

FOR SALE

# 300-306 & 260 W 1ST AVE

Roselle, NJ 07203

**IPRG**





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by IPRG NJ LLC in compliance with all applicable fair housing and equal opportunity laws.

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FOR MORE INFORMATION,  
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# PROPERTY SUMMARY

300–306 West 1st Avenue offers a unique opportunity to reposition a ±33,370 SF, three-story industrial building in a prime Roselle location. The property is currently owner-occupied and presents strong potential for a sale-leaseback structure.

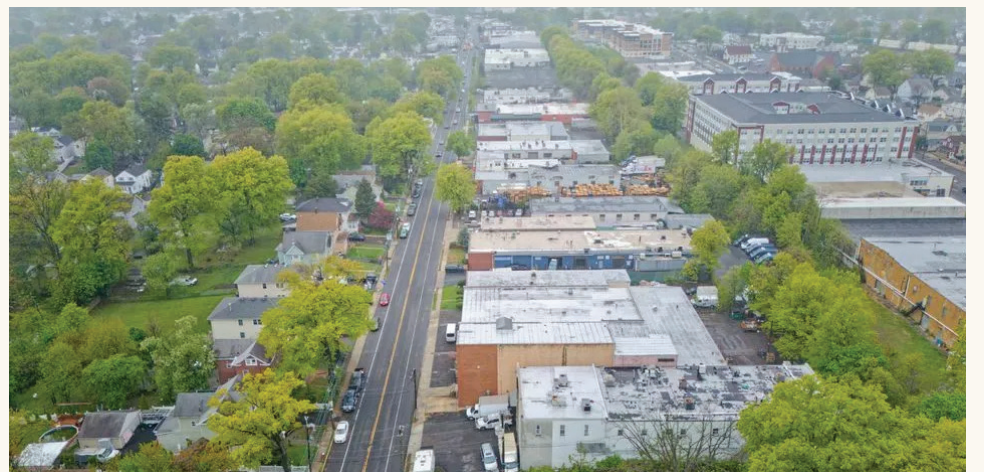
While the building requires modernization—including no HVAC and a non-operational elevator—it provides significant upside for investors and owner-users. The roof was replaced approximately three years ago, and both Phase I and Phase II environmental reports have been completed with clean results, helping to streamline due diligence.

The property also benefits from a large adjacent parking lot, enhancing usability for a variety of industrial or commercial applications.

Strategically located with access to major transportation routes and regional infrastructure, this is a compelling opportunity to unlock value through renovation, repositioning, or redevelopment in a supply-constrained market.





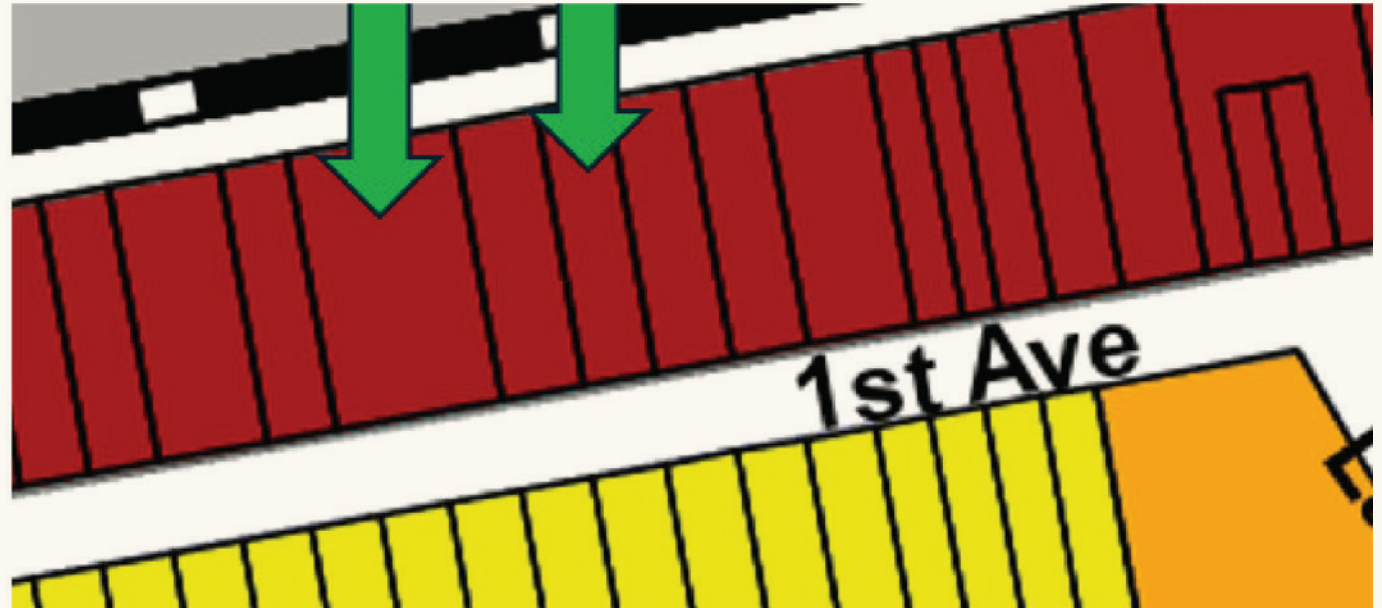






# ZONING SUMMARY

	Residence A
	Residence B
	Residence C
	Residence D
	Residence E
	Residence F
	Business\Commercial
	Commercial Industrial



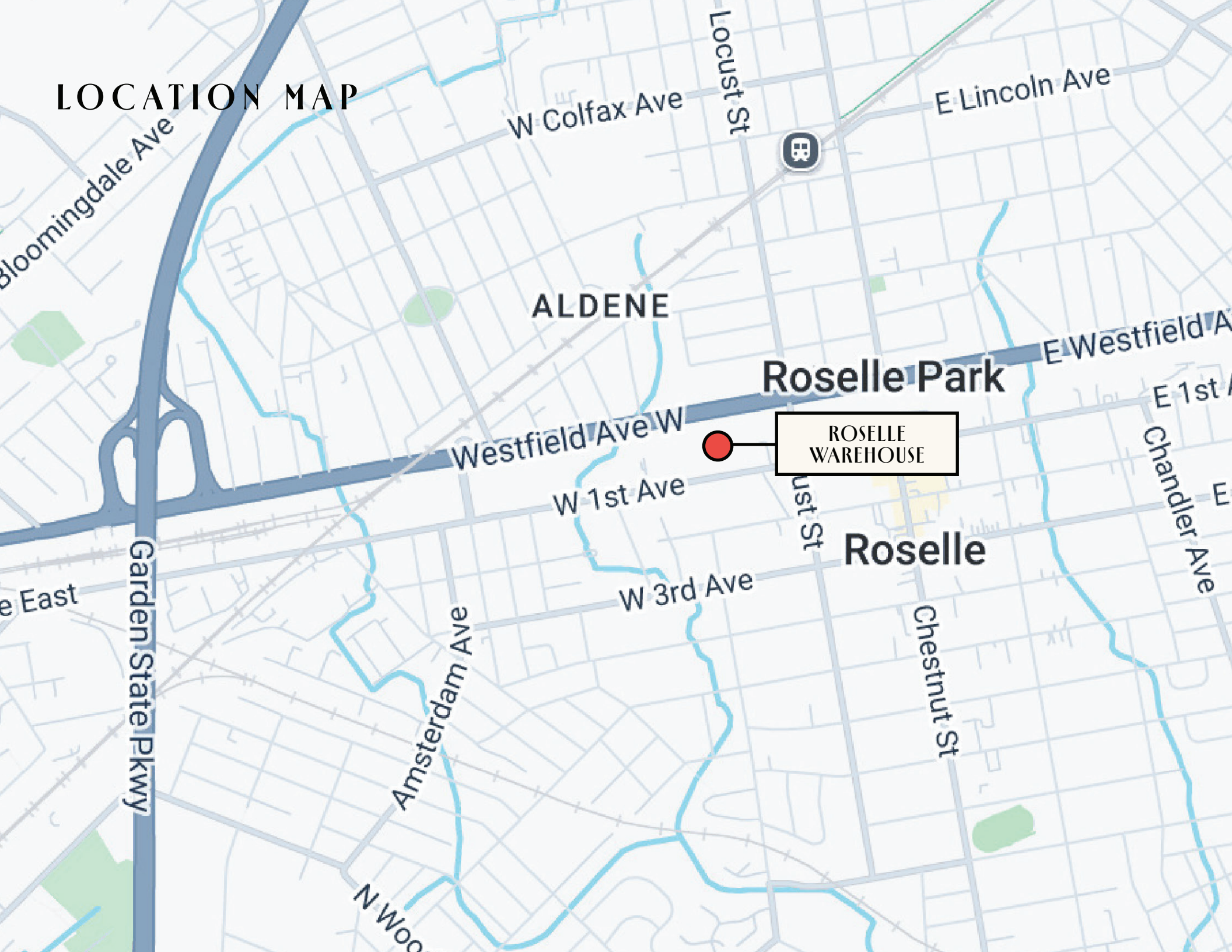
## ACCESSORY & CONDITIONAL USES

1. OFF-STREET PARKING
2. GARAGE AND STORAGE FOR VEHICLES
3. ROOF-MOUNTED SOLAR
4. SIGNAGE
5. ANTIQUE DEALER
6. AUTO REPAIR / SALE AND GAS STATIONS
7. CAR WASH
8. CHURCHES
9. PUBLIC UTILITY

## PERMITTED USES

1. RETAIL STORES
2. RESTAURANTS
3. PERSONAL SERVICE
4. MEDICAL SERVICES
5. STUDIOS - ART
6. CHILD-CARE CENTERS
7. OFFICES
8. RESEARCH LABORATORIES
9. MANUFACTURING INCLUDING:
  - A. FABRICATION OF PAPER PRODUCTS
  - B. FABRICATION OF WOOD PRODUCTS
  - C. FOOD AND ASSOCIATED INDUSTRIES
  - D. OTHER MANUFACTURING: ELECTRONICS, GLASS, JEWELRY, POLISHING
10. WAREHOUSING, WHOLESALE, DISTRIBUTION
11. CANNABIS MANUFACTURING, WHOLESALING, DISTRIBUTING, & DELIVERY SERVICES

# LOCATION MAP



ALDENE

Roselle Park

ROSELLE  
WAREHOUSE

Roselle

Bloomington Ave

W Colfax Ave

Locust St

E Lincoln Ave

Westfield Ave W

W 1st Ave

W 3rd Ave

Amsterdam Ave

Locust St

Chestnut St

Chandler Ave

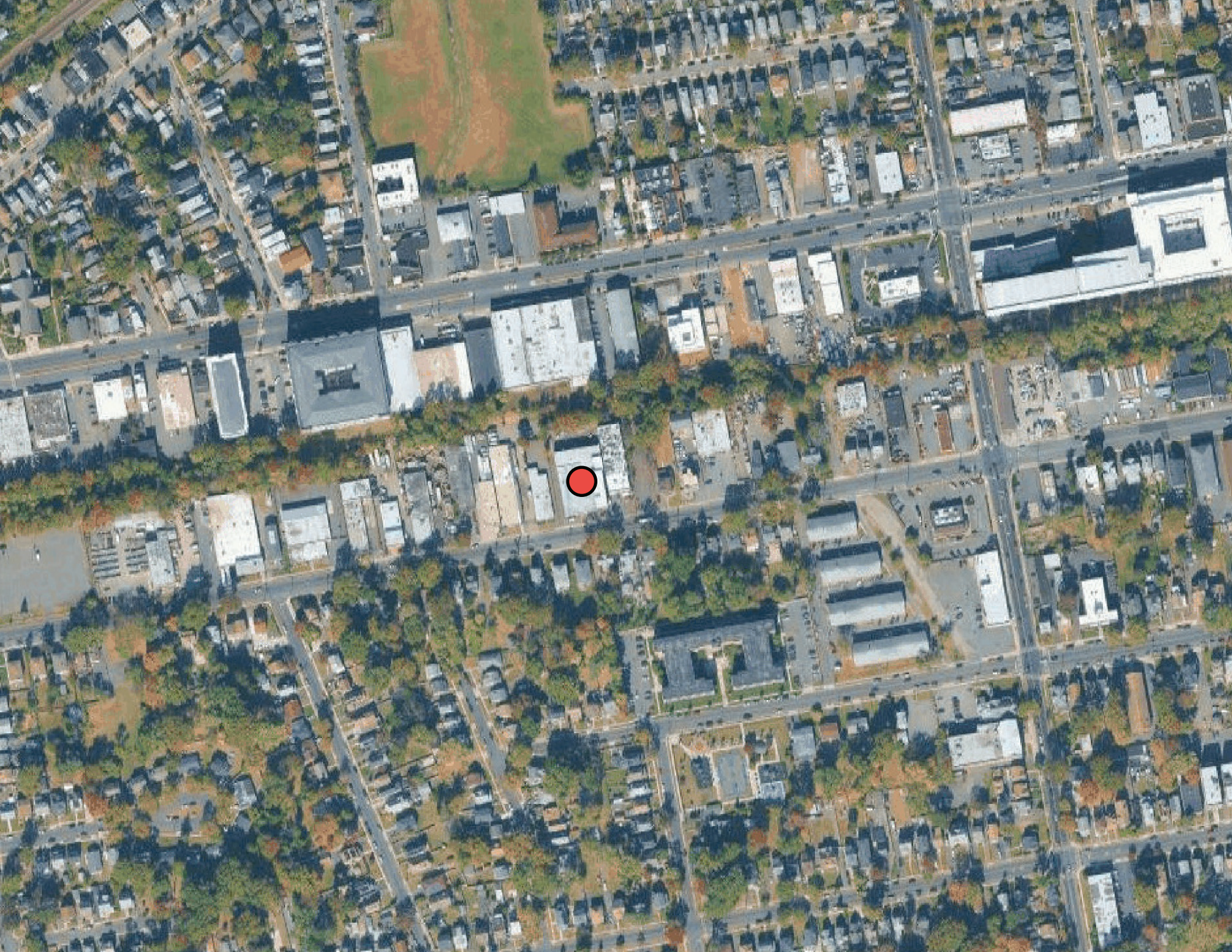
E Westfield Ave

E 1st Ave

East

Garden State Pkwy

N Wood



# INCOME & EXPENSES

## CAP EX

UNIT	SF	\$/SF COST	TOTAL COST	UNIT	TYPE	APPROX SF	PRO FORMA	\$/SF
Building	33,370	\$15.00	\$500,550	1	1st Floor	15,500	19,375	\$15
Parking Lot	16,500	\$5.00	\$82,500	2	2nd & 3rd Floors	17,870	8,935	\$8
<b>TOTAL</b>			\$583,050	<b>EFFECTIVE GROSS INCOME</b>		Monthly – \$28,310   Annually – \$339,720		

## PRO FORMA INCOME STATEMENT

INCOME	PRO FORMA	\$/SF	% EGI
Gross Income	\$375,460	\$11.25	
CAM Income	\$81,630	\$2.45	
Vacancy and Collection (5%)	\$(18,773)	\$(0.56)	
<b>Effective Gross Income</b>	<b>\$438,317</b>	<b>\$13.14</b>	<b>100%</b>
<b>EXPENSES</b>			
Real Estate Taxes (25/26)	\$43,220	\$1.30	10%
Insurance	\$15,750	\$0.47	4%
Heat	\$5,150	\$0.15	1%
Water	\$5,150	\$0.15	1%
Electric	\$12,360	\$0.37	3%
Management (5%)	\$21,916	\$0.66	5%
<b>Total</b>	<b>\$103,546</b>	<b>\$3.10</b>	<b>24%</b>
<b>NET OPERATING INCOME</b>	<b>\$334,771</b>	<b>\$10.03</b>	<b>76%</b>

# SALE COMPARABLES



**621 COMMERCE RD, LINDEN, NJ 07036**

<b>PRICE</b>	\$5,300,000	<b>PRICE/SF</b>	\$378.57
<b>BLDG/SF</b>	14,000 SF	<b>LAND/SF</b>	0.9 Acres



**457 E 1ST AVE, ROSELLE, NJ 07203**

<b>PRICE</b>	\$2,000,000	<b>PRICE/SF</b>	\$185.72
<b>BLDG/SF</b>	10,769 SF	<b>LAND/SF</b>	0.5 Acres



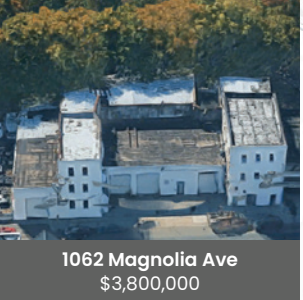
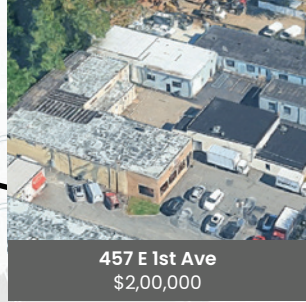
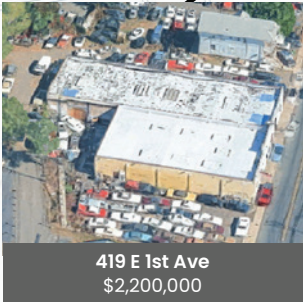
**1062 MAGNOLIA AVE, ELIZABETH, NJ 07201**

<b>PRICE</b>	\$3,800,000	<b>PRICE/SF</b>	\$164.86
<b>BLDG/SF</b>	23,050 SF	<b>LAND/SF</b>	0.8 Acres



**419 E 1ST AVE, ROSELLE, NJ 07203**

<b>PRICE</b>	\$2,220,000	<b>PRICE/SF</b>	\$191.76
<b>BLDG/SF</b>	11,577 SF	<b>LAND/SF</b>	0.89 Acres



<b>AVERAGES</b>
<b>PRICE</b>
\$3,330,000
<b>BLDG SIZE</b>
14,849 SF
<b>PRICE/SF</b>
\$230.23

# LEASE COMPARABLES



**356 MARKET ST, KENILWORTH, NJ 07033**

**LEASE RATE** \$13.80/SF/yr

**LEASE DATE** 2025-08-01

**LEASE TERM** 60 months

**SIZE** 22,700 SF



**305 COX ST, ROSELLE, NJ 07203**

**LEASE RATE** \$14.95/SF/yr

**LEASE DATE** 2025-05-21

**LEASE TERM** 60 months

**SIZE** 11,280 SF



**70 JACKSON DR, CRANFORD, NJ 07016**

**LEASE RATE** \$12.64/SF/yr

**LEASE DATE** 2025-06-07

**LEASE TERM** 17 months

**SIZE** 28,000 SF



**210 S 31ST ST, KENILWORTH, NJ 07033**

**LEASE RATE** \$13.68/SF/yr

**LEASE DATE** 2025-04-01

**LEASE TERM** 12 months

**SIZE** 3,900 SF



356 Market St  
\$13.80/SF/yr



210 S 31st St  
\$13.68/SF/yr



305 Cox St  
\$14.95/SF/yr



70 Jackson Dr  
\$12.64/SF/yr

## AVERAGES

### LEASE RATE

\$13.77/SF/Yr

### LEASE TERM

37 Months

# ABOUT IPRG

Investment Property Realty Group (IPRG) is a real estate brokerage firm that specializes in the sale and acquisition of investment properties. With a strong focus on urban markets, particularly in New York City, IPRG handles a wide variety of asset types including multi-family, mixed-use, retail, development, and industrial properties. The firm serves a diverse client base ranging from private investors and family offices to institutional firms and developers.

IPRG distinguishes itself through its deep market knowledge and strategic advisory approach. The firm's professionals provide comprehensive guidance throughout the transaction process—from property valuation and marketing to negotiation and closing. This hands-on involvement helps clients make informed decisions and maximize their return on investment.

At the core of IPRG's approach is a commitment to integrity, transparency, and long-term client relationships. The firm prioritizes open communication and client education, ensuring that investors fully understand their options and opportunities. This personalized service model has contributed to IPRG's reputation for reliability and consistent performance in the highly competitive real estate investment space.

In addition to its brokerage services, IPRG leverages data-driven insights and in-depth research to stay ahead of market trends. The team uses proprietary tools and analytics to track property values, assess market shifts, and identify emerging opportunities. This analytical edge enables IPRG to provide clients with accurate evaluations and strategic investment guidance in an ever-evolving real estate landscape.



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