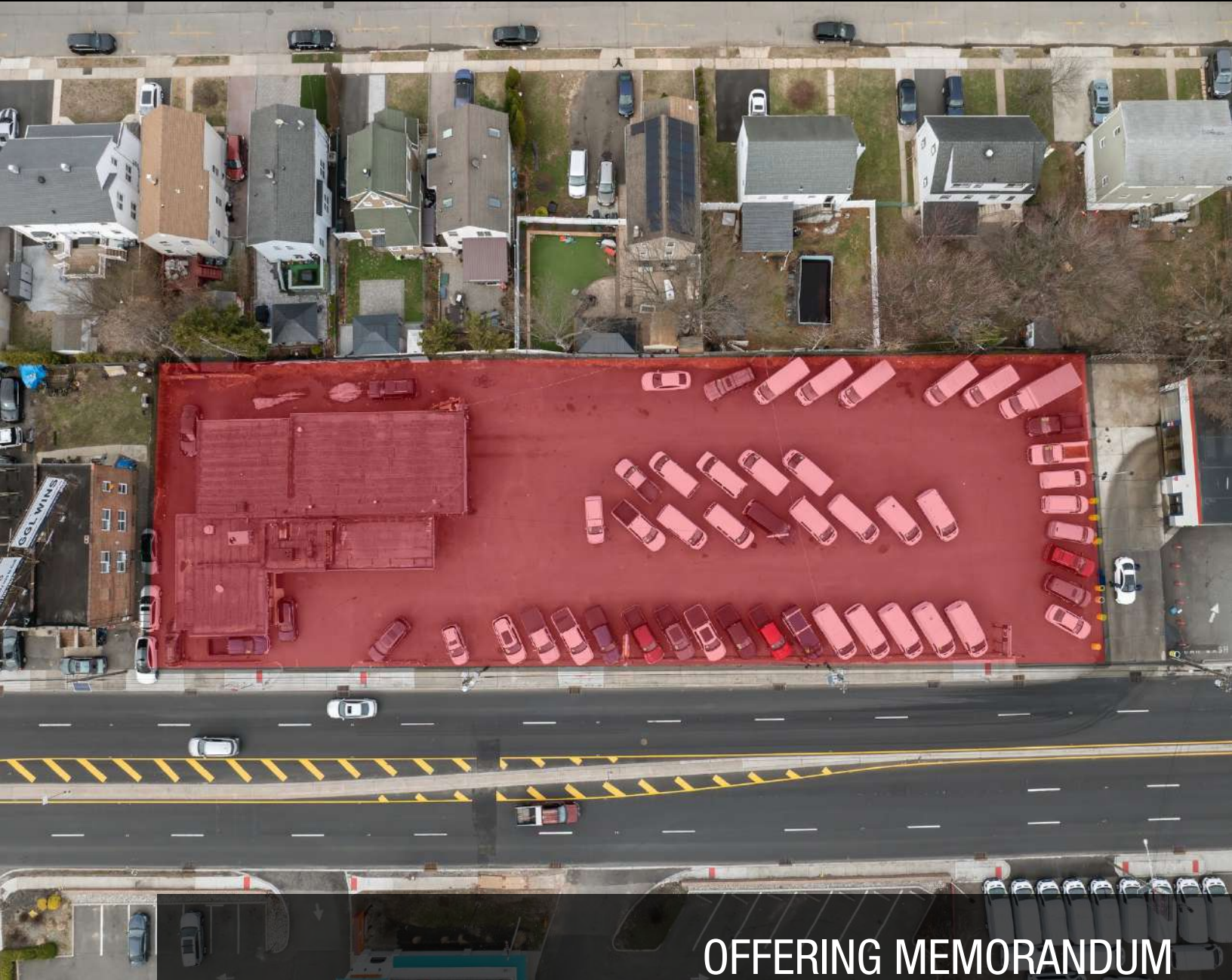


Route 46 Premier Motor Center Of Little Ferry

120-140 U.S. HIGHWAY 46 W, LITTLE FERRY, NJ 07643



OFFERING MEMORANDUM

PRESENTED BY:

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

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



120 U.S. HIGHWAY 46 W, LITTLE FERRY, NJ 07643

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAIL REPORT

PROPERTY DETAILS

FLOOR PLANS

TAX HISTORY

Property Summary



PROPERTY DESCRIPTION

Introducing a compelling investment opportunity at 120-140 Rt 46 West, Little Ferry, NJ, 07424. This thoughtfully renovated 5,000 SF building, originally constructed in 1970 and refurbished in 2022, embodies a blend of historic charm and modern functionality. Tailored for retail and street retail investors, this property presents a compelling addition to your portfolio. Positioned in the vibrant Little Ferry area, this property offers a solid foundation for future success. Uncover the potential within this distinctive property, perfectly suited for your retail or street retail investment endeavors.

PROPERTY HIGHLIGHTS

- High visibility along Rt 46
- Ample parking for tenants and visitors
- Customizable floor plans for versatility
- Strategic location with excellent accessibility
- 5,000 SF Building
- Renovated in 2022
- Built in 1970

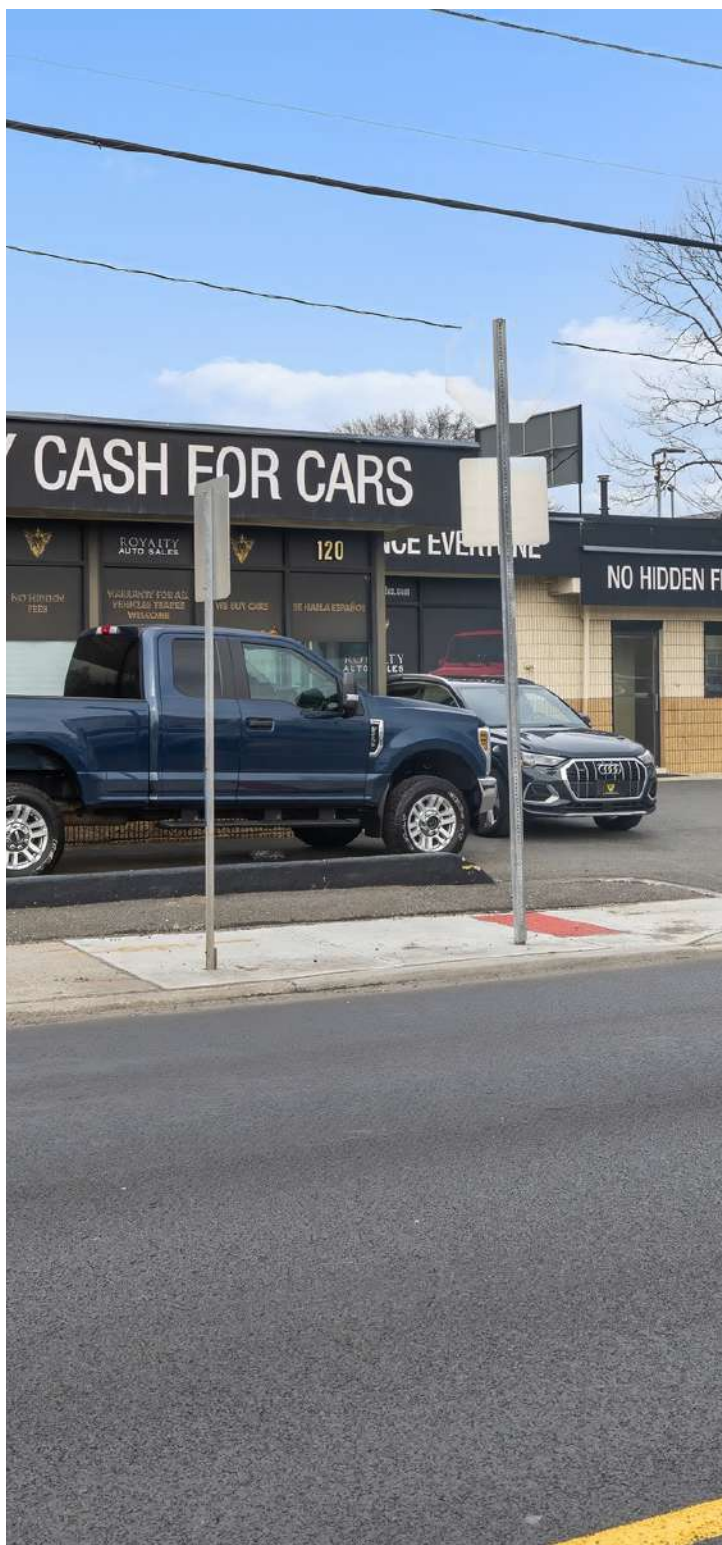


OFFERING SUMMARY

Sale Price:	\$5,300,000
Parking Spots:	125
Property Type:	Retail-Auto
Year Renovated:	2022
Lease Rate:	\$72.00 SF/YR + \$13.50 SF/YR CAM
Lot Size:	31,015 SF
Building Size:	5,000 SF
Drive-Ins:	4
Ceiling Heights:	12 Ft
Lavatories:	4

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	957	3,169	9,160
Total Population	2,015	7,158	23,170
Average HH Income	\$99,823	\$99,524	\$110,091

Property Description



PROPERTY DESCRIPTION

Introducing a compelling investment opportunity at 120-140 Rt 46 West, Little Ferry, NJ, 07424. This thoughtfully renovated 5,000 SF building, originally constructed in 1970 and refurbished in 2022, embodies a blend of historic charm and modern functionality. Tailored for retail and street retail investors, this property presents a compelling addition to your portfolio. Positioned in the vibrant Little Ferry area, this property offers a solid foundation for future success. Uncover the potential within this distinctive property, perfectly suited for your retail or street retail investment endeavors.

LOCATION DESCRIPTION

Discover the vibrant atmosphere and prime location of Little Ferry Township, NJ, a coveted destination for Retail and Street Retail investors. Nestled within close proximity to major roadways and surrounded by a mix of residential and commercial areas, the property offers excellent exposure and accessibility. Nearby attractions such as Willowbrook Mall and the charming shops and dining along Main Street create a dynamic environment for retail businesses to thrive. With a strong sense of community and a steady flow of foot traffic, this bustling area presents an enticing opportunity for retail investment.

SITE DESCRIPTION

The property offers strong frontage, excellent visibility, and direct exposure to substantial daily traffic, making it well-suited for auto sales, vehicle display, and related retail uses. Strategically located within a well-established commercial corridor, the site benefits from convenient regional access, strong surrounding retail activity, and a layout that supports customer access, circulation, and on-site parking.

EXTERIOR DESCRIPTION

Prominent automotive retail property with strong frontage, high visibility, paved display and parking areas, and excellent exposure along U.S. Route 46 in Little Ferry, NJ.

INTERIOR DESCRIPTION

Functional dealership interior with showroom, office, and customer service space, well-suited for automotive sales, administrative operations, and owner-user occupancy.

PARKING DESCRIPTION

125 Parking Spots



Property Detail Report

Property Detail Report

For property located at
140 Rt 46 W, Little Ferry, NJ 07643



APN: 30-00012-0000-00023-0000
Generation date: 03/25/2026

Owner(s) Information

Owners(s) name	Ugurlu Realty Llc	Owner For	12 years
Mailing Address	140 Rt 46 W	Absentee	No
City, State Zip	Little Ferry, NJ 07643	Corporate Owned	Yes

Location Information

County	Bergen	Lot Acres	0.712	Class 4 Code	218
Municipality	Little Ferry Borough	Lot Sq Ft	31,014.72	Building Class	
Block / Lot / Qual	12 / 23 / ---	Land Use	Commercial	Building Desc	1SCB4G
Additional Lots	---	Land Desc	310 X 100	Building Sq.Ft.	0
Census Code	340030291001008	Zoning	BH	Year Constructed	1975

Tax Information

Assessed Year	2026	Land Value	\$1,743,800	Tax Exemption	---
Tax Year	2025	Improved Value	\$687,900	Deductions (Amount)	0
Calculated Tax	\$49,333.87	Total Assessed Value	\$2,431,700	Tax Rate (2025)	2.436
Special Tax Codes	---			Tax Ratio (2025)	86.84

Last Market Sale

Sale / Rec Date	04/24/2014 - 08/11/2014	Buyer Name	HESS RETAIL STORES LLC	Seller Name	HESS CORPORATION
Sale Price	\$10	Buyer Street	1 HESS PLAZA	Seller Street	1 HESS PLAZA
Price / Sq.Ft.	---	Buyer City, State	WOODBRIIDGE, NJ	Seller City, State	WOODBRIIDGE, NJ
Book / Page	01725 / 02178				
Assessor Code	003				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
AE	---	34003C0256H	08/28/2019	0.71 (100%)	Yes



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Property Details

Sale Price

\$5,300,000

Lease Rate

**\$72.00 SF/YR + \$13.50 SF/YR
CAM**

LOCATION INFORMATION

Building Name	120 U.S. Highway 46 W, Little Ferry, NJ 07643
Street Address	120-140 Rt 46 West
City, State, Zip	Little Ferry, NJ 07424
County	Bergen County
Sub-market	Meadowlands
Township	Little Ferry Borough
Road Type	Highway
Market Type	Large
Nearest Highway	U.S. Route 46
Nearest Airport	Newark, La Guardia, & JFK within 60 minute drive

BUILDING INFORMATION

Building Size	5,000 SF
Occupancy %	0.0%
Tenancy	Single
Year Built	1970
Year Last Renovated	2022
Condition	Good
Roof	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	31,015 SF
Lot Frontage	310 ft
Lot Depth	100 ft
Corner Property	No
Traffic Count	40000

Amenities

High visibility, strong frontage, daily traffic exposure, on-site parking, vehicle display area, signage opportunity, easy ingress/egress, established commercial corridor, surrounding retail synergy, regional highway access.

Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

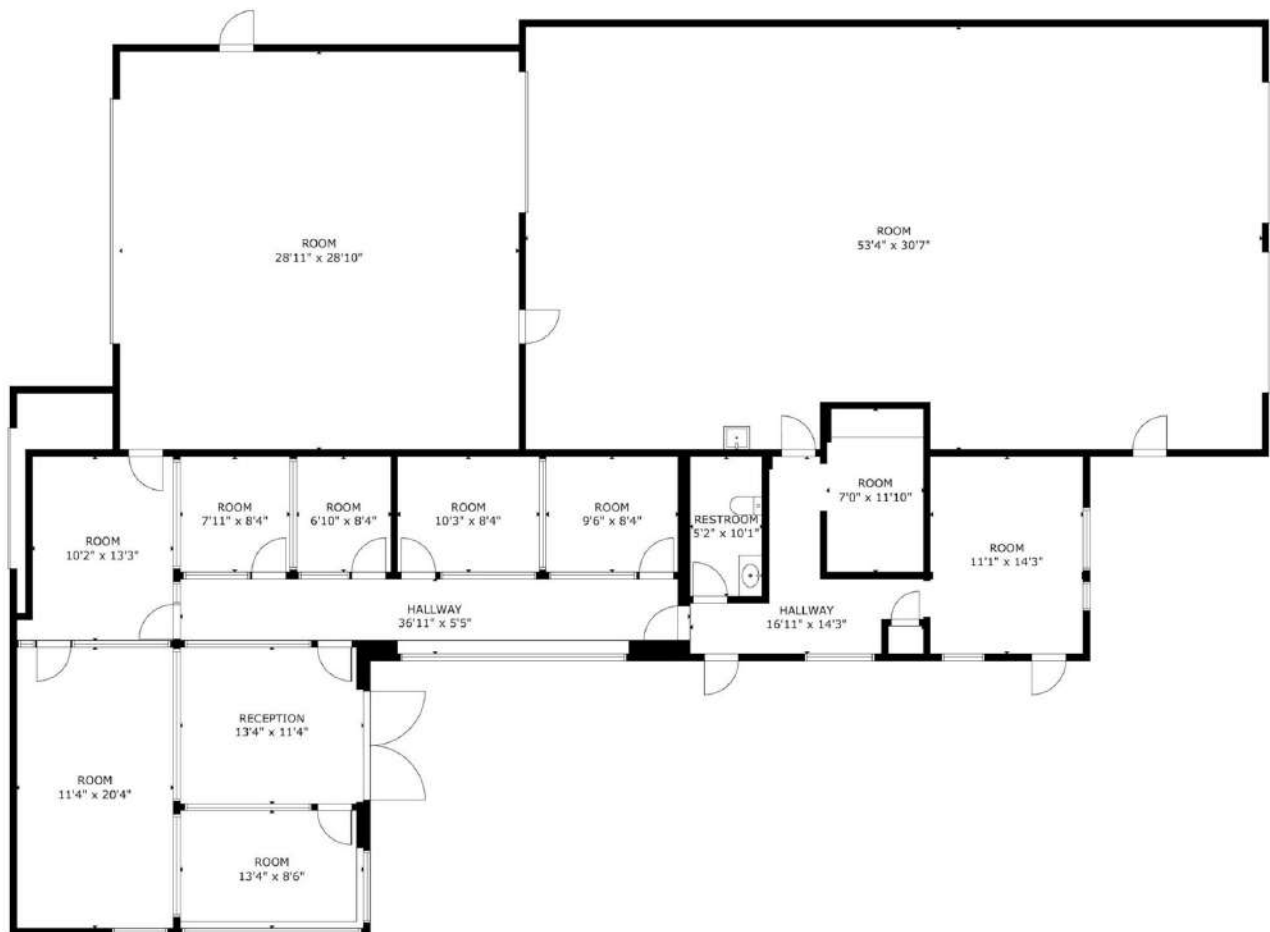
Street Parking	No
Parking Type	Surface
Number of Parking Spaces	125

UTILITIES & AMENITIES

Restrooms	1
Gas / Propane	Yes



Floor Plans



Tax History

Property Detail Report

For property located at

140 Rt 46 W, Little Ferry, NJ 07643

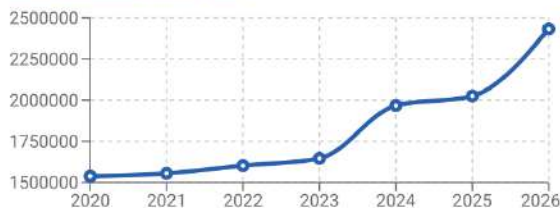


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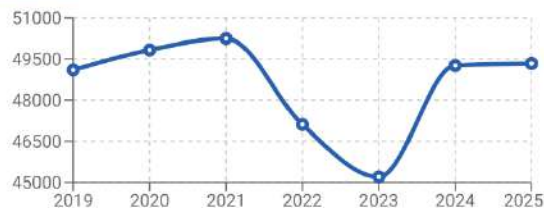
Generation date: 03/25/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$49,333.87	\$73.04	0.15%	\$1,356,300	\$668,900	\$2,025,200
2024	\$49,260.83	\$4,067.19	9%	\$1,356,300	\$610,200	\$1,966,500
2023	\$45,193.64	-\$1,917.9	-4.07%	\$1,085,000	\$560,200	\$1,645,200
2022	\$47,111.54	-\$3,135.12	-6.24%	\$1,085,000	\$515,800	\$1,600,800
2021	\$50,246.66	\$418.82	0.84%	\$1,085,000	\$468,700	\$1,553,700
2020	\$49,827.84	\$728.98	1.48%	\$1,085,000	\$451,000	\$1,536,000
2019	\$49,098.86	-\$267.6	-0.54%	\$1,085,000	\$421,100	\$1,506,100
2018	\$49,366.46	-\$447.85	-0.9%	\$1,085,000	\$410,500	\$1,495,500
2017	\$49,814.31	\$1,280.7	2.64%	\$1,085,000	\$406,000	\$1,491,000
2016	\$48,533.61	\$76.93	0.16%	\$1,085,000	\$362,900	\$1,447,900
2015	\$48,456.68	\$8,931.68	22.6%	\$1,085,000	\$361,900	\$1,446,900
2014	\$39,525.00	\$1,110	2.89%	\$1,300,000	\$200,000	\$1,500,000
2013	\$38,415.00	\$1,365	3.68%	\$1,300,000	\$200,000	\$1,500,000
2012	\$37,050.00	\$825	2.28%	\$1,300,000	\$200,000	\$1,500,000
2011	\$36,225.00	\$1,125	3.21%	\$1,300,000	\$200,000	\$1,500,000
2010	\$35,100.00	\$1,710	5.12%	\$1,300,000	\$200,000	\$1,500,000
2009	\$33,390.00	\$1,020	3.15%	\$1,300,000	\$200,000	\$1,500,000
2008	\$32,370.00	-\$9,437.7	-22.57%	\$1,300,000	\$200,000	\$1,500,000
2007	\$41,807.70	\$2,638.35	6.74%	\$1,705,000	\$324,500	\$2,029,500
2006	\$39,169.35	\$3,044.25	8.43%	\$1,705,000	\$324,500	\$2,029,500
2005	\$36,125.10	-\$774.9	-2.1%	\$1,705,000	\$324,500	\$2,029,500
2004	\$36,900.00	\$2,200	6.34%	\$744,000	\$256,000	\$1,000,000
2003	\$34,700.00	-\$1,645.88	-4.53%	\$744,000	\$256,000	\$1,000,000
2002	\$36,345.88	\$1,849.94	5.36%	\$744,000	\$344,200	\$1,088,200

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120 U.S. HIGHWAY 46 W, LITTLE FERRY, NJ 07643

LOCATION INFORMATION

2

EXTERIOR PHOTOS

PHOTOS

PHOTOS

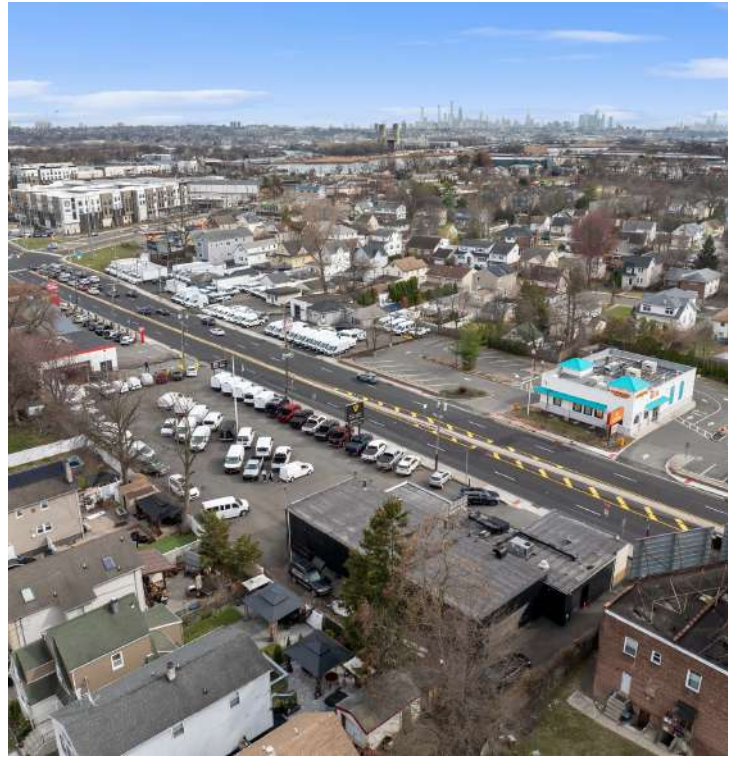
FEMA FLOOD MAP

ZONING MAP

LOCATION MAP

AERIAL MAP

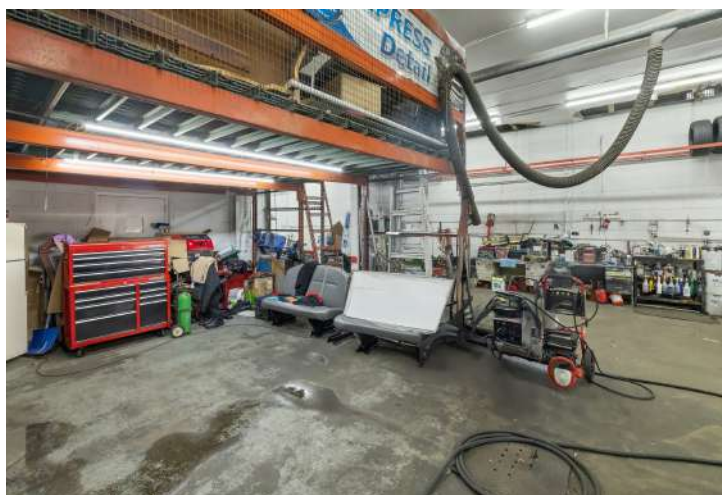
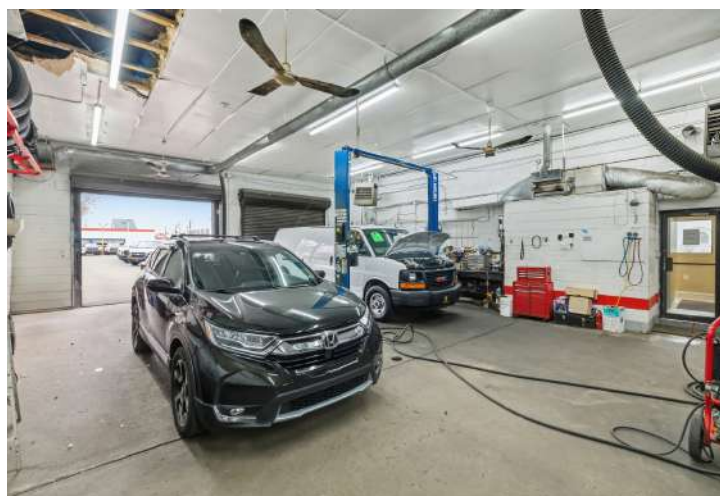
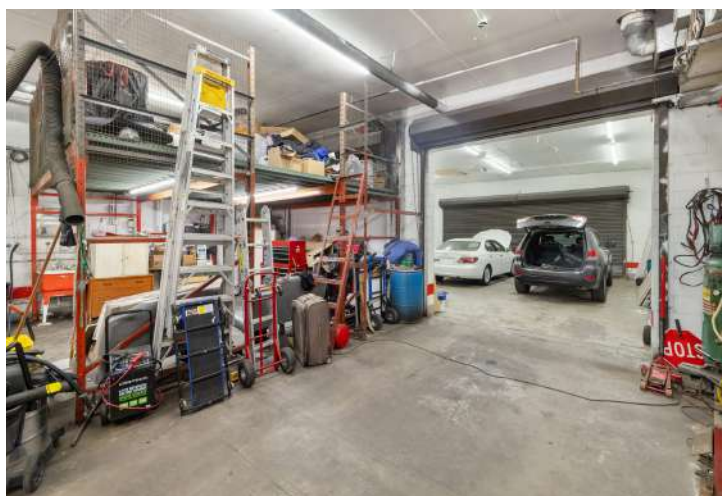
Exterior Photos



Photos



Photos



FEMA Flood Map

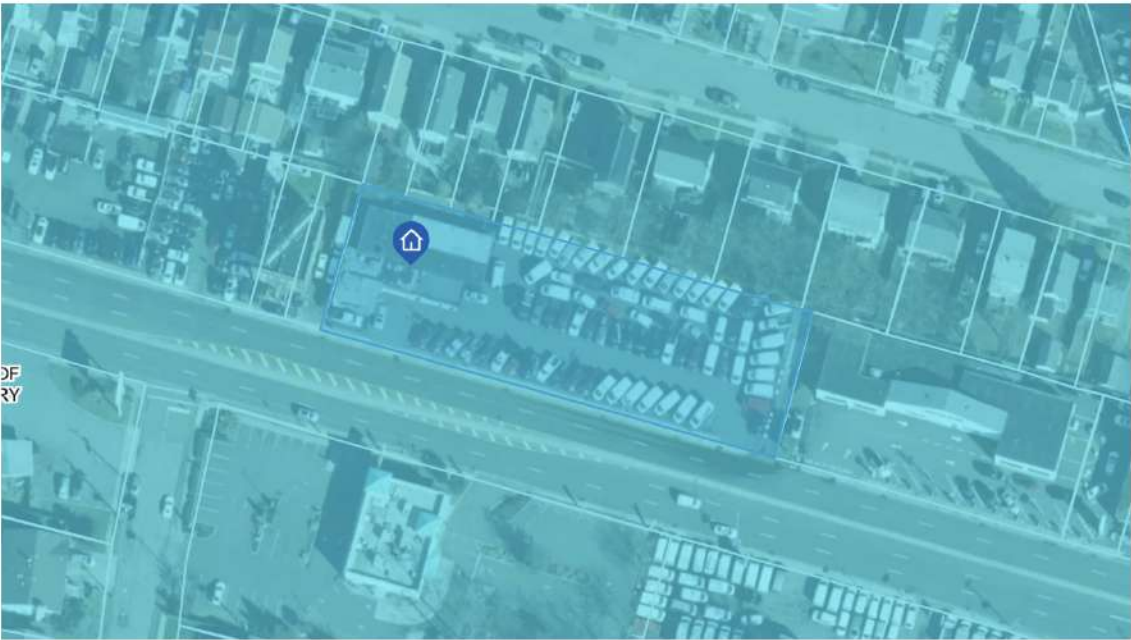
Property Detail Report

For property located at
140 Rt 46 W, Little Ferry, NJ 07643



APN: 30-00012-0000-00023-0000
Generation date: 03/25/2026

FEMA Flood

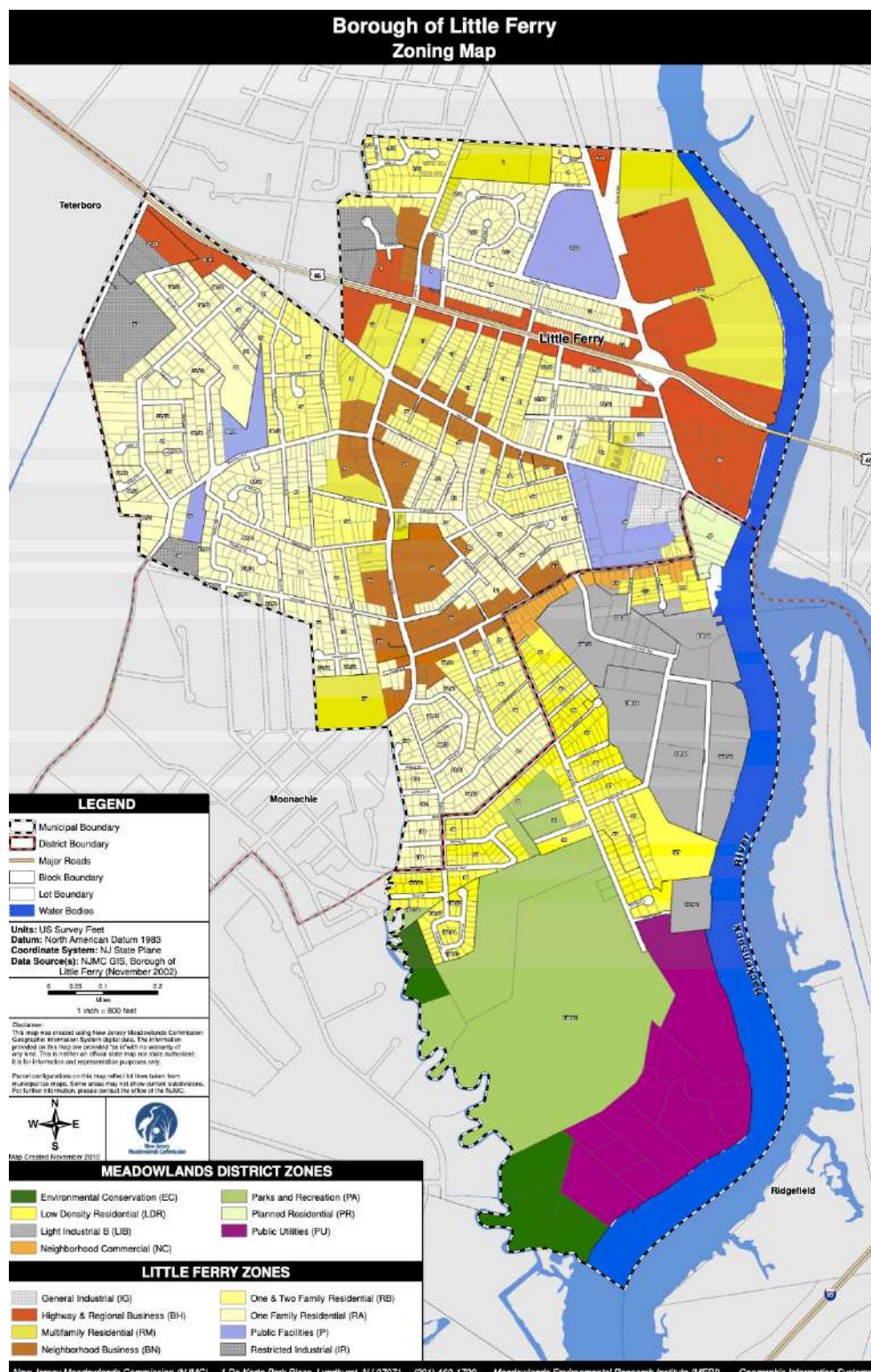


Code	Code Description	Area	Panel #	SFHA	
AE	—	0.71 (100%)	34003C0256H	Yes	● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined

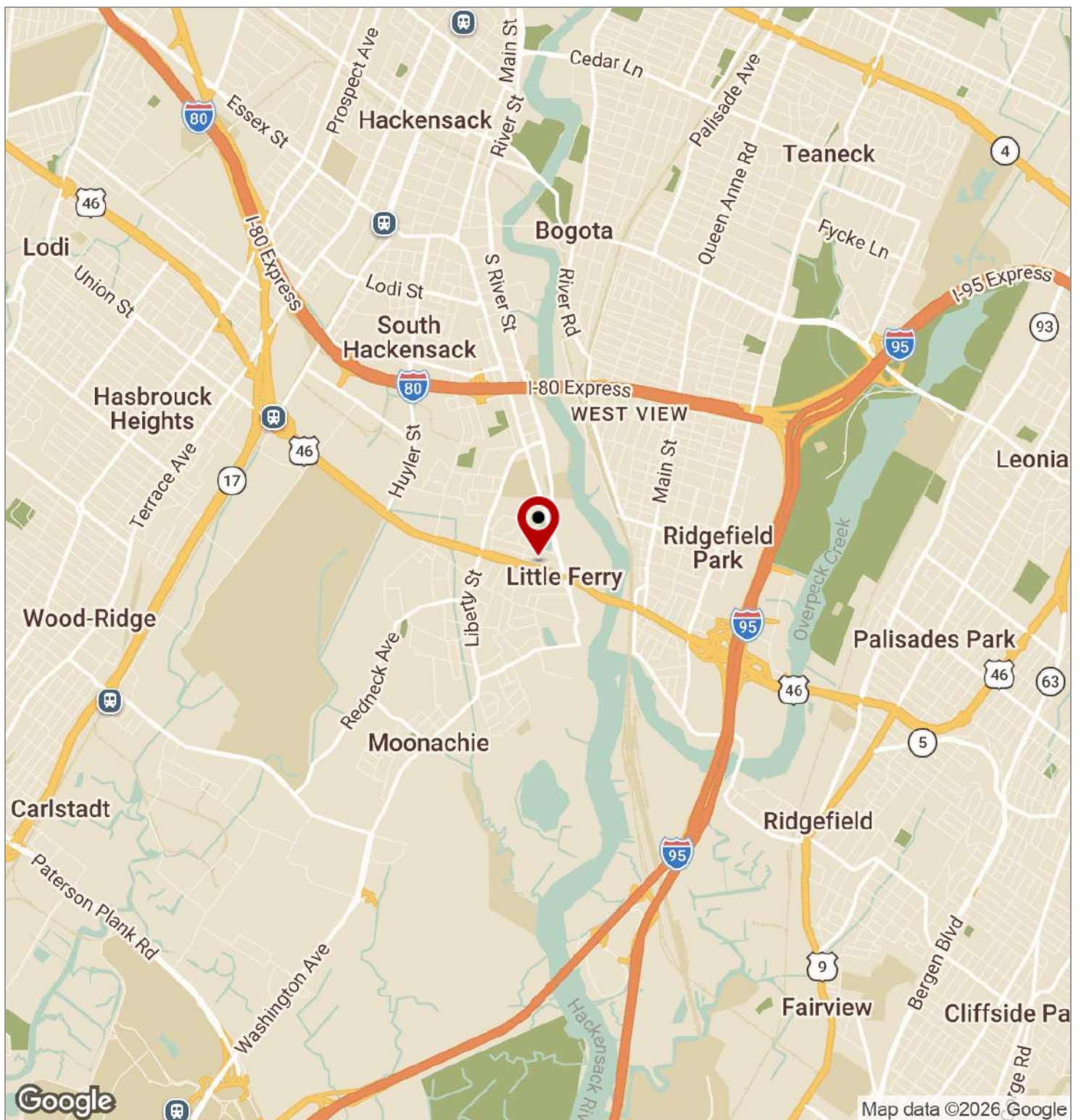
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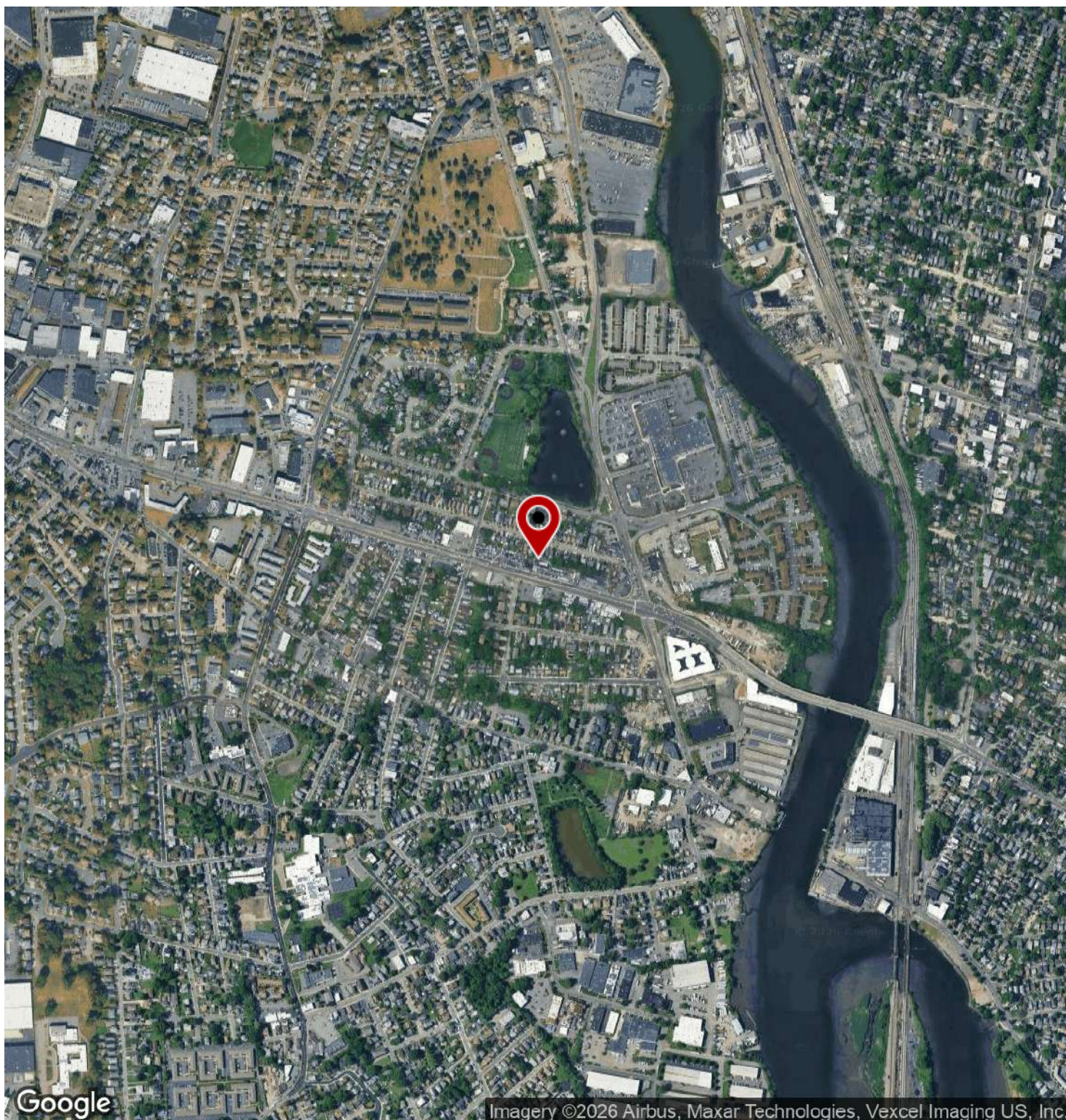
Zoning Map



Location Map



Aerial Map



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120 U.S. HIGHWAY 46 W, LITTLE FERRY, NJ 07643

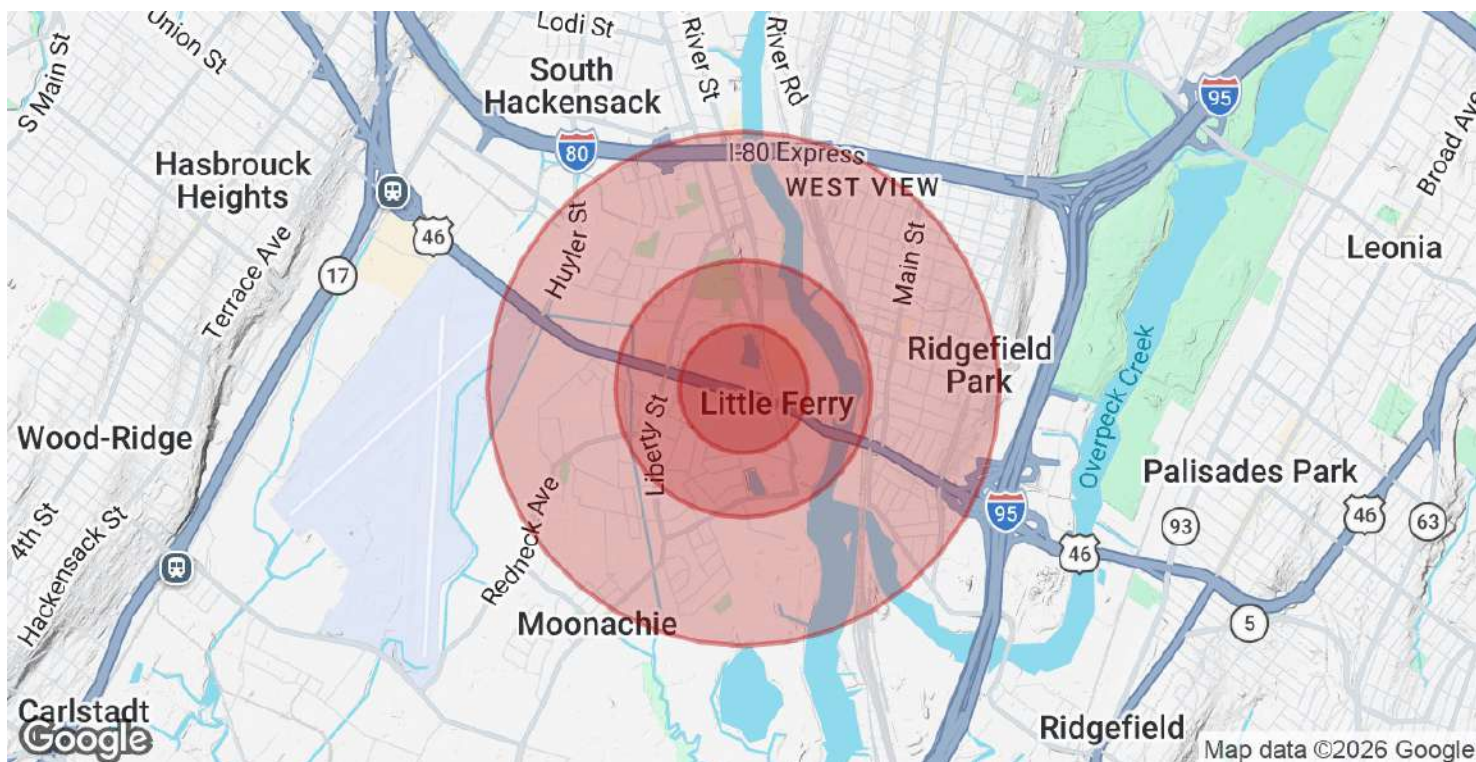
DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO & CONTACT INFO

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,015	7,158	23,170
Average Age	45.3	42.6	40.7
Average Age (Male)	47.2	40.5	40.1
Average Age (Female)	45.3	44.6	41.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	957	3,169	9,160
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$99,823	\$99,524	\$110,091
Average House Value	\$326,363	\$343,156	\$452,849

2023 American Community Survey (ACS)



Advisor Bio | Managing Director | KW Commercial | Fort Lee

BRUCE ELIA JR.

Managing Director | Fort Lee



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NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker 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 wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue 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 today's 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) selling over \$500,000,000 annually in sales, representing 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 & AFFILIATIONS

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
NJMLS, HCMLS, GSMLS
Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

