

# 3 Building | 9 Unit Mixed Use Investment



**207+207A+209 Mallory Ave  
Jersey City, NJ**



**MODERN SPACES**  
Commercial + Investment Division

## 3 Building | 9 Unit Investment Package For Sale

207+207A+209 Mallory Avenue  
Jersey City, New Jersey 07304

**ASKING PRICE: \$1,950,000**

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FOR MORE INFORMATION, PLEASE CONTACT:

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**3 Building | 9 Unit  
Mixed Use Investment  
West Bergen, Jersey City**

**INVESTMENT SUMMARY**

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Modern Spaces Commercial + Investment Division has been exclusively retained to sell this turn-key, income generating, **investment package of 3 contiguous mixed use properties** in Jersey City's West Bergen Section. Buildings can not be sold separately. Highlights Include:

- **No Rent Control**
- **Strong tenants**
- **Turn Key Operation**
- **Buildings are professionally managed**
- **Low Taxes**



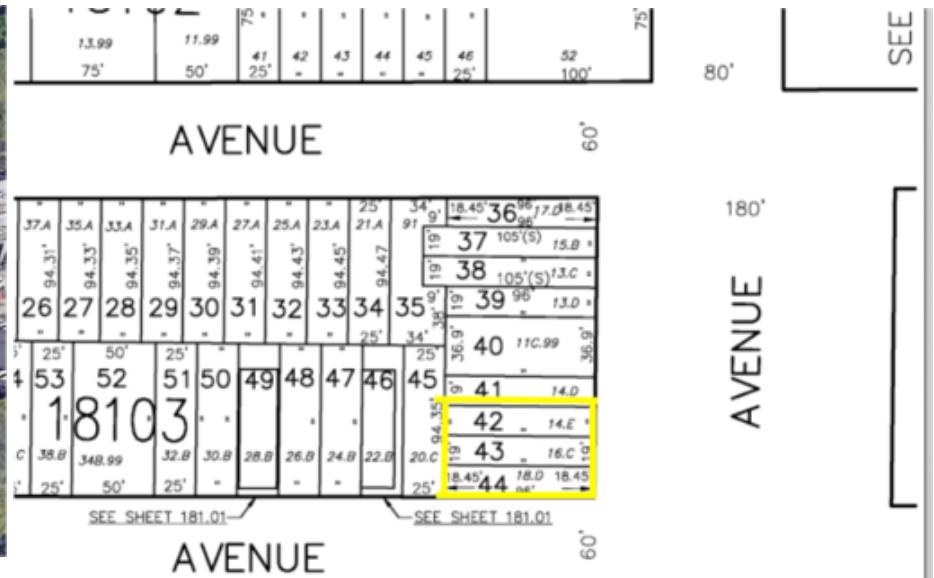
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## INVESTMENT OVERVIEW



207 + 207A + 209 Mallory Ave  
Jersey City, NJ 07304



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**Property Details**

<b>207 Mallory Avenue</b>	
Lot Size	18.5x91
Unit Breakdown	2 BR  1Bath ~ 700 2 BR 1 Bath ~ 700 Storefront ~ 1600 SF
Taxes	\$11,865

<b>207A Mallory Avenue</b>	
Lot Size	19x91
Unit Breakdown	2 BR  1Bath ~ 700 1 BR 1 Bath ~ 550 Storefront ~1100SF
Taxes	\$9,595

<b>209 Mallory Avenue</b>	
Lot Size	25x100
Unit Breakdown	2 BR  1Bath ~ 700 2 BR 1 Bath ~ 700 Storefront ~ 1400 SF
Taxes	\$9,413



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## **FINANCIALS**

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### **Overall Financial Summary**

<b>Gross Operating Income</b>	<b>\$184,080</b>
<b>Expenses</b>	<b>\$58,424</b>
<b>Net Operating Income</b>	<b>\$125,656</b>



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## FINANCIALS

### 207 Mallory Avenue

#### Income

Unit #	Unit Type	Lease End	Rent
2F	2BR   1BA	12/31/26	\$ 1,650
2R	2BR   1BA	12/31/26	\$ 1,715
Retail	Retail	4/30/2032	\$ 1,910
Monthly Income			\$ 5,275
			\$
Annual Gross Income			\$ 63,300

#### Expenses

Taxes	\$ 11,865
Insurance	\$ 2,500
Water/Sewer	\$ tenants pay
Common Elec	\$ 500.00
Maintenance and Repairs (inc super)	\$ 3,083
<b>Total Expenses</b>	<b>\$ 19,949</b>

**NET OPERATING INCOME**

**\$ 43,351**



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**West Bergen, Jersey City**

## **FINANCIALS**

### **207A Mallory Avenue**

#### **Income**

<b>Unit #</b>	<b>Unit Type</b>	<b>Lease End</b>	<b>Rent</b>
2F	2BR   1BA	10/31/26	\$ 1,700
2R	2BR   1BA	11/20/26	\$ 1,750
Retail	Retail	at-will	\$ 1,600
Monthly Income			\$ 5,015
Annual Gross Income			<b>\$ 60,180</b>

#### **Expenses**

Taxes	\$ 9,595
Insurance	\$ 2,500
Water/Sewer	\$ 2,000
Common Elec +H&HW	\$ 1,800
Maintenance + repairs (incl super)	\$ 3,083
<b>Total Expenses</b>	<b>\$ 19,949</b>

**NET OPERATING INCOME**

**\$ 43,351**



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## FINANCIALS

### 209 Mallory Avenue

#### Income

Unit #	Unit Type	Lease End	Rent
2F	2BR   1BA	12/15/26	\$ 1,700
2R	1BR   1BA	3/31/26	\$ 1,715
Retail	Retail	At will	\$ 1,600
Monthly Income			\$ 5,015
Annual Gross Income			\$ 60,180

#### Expenses

Taxes	\$ 9,595
Insurance	\$ 2,500
Water/Sewer	\$ 2,000
Common Elec +H&HW	\$ 21,800
Maintenance + repairs (incl super)	\$ 3,083
<b>Total Expenses</b>	<b>\$ 18,979</b>

**NET OPERATING INCOME**

**\$ 40,225**



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## NEIGHBORHOOD INFORMATION

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The West Bergen neighborhood of Jersey City sits just east of the Hackensack River, with Greenville bordering it to its south, and the great Lincoln Park to the north. Home to Jersey City University, West Bergen has always enjoyed a strong home values and retail leasing. Now with the University vastly expanding, and large scale development projects in the works along the Hackensack River and beyond this neighborhood will see significant upside in the near future.



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**Additional Photos**



**MODERN SPACES**  
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