



INVESTMENT PORTFOLIO PROPERTY

FOR SALE

7-BUILDING INDUSTRIAL INVESTMENT PORTFOLIO

646-652 1st Ave, Roselle, NJ 07203

For More Information, Contact the Exclusive Brokers

DYLAN MEADE
Associate
dmeade@blauberg.com
973.379.6644 x115

ALESSANDRO (ALEX) CONTE, CCIM, SIOR
Executive Vice President
aconte@blauberg.com
973.379.6644 x131

MICHAEL F. SCHIPPER, SIOR
Senior Executive Director
mschipper@blauberg.com
973.379.6644 x146



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www.blauberg.com

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LOCATION DESCRIPTION

Close proximity to Garden State Parkway
 Less than 2 Miles from Route 9
 Less than 5 miles from Route 287 / I-95 Interchange
 Approx. 12 miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$7,000,000
Number of Units:	7
Lot Size:	1.75 Acres
Building Size:	25,574 SF

PROPERTY HIGHLIGHTS

- 6 Buildings 100% Leased
- 1 Self Service Car Wash Business for Sale
- Long Term Tenants
- Lot Size at 1.75 Acres (Block 6001, Lot 1)
- Zoned I
- Taxes at \$68,440.01 (2021)
- \$6,000,000 for Real Estate
- \$1,000,000 for Car Wash Business

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NOI

TENANT NAME	SIZE SF	PRICE / SF/ YR	MONTH	ANNUAL RENT	LEASE START	LEASE END
Stamplus	15,494	\$12.24	\$15,806.00	\$189,672.00	5/1/1997	10/1/2023
Mc Auto	1,080	\$30.00	\$2,700.00	\$32,400.00	8/1/2018	2/1/2024
Infinity Stone	4,000	\$10.20	\$3,400.00	\$40,800.00	3/7/2022	3/1/2025
Cartell Baggers	2,800	\$10.29	\$2,400.00	\$28,800.00	8/1/2017	7/1/2023
Car Wash	2,200	\$27.27	\$5,000.00	\$60,000.00		
TOTAL	25,574		\$29,306.00	\$351,672.00		
Car Wash Gross Revenue				\$333,848.00		

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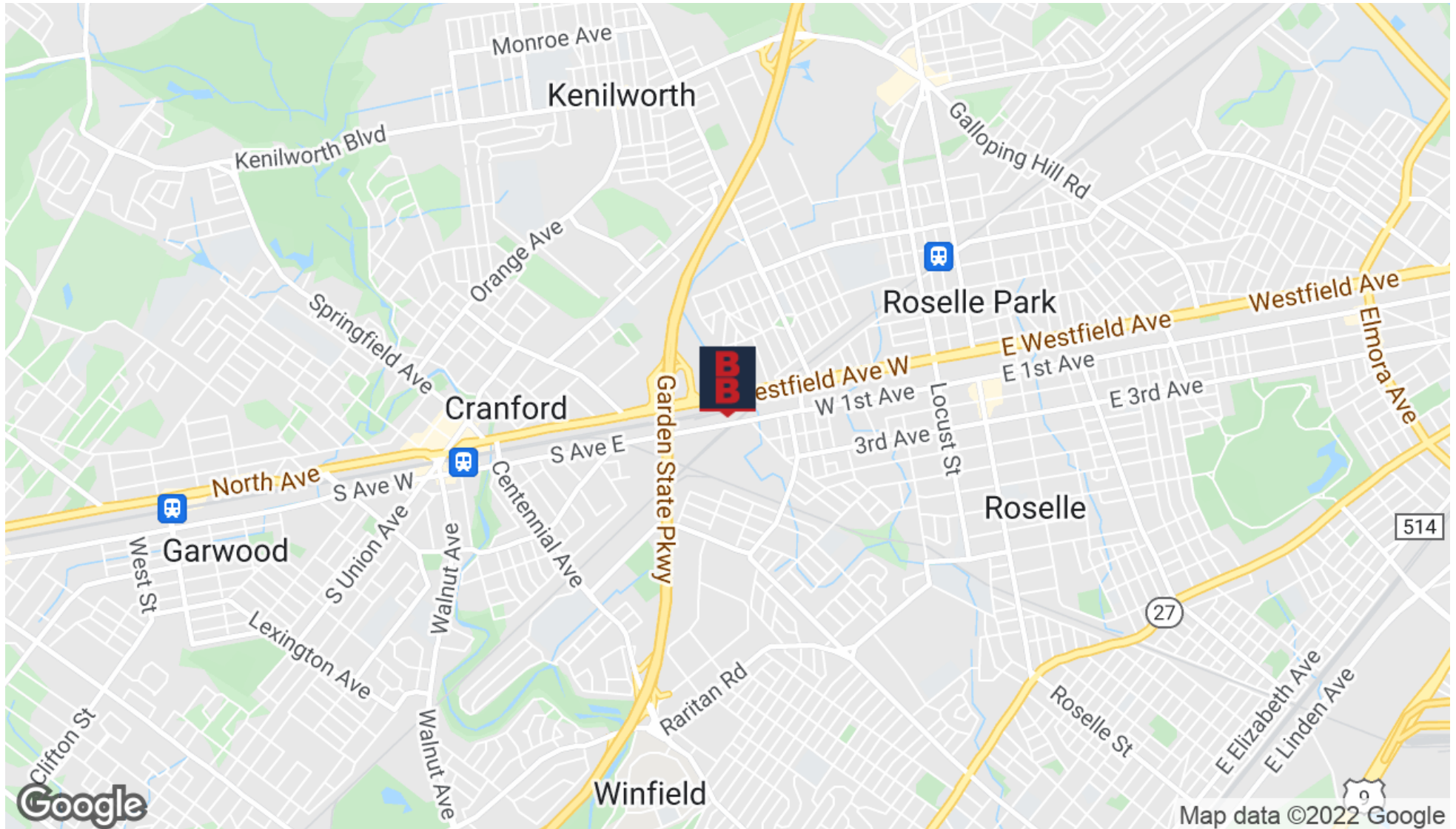
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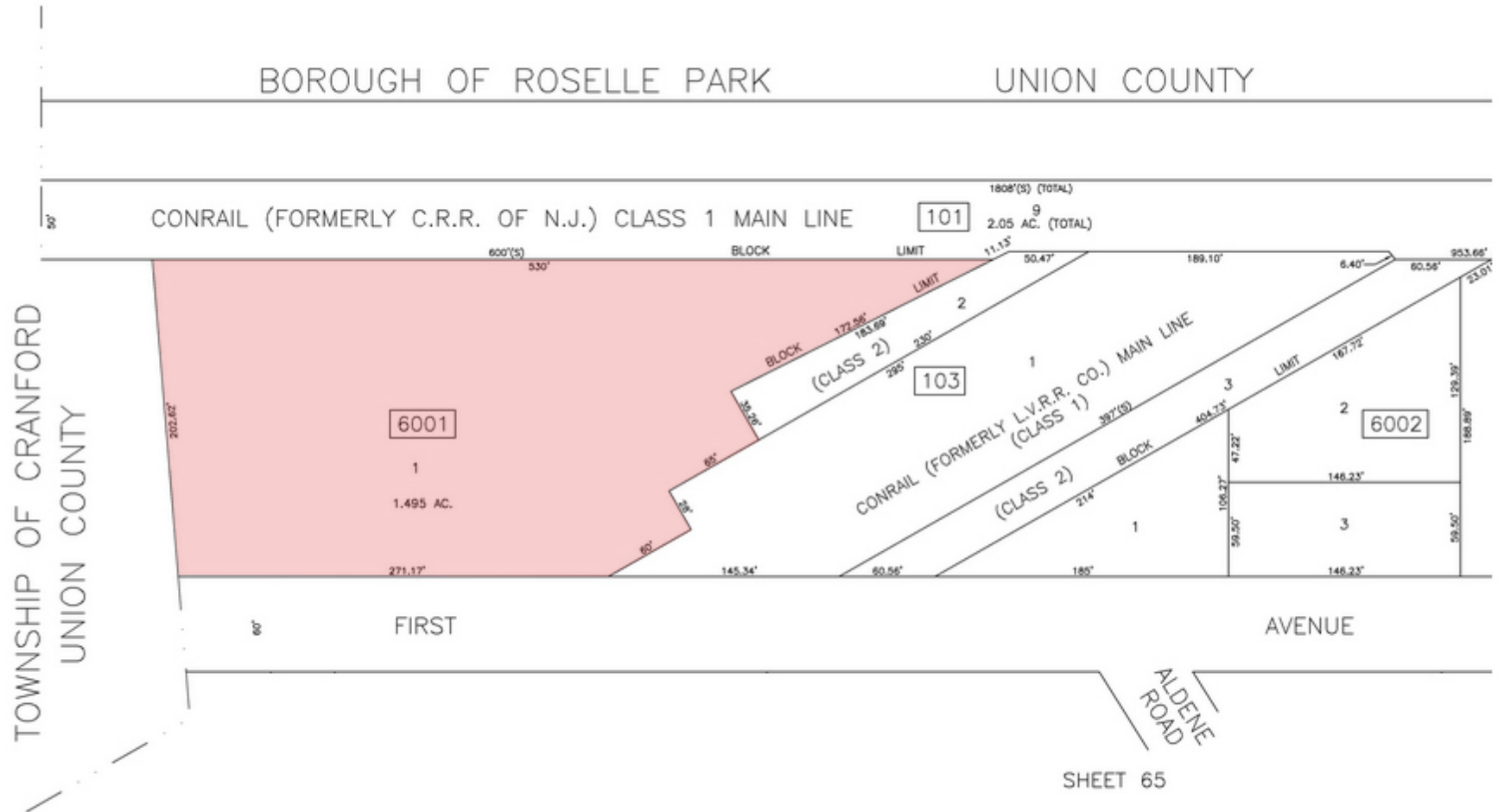
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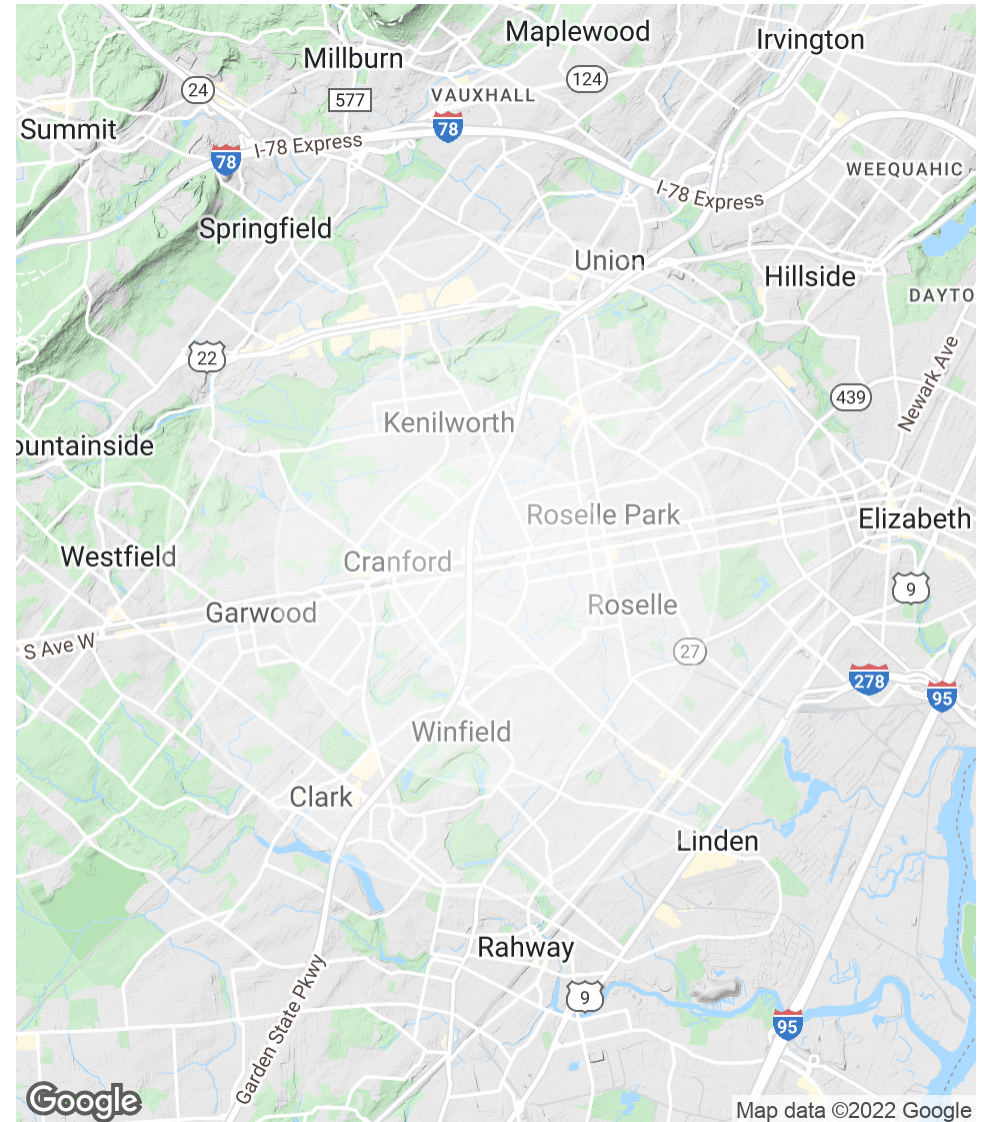
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,503	79,027	176,189
Average Age	39.6	40.0	39.5
Average Age (Male)	38.9	39.1	38.3
Average Age (Female)	40.7	41.5	41.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,879	29,001	63,755
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$91,368	\$91,138	\$88,921
Average House Value	\$360,022	\$369,994	\$390,918

* Demographic data derived from 2010 US Census



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DYLAN MEADE

Associate

C: 973.464.4341

dmeade@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

C: 973.432.1648

aconte@blauberg.com



MICHAEL F. SCHIPPER, SIOR

Senior Executive Director

C: 973.936.4173

mschipper@blauberg.com

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