

**FOR
SALE**

\$999,900

**232 Stuyvesant Ave
Lyndhurst, NJ 07071**



OVERVIEW

Prime Investment opportunity in the middle of Lyndhurst. Located in a high demand commuter area just around the corner from the New Train Station! This mixed use property features 3 residential units and 2 leased retail storefronts. A rare blend of stability and growth potential, this property features 2 retail units and a one bedroom apartment on the first floor, and two 2 bedroom apartments on the second floor. Ample off street parking in the rear parking area. Recent updates include roof, furnace, hot water heater. Landlord pays heat/water/sewer. Tenant pays cooking gas and electric. A few houses away from the New Lyndhurst Train Station, close to NYC buses, stores, restaurants, nightlife. A rare find for investors to own in thriving Lyndhurst!

ESTIMATED CAP RATE: 6.7%

INVESTOR TAKEAWAY:

With reliable income in place and considerable room for modernization, 232 Stuyvesant Ave offers an excellent opportunity to increase equity and boost rents. Whether repositioned for long-term hold or eventual resale, this property is primed for steady returns and portfolio growth.

FEATURES

✔ 3 apartments

✔ 2 storefronts

✔ 3,545 sq. ft.

FOR MORE INFORMATION

CATHERINE LAWTON & MEGHAN RAMSAY, REALTORS

Cathy: 973-214-8489 | lilcath@msn.com | Meg: 201-892-4866 | homes@megramsay.com

CENTURY 21 CREST REAL ESTATE, INC.

142 Rt 23 N | Pompton Plains, NJ 07444 | 973-686-1500 Ext. 351



CENTURY 21
Crest Real Estate, Inc.

**232 STUYVESANT AVE
LYNDHURST, NJ 07071**

MIXED USE - ZONE B

CAP RATE ~6.7%

RECENT UPDATES

- Roof
- Furnace
- Water Heater

Landlord pays heat/water/sewer

INCOME/EXPENSES

INCOME	<i>Renews</i>	<i>Per Month</i>	<i>Per Year</i>
2 BR 2nd Fl RT	Apr 1 2026	\$2,036	\$24,432
2 BR 2nd Fl LFT	Dec 1 2027	\$2,100	\$25,200
1 BR 1st Fl	VACANT	\$1,695	\$20,340
Retail RT	Oct 1 2026	\$895	\$10,740
Retail LFT	Aug 1 2026	\$1,300	\$15,600
TOTAL		\$8,026	\$96,312

EXPENSES	
Water & Sewer	\$1,074.79
Insurance	\$3,923
Taxes	\$21,489.00
Heat	\$5,003
TOTAL	\$31,489.79

NET INCOME \$64,822

**All amounts subject to verification.*

FOR MORE INFORMATION CONTACT:

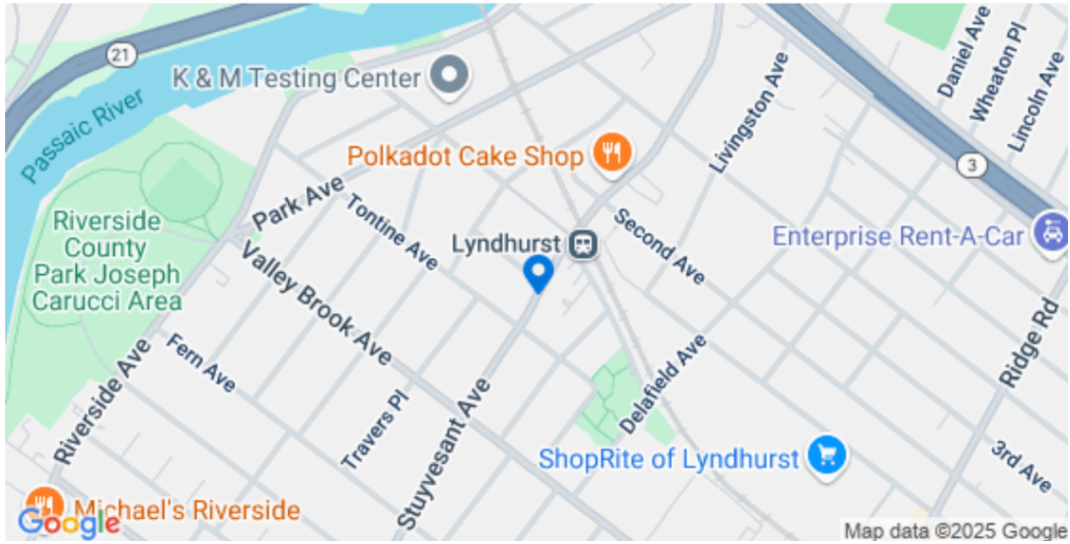
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LISTING LOCATION



PHOTOS



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