

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP



315 CENTRE AVENUE
SECAUCUS, NEW JERSEY



315 CENTRE AVENUE

SECAUCUS | OFFERED AT: \$2,200,000

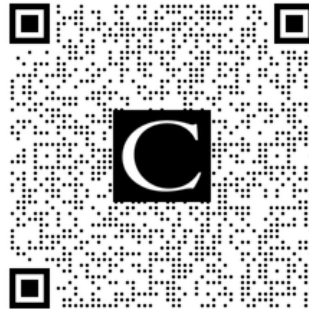
Introducing this expansive mixed-use property located at 315 Centre Avenue, Secaucus, NJ. The first floor offers a 2,300 sq. ft. vacant commercial space, perfect for a small restaurant or deli. The second floor includes an office and two leased residential units, each with separate utility meters for tenant convenience. Situated on a 5,000 sq. ft. lot, the property features a front garage for the commercial space and four parking spaces at the rear, providing ample room for both residential and commercial use.

YEARLY RENTAL INCOME

UNIT NUMBER	ROOMS	CURRENT RENT	PROJECTED RENT
Commercial Space	-	Vacant	\$4,500-6,000/month
Residential #1	2 Bed, 2 Bath	\$3,000/month	-
Residential #2	2 Bed, 2 Bath	\$3,000/month	-
TOTAL		\$72,000/year	\$54,000-72,000/year

ESTIMATED ANNUAL EXPENSES

TYPE OF EXPENSE	COST
Taxes	\$15,938/year
Insurance	\$4,137/year
Water & PSE&G	\$1,500/year
TOTAL	\$21,575/year



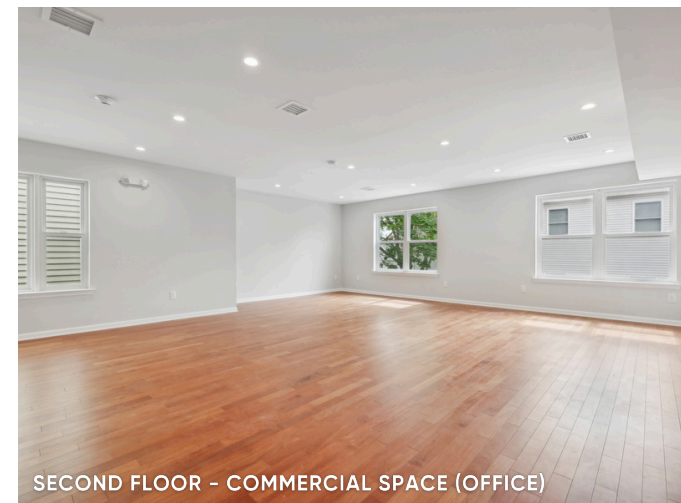
Scan HERE for the
3D-Tour & for More
Information About...
315 CENTRE AVE



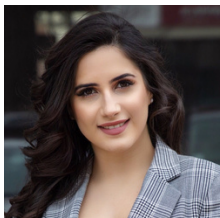
FIRST FLOOR - COMMERCIAL SPACE



FIRST FLOOR - COMMERCIAL SPACE



SECOND FLOOR - COMMERCIAL SPACE (OFFICE)



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