

SALE

150 EDISON ROAD

150 Edison Road Jefferson (Lake Hopatcong), NJ 07849



SALE PRICE

\$1,200,000

John Negri

O: (973) 865-3456

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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[Advisor Bio 1](#)

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COLDWELL BANKER
COMMERCIAL
REALTY

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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**COLDWELL BANKER
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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

JOHN'S AWARDS

- John Negri's Multiple Coldwell Banker Awards
- Coldwell Banker International Diamond Society
- Top Broker in State
- Top five Broker multiple times
- Largest Single Annual transaction
- Highest Annual Income producer

SAMPLE OF RELEVANT PROJECTS

As a Commercial Sales Associate at Coldwell Banker Commercial NRT John is focused on the leasing and sale of Income Producing Investment properties. As a diversified commercial real estate agent John has leased retail spaces, office spaces and sold institutional properties, multi-tenant, land and mixed-use properties as well. His sales have also included bank owned commercial properties.

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THE PROPERTY

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SCOPE OF SERVICE

Coldwell Banker Commercial to represent the sale of 150 Edison Road

MARKET INFO

An exceptional location both for business and life after-hours, 150 Edison Road is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$1,200,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Introducing 150 Edison Road, Jefferson, NJ. This exceptional industrial/flex space offers a 5,100 SF building with 100% occupancy, presenting a prime investment opportunity. Meticulously renovated in 1968, this single unit property is ideally positioned in the sought-after Lake Hopatcong area. Zoned C-2, this versatile space is perfectly suited for a wide range of industrial and commercial uses. With a history of strong tenancy and a prime location, this property is an attractive choice for investors seeking a high-performing asset in an in-demand area.

PROPERTY HIGHLIGHTS

- 5,100 SF industrial/flex space with 100% occupancy
- Renovated in 1968, presenting a turnkey investment opportunity
- Zoned C-2, offering versatility for various industrial and commercial uses
- Prime location in the sought-after Jefferson (Lake Hopatcong) area

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	1
Lot Size:	0.459 Acres
Building Size:	5,100 SF
NOI:	\$68,400.00
Cap Rate:	5.7%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	225	1,084
Total Population	202	638	2,980
Average HH Income	\$163,222	\$163,687	\$160,636

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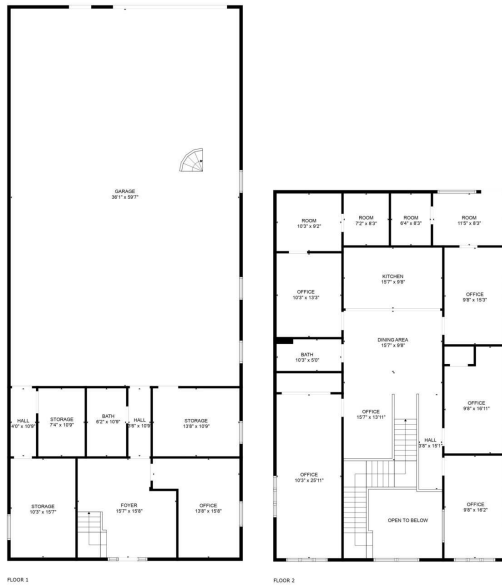
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PROPERTY HIGHLIGHTS

- - 5,100 SF industrial/flex space with 100% occupancy
- - Renovated in 1968, presenting a turnkey investment opportunity
- - Zoned C-2, offering versatility for various industrial and commercial uses
- - Prime location in the sought-after Jefferson (Lake Hopatcong) area
- - Ideal for investor or contractor seeking future own use opportunity
- - Strong lease in place with 3% annual increases for steady returns



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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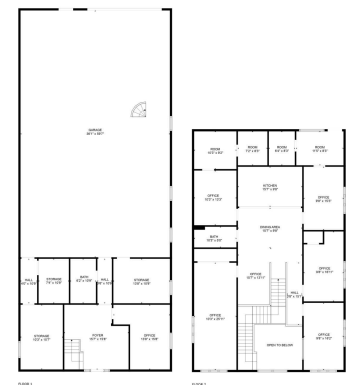


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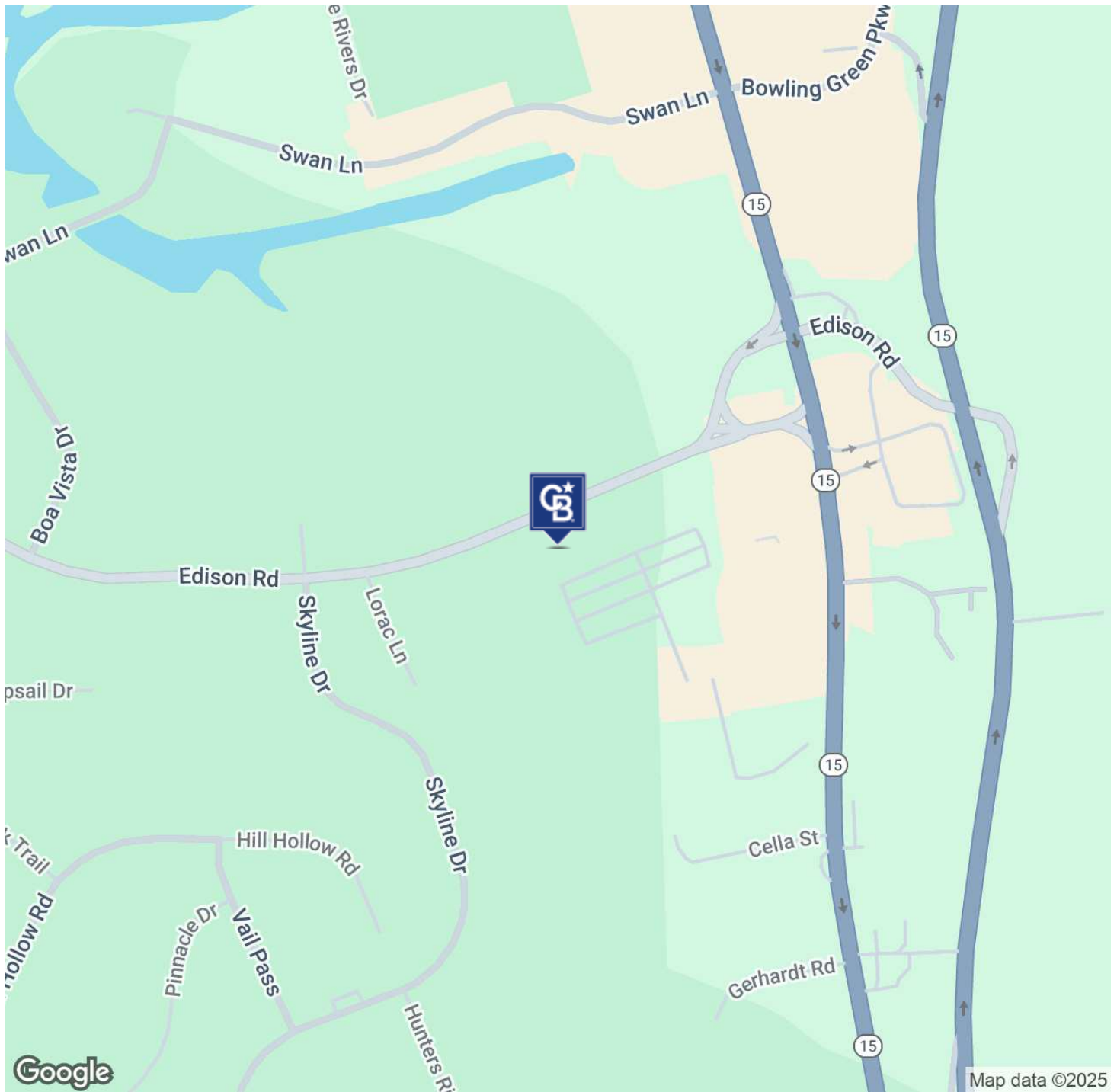


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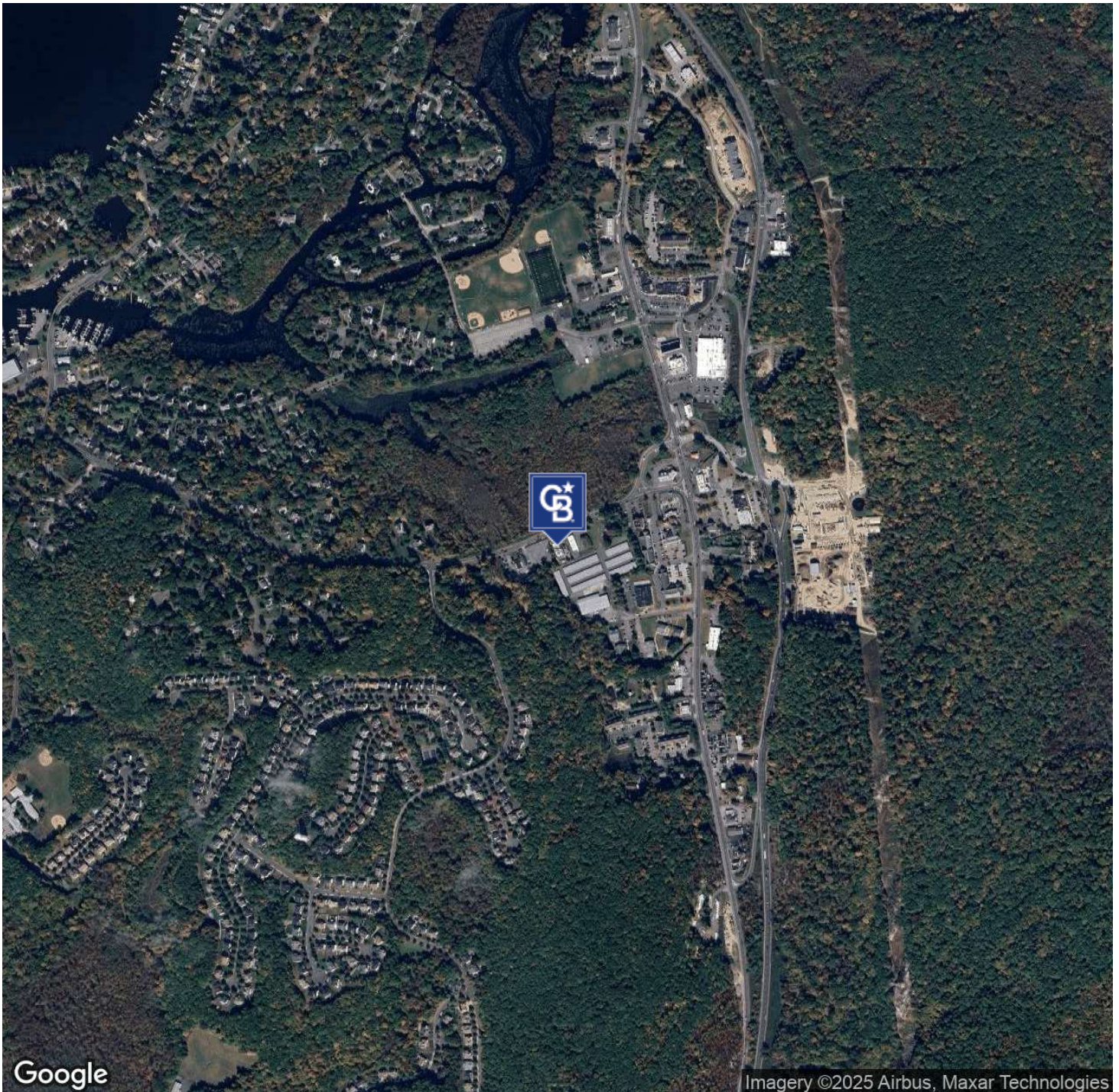


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INVESTMENT OVERVIEW

Price	\$1,200,000
Price per SF	\$235
Price per Unit	\$1,200,000
CAP Rate	5.70%

OPERATING DATA

Net Operating Income	\$68,400
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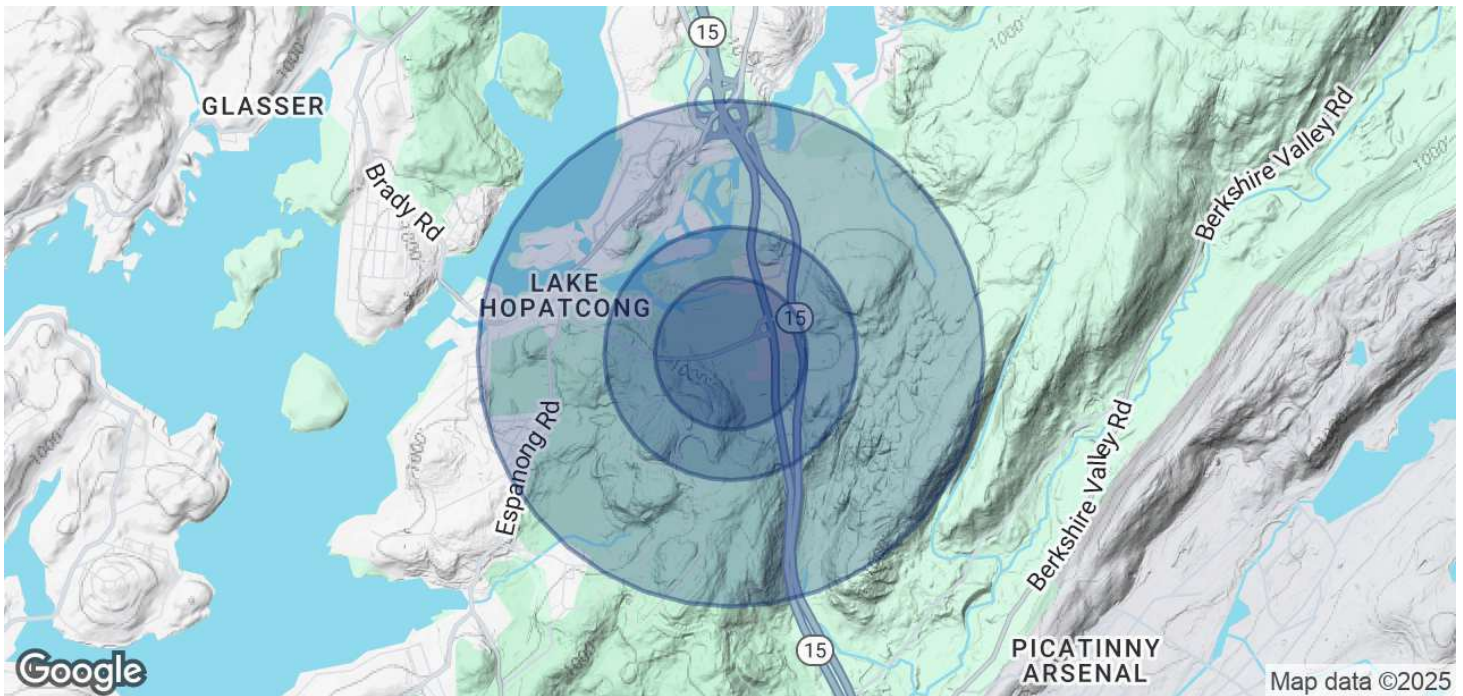


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	202	638	2,980
Average Age	41	42	43
Average Age (Male)	41	42	42
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	225	1,084
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$163,222	\$163,687	\$160,636
Average House Value	\$733,249	\$679,394	\$656,678

Demographics data derived from AlphaMap

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JOHN NEGRI

Comm Sales Associate

john.negri@cbmoves.com

Direct: (973) 865-3456

NJ #1004002 // FL #BK 3276336

JUST A FEW RECENT TRANSACTIONS

- Five Property Portfolio Sale Union City, NJ... \$2,200,000
- Multi Tenant retail / office property Broadway Denville, NJ... \$2,000,000
- Multi Tenant industrial property Hackettstown, NJ ... \$1,400,000
- Land Hackettstown, NJ \$800,000
- Industrial Property North Arlington NJ \$8,000,000
- Special purpose school Denville, NJ \$3,200,000
- Multi-tenant Professional campus Flemmington, NJ \$3,800,000

Coldwell Banker Commercial Realty

191 Main St Ste 2
Chester, NJ 07930
888.829.0221

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