

3 Building | 9 Unit Mixed Use Investment



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



MODERNSPACES
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

FOR MORE INFORMATION, PLEASE CONTACT:

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3 Building | 9 Unit

Mixed Use Investment

West Bergen, Jersey City

INVESTMENT SUMMARY

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:

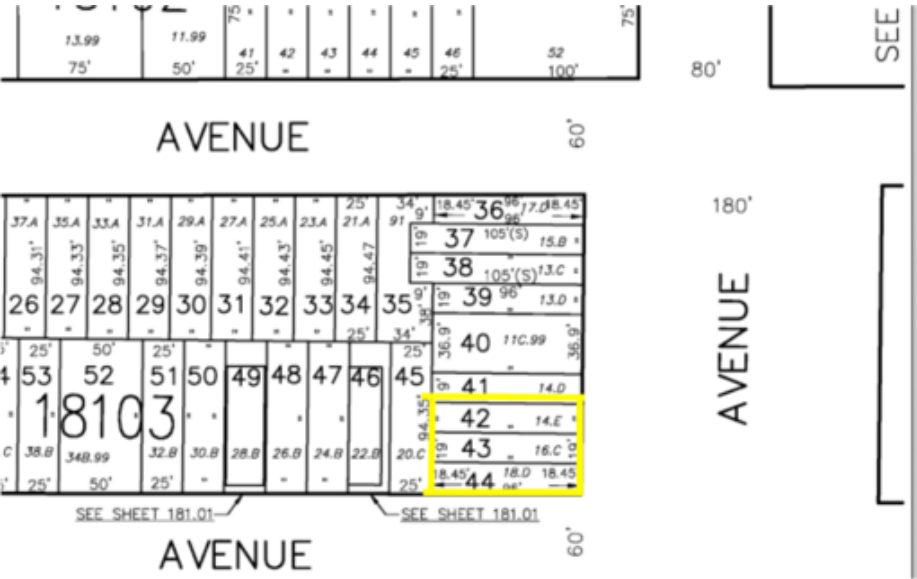
- **No Rent Control**
- **Strong tenants**
- **Turn Key Operation**
- **Buildings are professionally managed**
- **Low Taxes**



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INVESTMENT OVERVIEW



207 + 207A + 209 Mallory Ave
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Property Details

207 Mallory Avenue

Lot Size	18.5x91
Unit Breakdown	2 BR 1Bath ~ 700 2 BR 1 Bath ~ 700 Storefront ~ 1600 SF
Taxes	\$11,865

207A Mallory Avenue

Lot Size	19x91
Unit Breakdown	2 BR 1Bath ~ 700 1 BR 1 Bath ~ 550 Storefront ~ 1100SF
Taxes	\$9,595

209 Mallory Avenue

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

Overall Financial Summary

Gross Operating Income	\$184,080
Expenses	\$58,424
Net Operating Income	\$125,656



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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
Total Expenses	\$ 19,949

NET OPERATING INCOME

\$ 43,351



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FINANCIALS

207A Mallory Avenue

Income

Unit #	Unit Type	Lease End	Rent
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			\$ 60,180

Expenses

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

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
Total Expenses	\$ 18,979

NET OPERATING INCOME

\$ 40,225



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NEIGHBORHOOD INFORMATION

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



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