

Design, Build, Profit | X2 | 2-Family Builder Lots In Englewood's Hottest Pocket

192 W. ENGLEWOOD AVE, ENGLEWOOD, NJ



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
Managing Broker | Fort Lee
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ENGLEWOOD, NJ

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DESIGN, BUILD, PROFIT | X2 | 2-FAMILY READY LOTS IN ENGLEWOOD'S HOTTEST POCKET

PROPERTY INFORMATION

1

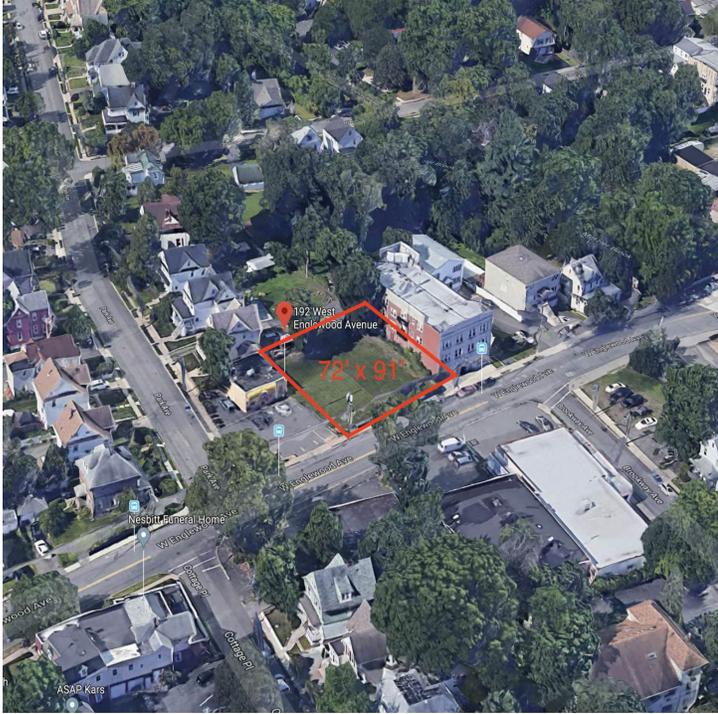
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

TAX HISTORY REPORT

Executive Summary



OFFERING SUMMARY

ASKING PRICE:	\$750,000
NUMBER OF UNITS:	4 - 6 Total Units
TAXES:	\$4,739
LOT SIZE:	6,551 SF
ZONING:	R-E
MARKET:	Northern NJ Market
SUBMARKET:	GW Bridge (New York)
PRICE / SF:	\$187,500

PROPERTY OVERVIEW

The Bruce Elia Team presents an opportunity to purchase a development lot in Englewood, where a buyer can potentially go for the plans to build (4+) Unit Multifamily Investment located in an up and coming area of Englewood with lots of developments around, and overflow from downtown's thriving new construction and street retail.

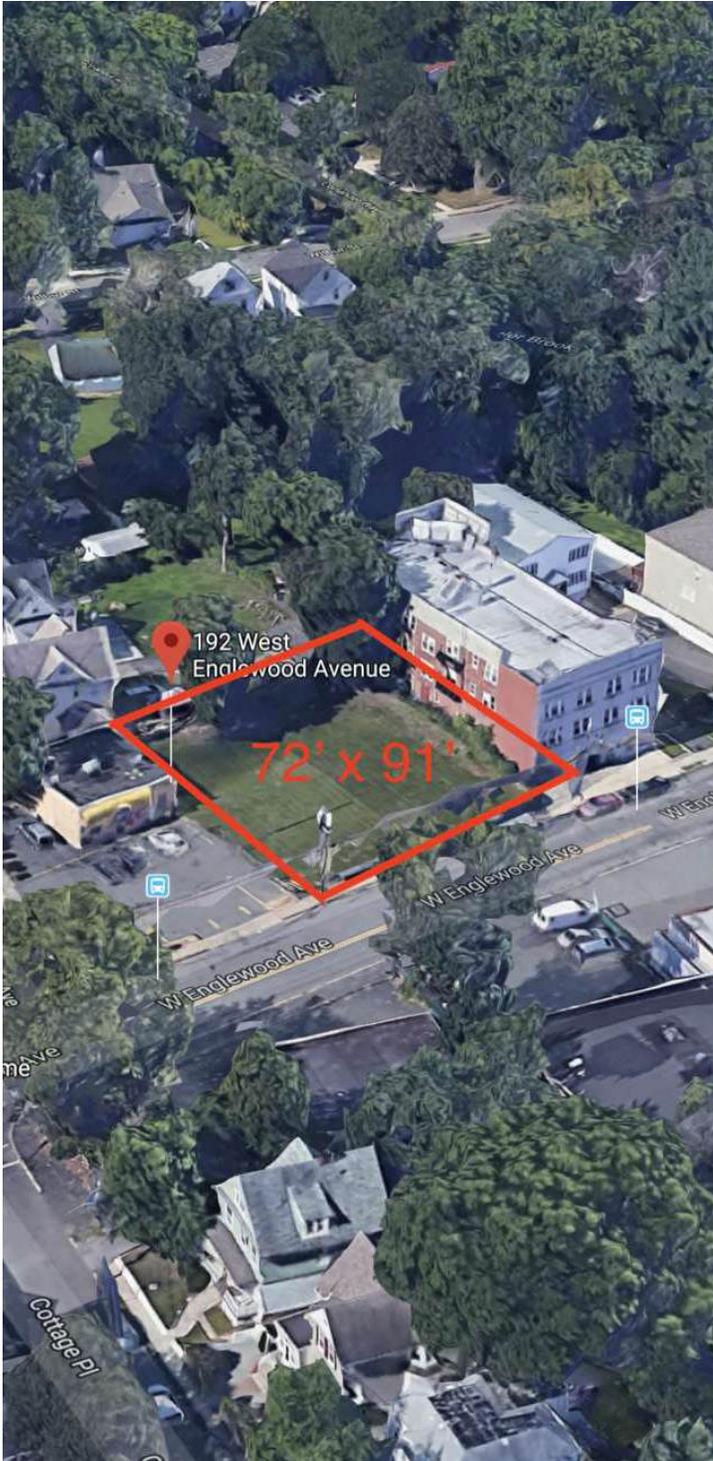
Englewood is home to the prestigious Englewood Hospital and provides easy access to major highways and convenient New York City Transportation, as well as a large of variety of dining and shopping options for its residents. Englewood has a very strong shopping district within walking distance of this project.

PROPERTY HIGHLIGHTS

- Land Sold As-is or Subject to Approvals to build two 2-family houses
- Lot Size approx. 6,551 Sq Ft
- Flat Site - Easy to Build
- Lots of Other Current and Future Developments Around Subject Property
- Build x2 | 2-family Houses w/ 2 Car Garage and Laundry In-Unit
- Builders seeking growth and appreciation from design, to build, and ultimately sale
- Zone: R-E



Property Description



PROPERTY OVERVIEW

The Bruce Elia Team presents an opportunity to purchase an approved (8) unit residential multi-family development located in an up and coming area of Englewood with lots of developments around, and overflow from downtown's thriving new construction and street retail.

Englewood is home to the prestigious Englewood Hospital and provides easy access to major highways and convenient New York City Transportation, as well as a large of variety of dining and shopping options for its residents. Englewood has a very strong shopping district within walking distance of this project.

LOCATION OVERVIEW

Contemporary Englewood:

At present Englewood is a sophisticated city which combines much of its historic grace and charm with an exciting cosmopolitan atmosphere. It has many contrasts - between elaborate Victorian mansions and modern low-rise condominiums, between quiet tree-lined residential neighborhoods and the bustling central business district, between large estates and affordable apartments. Its proximity to New York City continues to be a significant feature, but it also has a vital and distinctive character of its own, forged from the richly heterogeneous backgrounds, interests and talents of its citizens.

Englewood's population is far more diverse than that of most suburbs, including many of its Bergen County neighbors. Occupations range from highly paid professionals to unskilled trades. Due to the proximity of New York hospitals and the ever-expanding Englewood Hospital and Medical Center, doctors abound. There are also many lawyers, business men and women, engineers and professors, as well as a number of artists, musicians, and entertainment and sports figures. One of many distinguished residents was Dizzy Gillespie, after whom a downtown area is named.

Property Details

ASKING PRICE

\$750,000

LOCATION INFORMATION

Building Name	Design, Build, Profit x2 2-Family Ready Lots in Englewood's Hottest Pocket	
Street Address	192 W Englewood Ave	
City, State, Zip	Englewood, NJ 07631	
County/Township	Bergen/Englewood	
Market	Northern NJ Market	
Submarket	GW Bridge (New York)	
Side Of Street	South	
Road Type	Paved	
Market Type	Large	
Nearest Highway	All Major NJ Highway Arteries Within a Few Minute Drive	
Nearest Airport	Newark Airport just 20 minutes away!	

BUILDING INFORMATION

Unit Price Each	\$00
Year Built	2020
Occupancy %	0%
Tenancy	Multiple
Number Of Floors	0
Average Floor Size	5,000 SF
Load Factor	Yes
Construction Status	Proposed
Framing	Stick Frame
Condition	Excellent
Roof	New
Free Standing	Yes

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	R-E
Lot Size	6,551 SF
Submarket	GW Bridge (New York)
Lot Frontage	72
Lot Depth	91

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security:	Yes
Handicap:	Yes
Freight	Yes
Elevator	
Number Of	1
Elevators	
Centrix	Yes
Equipped	
Leed	Yes
Certified	
Landscaping	Professionally Landscaped
Gas /	Natural Gas
Propane	
Power	Yes
Interior	Build your x2 2-family dreams here at 192 W
Description	Englewood Ave, Englewood
Utilities	All tenant utilities would be separated for each
Description	unit, including the water.



Tax History Report

Property Detail Report

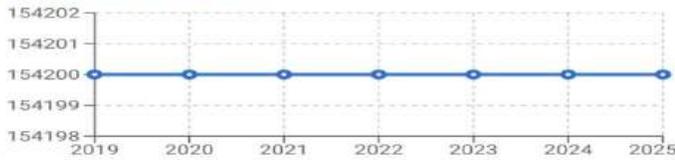
For property located at
192 W Englewood Ave, Englewood, NJ 07631



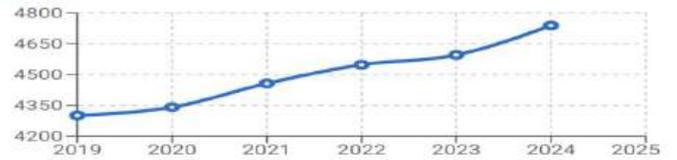
APN: 15-02019-0000-00010-02
Generation date: 08/05/2025

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	---	---	---	\$154,200	\$0	\$154,200
2024	\$4,738.57	\$143.41	3.12%	\$154,200	---	\$154,200
2023	\$4,595.16	\$47.8	1.05%	\$154,200	---	\$154,200
2022	\$4,547.36	\$90.98	2.04%	\$154,200	---	\$154,200
2021	\$4,456.38	\$115.65	2.66%	\$154,200	---	\$154,200
2020	\$4,340.73	\$40.09	0.93%	\$154,200	---	\$154,200
2019	\$4,300.64	\$103.32	2.46%	\$154,200	---	\$154,200
2018	\$4,197.32	\$124.9	3.07%	\$154,200	---	\$154,200
2017	\$4,072.42	\$129.53	3.29%	\$154,200	---	\$154,200
2016	\$3,942.89	\$33.92	0.87%	\$154,200	---	\$154,200
2015	\$3,908.97	\$32.38	0.84%	\$154,200	---	\$154,200
2014	\$3,876.59	\$57.06	1.49%	\$154,200	---	\$154,200
2013	\$3,819.53	\$172.7	4.74%	\$154,200	---	\$154,200
2012	\$3,646.83	-\$55.51	-1.5%	\$154,200	---	\$154,200
2011	\$3,702.34	-\$630.93	-14.56%	\$154,200	---	\$154,200
2010	\$4,333.27	---	---	\$214,200	---	\$214,200
2009	---	---	---	---	---	---
2008	---	---	---	---	---	---
2007	---	---	---	---	---	---
2006	---	---	---	---	---	---
2005	---	---	---	---	---	---
2004	---	---	---	---	---	---
2003	---	---	---	---	---	---
2002	---	---	---	---	---	---

Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



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LOCATION INFORMATION

2

SURVEY OF PROPERTY

LOCATION MAPS

NO FLOOD PLAIN | FLOOD REPORT

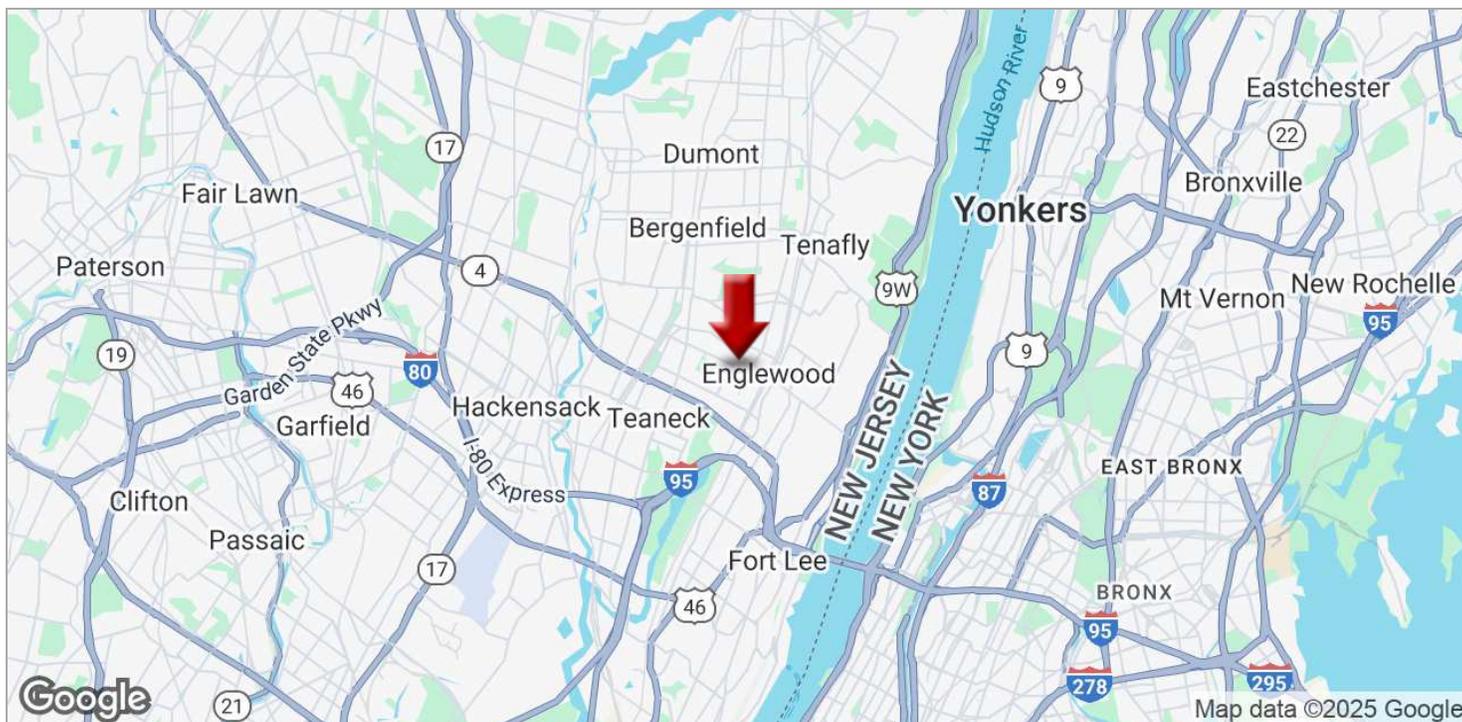
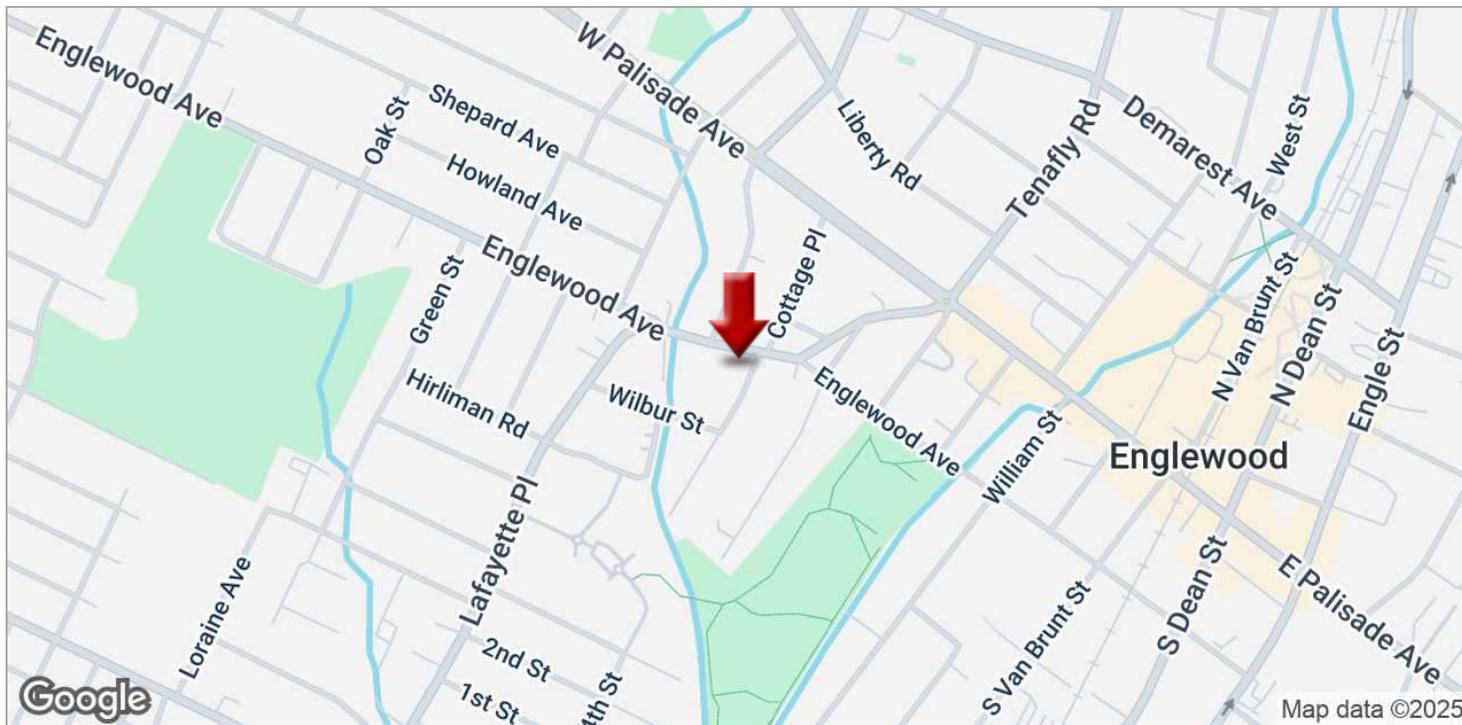
NO DEP WETLANDS | WETLANDS REPORT

AERIAL MAP

AERIAL PHOTO | OVERVIEW

AERIAL VIEW | OVERVIEW 2

Location Maps



No Flood Plain | Flood Report

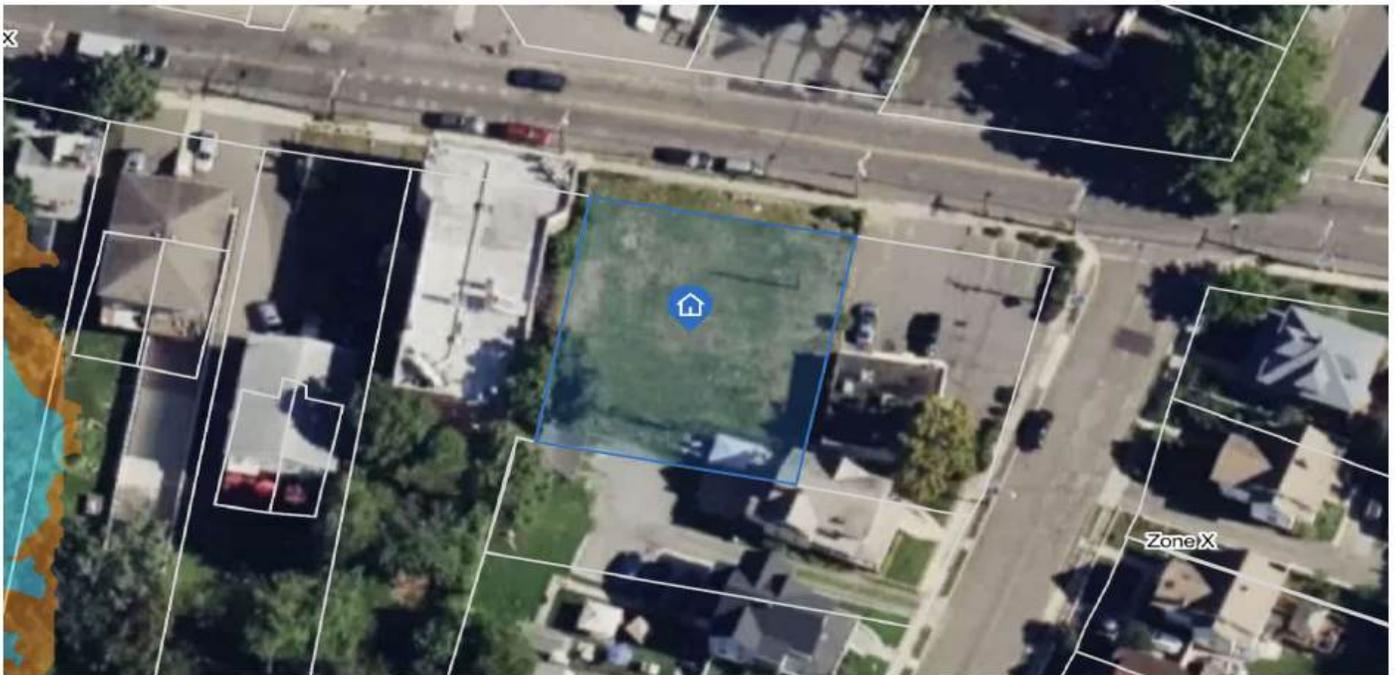
Property Detail Report

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 **Property Records**

APN: 15-02019-0000-00010-02
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FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.19 (100%)	34003C0213H	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined

No DEP Wetlands | Wetlands Report

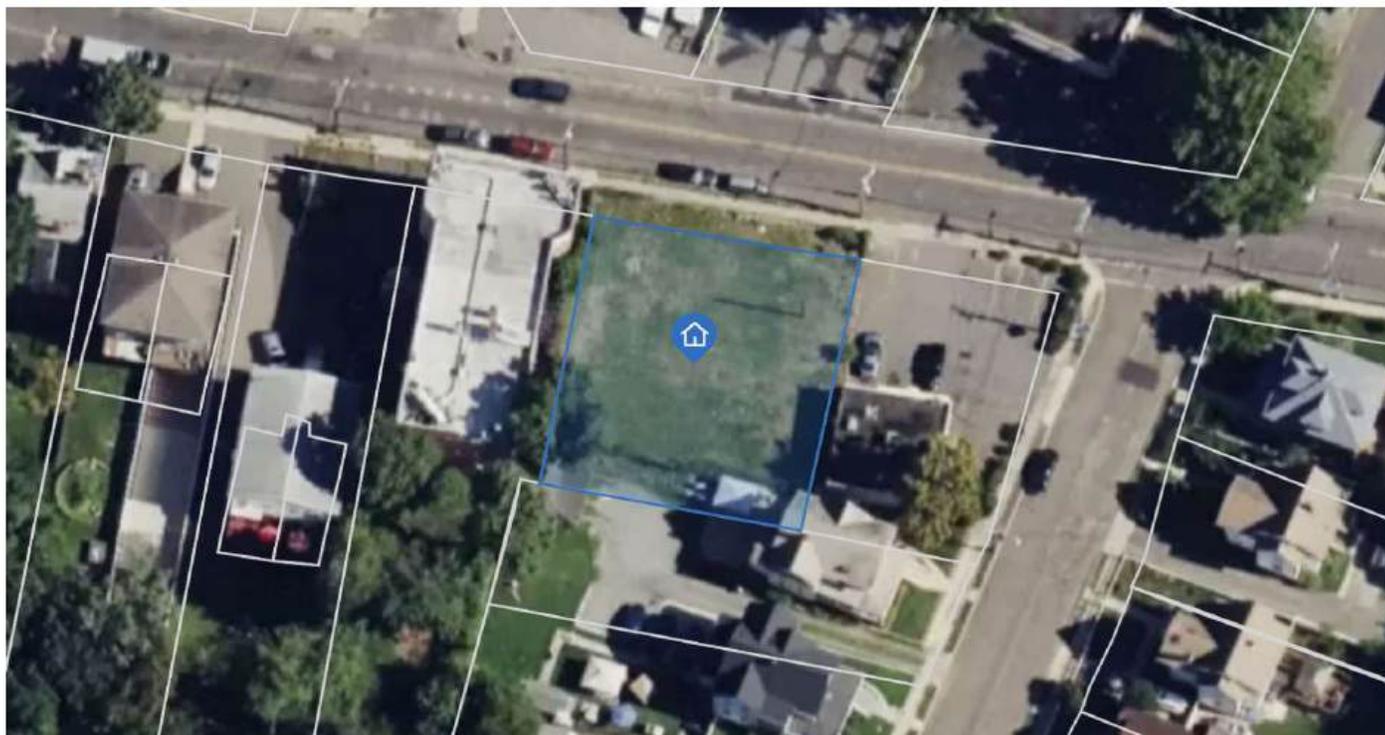
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DEP Wetlands

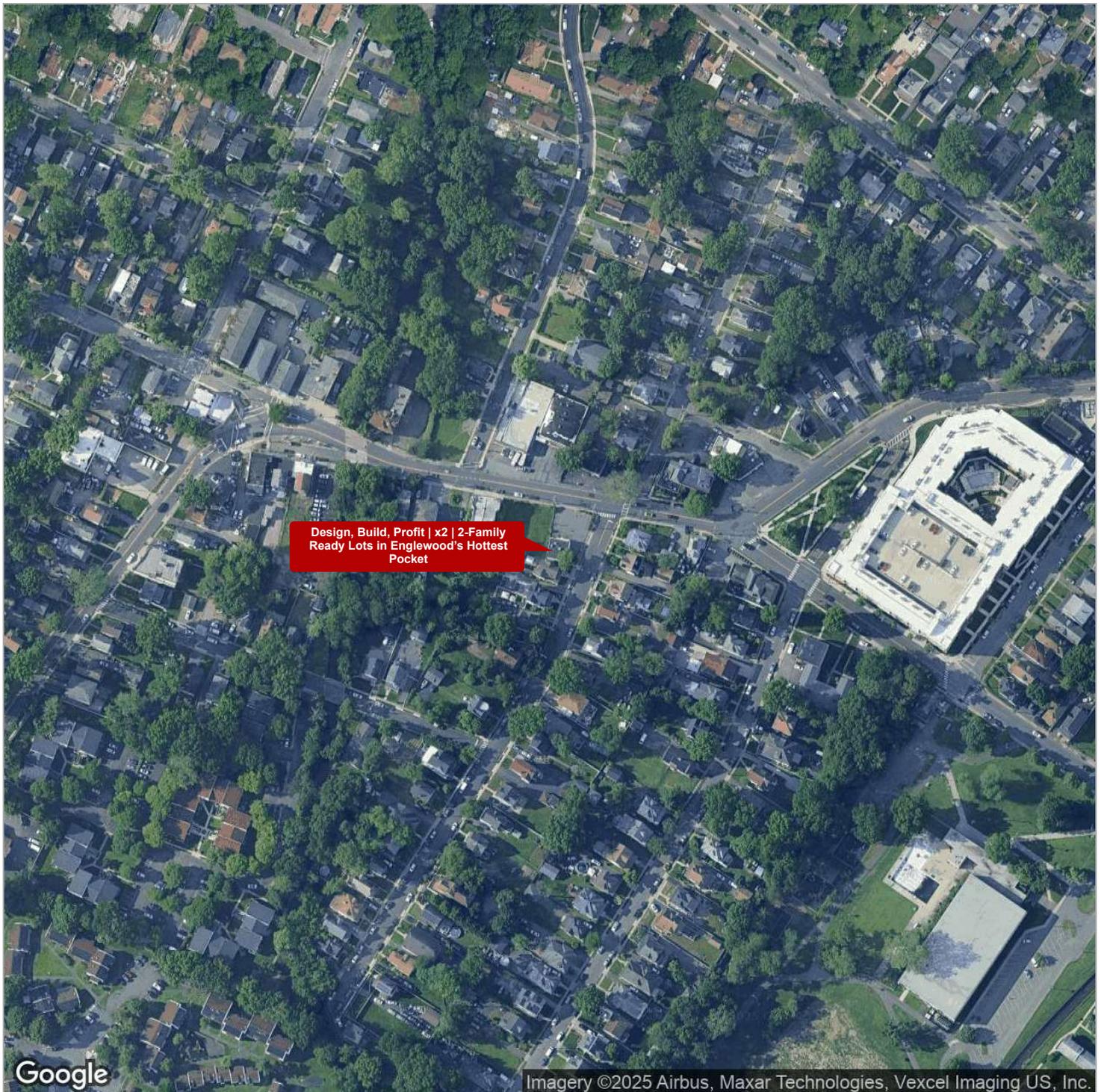


Description

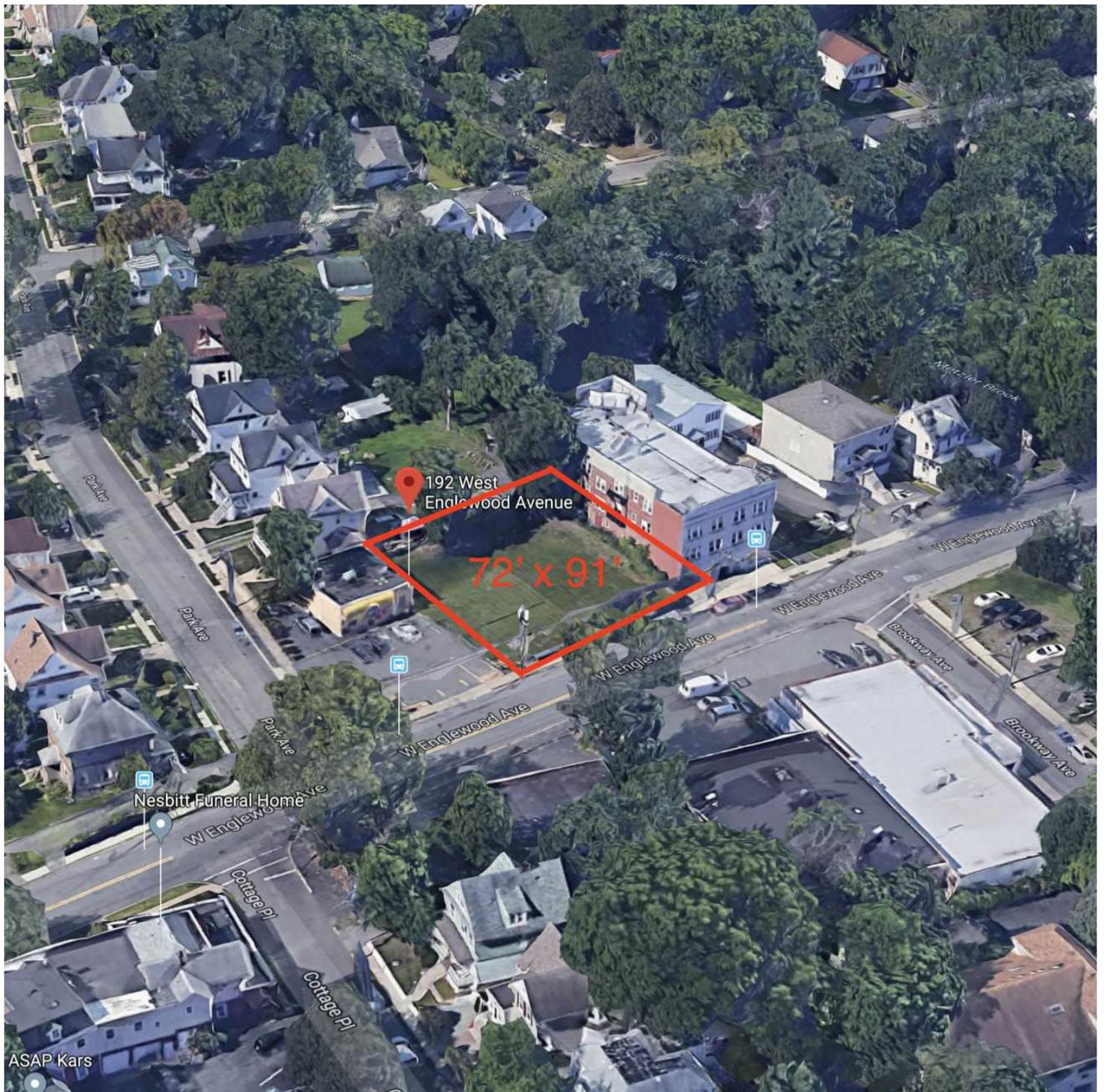
Area

This parcel does not appear to have any relations with DEP Wetlands

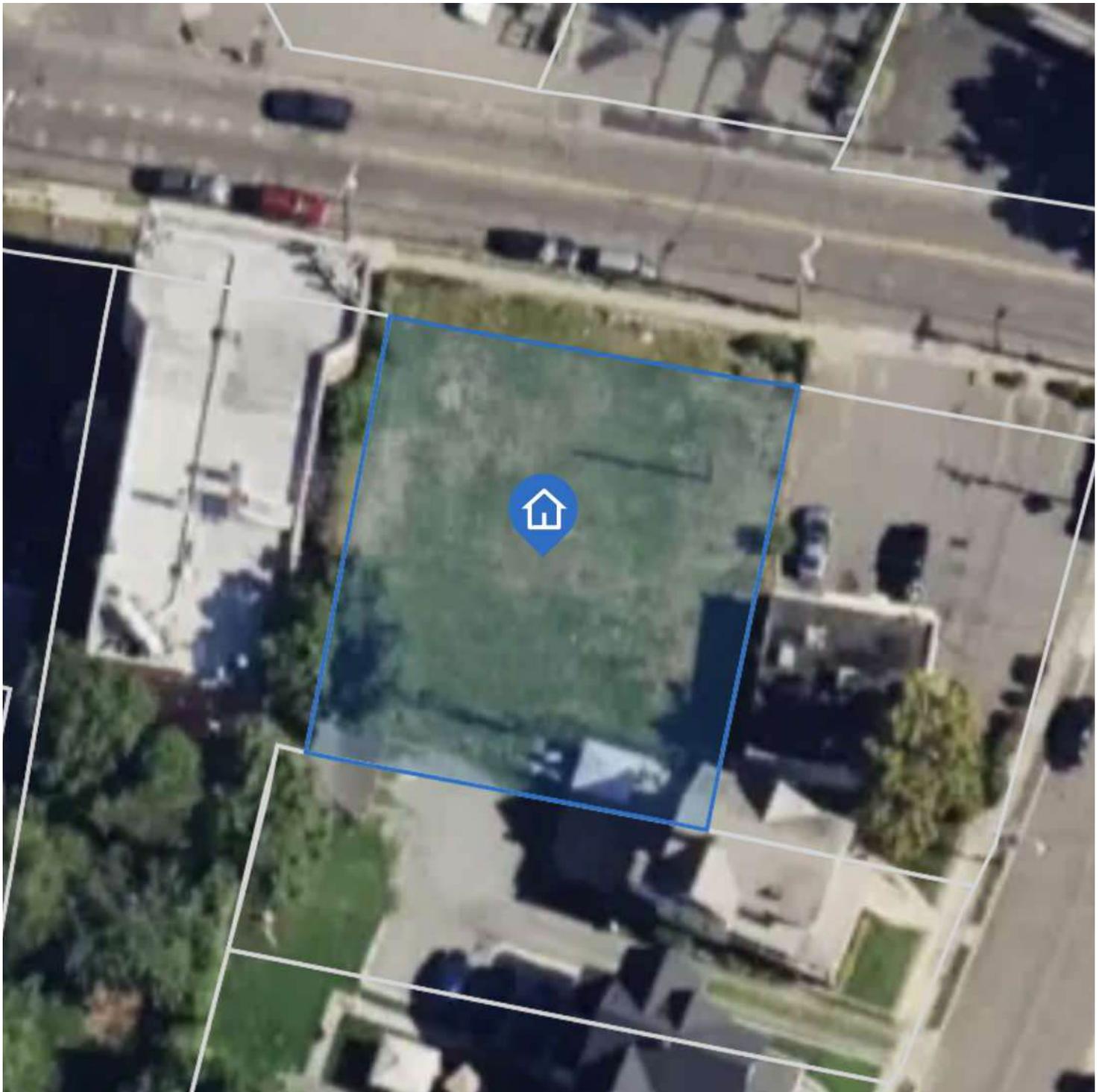
Aerial Map



Aerial Photo | Overview



Aerial View | Overview 2



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FINANCIAL ANALYSIS

3

ENGLEWOOD RESIDENTIAL STATS

ENGLEWOOD, NJ | R-E ZONING

ADVISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL

Englewood Residential Stats | \$400/SF Sales | \$38/Ft Rental Income

Englewood, New Jersey

Print

New Listings

July 2025

Share

Property Type SF + Condo/TH/Apt

Median List Price \$549,249 ↑ 3.7% Month Over Month	# of Properties 30 ↑ 50% Month Over Month	Median \$/Sqft \$399 ↓ 3.6% Month Over Month	Total \$ Volume \$29,237,493 ↑ 86.8% Month Over Month	Median Living Area Sqft 1,805 ↑ 37.6% Month Over Month
-------------------------------------------------------------------------	---------------------------------------------------------------	------------------------------------------------------------------	---------------------------------------------------------------------------	----------------------------------------------------------------------------



Realtors Property Resource®, LLC

Source: Listings

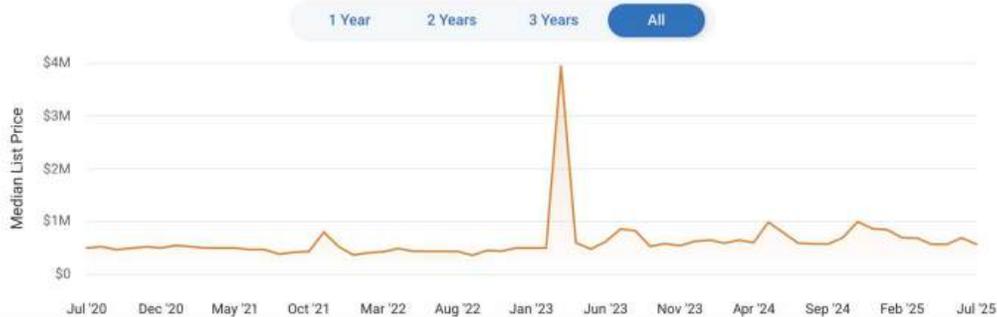
Active Listings

July 2025

Share

Property Type SF + Condo/TH/Apt

Median List Price \$570,000 ↓ 17.6% Month Over Month	# of Properties 55 ↑ 10% Month Over Month	Median Days in RPR 44 ↓ 26.7% Month Over Month	Median \$/Sqft \$413 ↓ 7.4% Month Over Month	Total \$ Volume \$79,212,479 ↓ 4.2% Month Over Month	Median Living Area Sqft 1,756 ↓ 3.8% Month Over Month
--------------------------------------------------------------------------	---------------------------------------------------------------	--------------------------------------------------------------------	------------------------------------------------------------------	--------------------------------------------------------------------------	---------------------------------------------------------------------------



Englewood, NJ | R-E Zoning

Here's what the R-E zoning in Englewood, NJ allows, based on the official city zoning code:

- R-E is primarily a **single-family residential** district.
- In areas designated as **R-E(2) (One- and Two-Family Residence Overlay District)**, you are permitted to build **one two-family dwelling per lot**, meaning up to **2 units per lot** [ecode360.com +9](#).

📍 Since **192 W Englewood Ave** is classified under R-E zoning (not R-E(2)), the default permitted use is limited to **single-family housing**—i.e., **one unit per lot**.

✅ Summary for Your Builder Strategy

- **One lot** in R-E ≠ only **one single-family house**—two-family structures *are not allowed* unless part of an R-E(2) overlay.
- To maximize unit count:
 - **Subdivide** the lot (if feasible) into multiple smaller lots (each meeting lot area/width/depth min: 6,500 sf, 80' wide, 80' deep, ±30' height max, 27% building coverage, 67% impervious) [bnbcalc.com +1](#) [ecode360.com](#).
 - Then build **one two-family dwelling** on each newly created lot *if* those subdivided lots fall under the R-E(2) overlay — or pursue a **variance or rezoning** to R-E(2) or a multi-family zone.

Without such overlay, **192 W Englewood Ave** supports only **single-family use**, limiting you to **one unit** unless you secure subdivision and overlay zoning.

Advisor Bio | Managing Director | KW Commercial

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PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Real Estate Broker & Real Estate Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in todays New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS & AFFILIATIONS

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
NJMLS, HCMLS, GSMLS
Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient