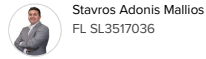


213 Franklin St, Paterson, NJ 07524

\$649,900

Mixed Use Commercial & Residential Building

Investment Opportunity



Stavros Adonis Mallios
FL SL3517036

Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$649,900	Property Type	Mixed Use, Multifamily, Retail, Special Purpose
Subtype	Apartment Building, Auto Shop	Investment Type	Value Add
Square Footage	3,398	Cap Rate	7.00%
Occupancy	66%	Units	3
Buildings	1	Stories	2
Lot Size (acres)	.07 - 1	Sale Condition	1031 exchange

Marketing Description

Exceptional Value-Add Opportunity in Paterson, NJ | 3,398 SF Mixed-Use Property

Explore a unique investment opportunity in the heart of Paterson, NJ, with this 3,398 square foot mixed-use property that perfectly balances residential comfort with commercial potential. Ideal for investors looking to enhance and maximize their returns, this property offers significant value-add potential in a thriving urban market.

Residential Appeal with Room for Enhancement: The residential portion of the property offers a solid foundation with spacious layouts and modern features, making it attractive to a variety of tenants. With strategic upgrades and renovations, there's ample opportunity to increase rental income or resale value. Whether it's updating finishes, optimizing the layout, or adding premium amenities, this property provides a canvas for value-driven enhancements.

Commercial Space with Growth Potential: The ground-floor commercial space presents a prime opportunity for businesses looking to establish or expand their presence in a high-traffic area. The current layout offers flexibility, and with targeted improvements—such as modernizing the storefront, enhancing the interior design, or reconfiguring the space—you can significantly boost its appeal and rental income. This is an ideal space for retail, office, or dining establishments in a location poised for growth.

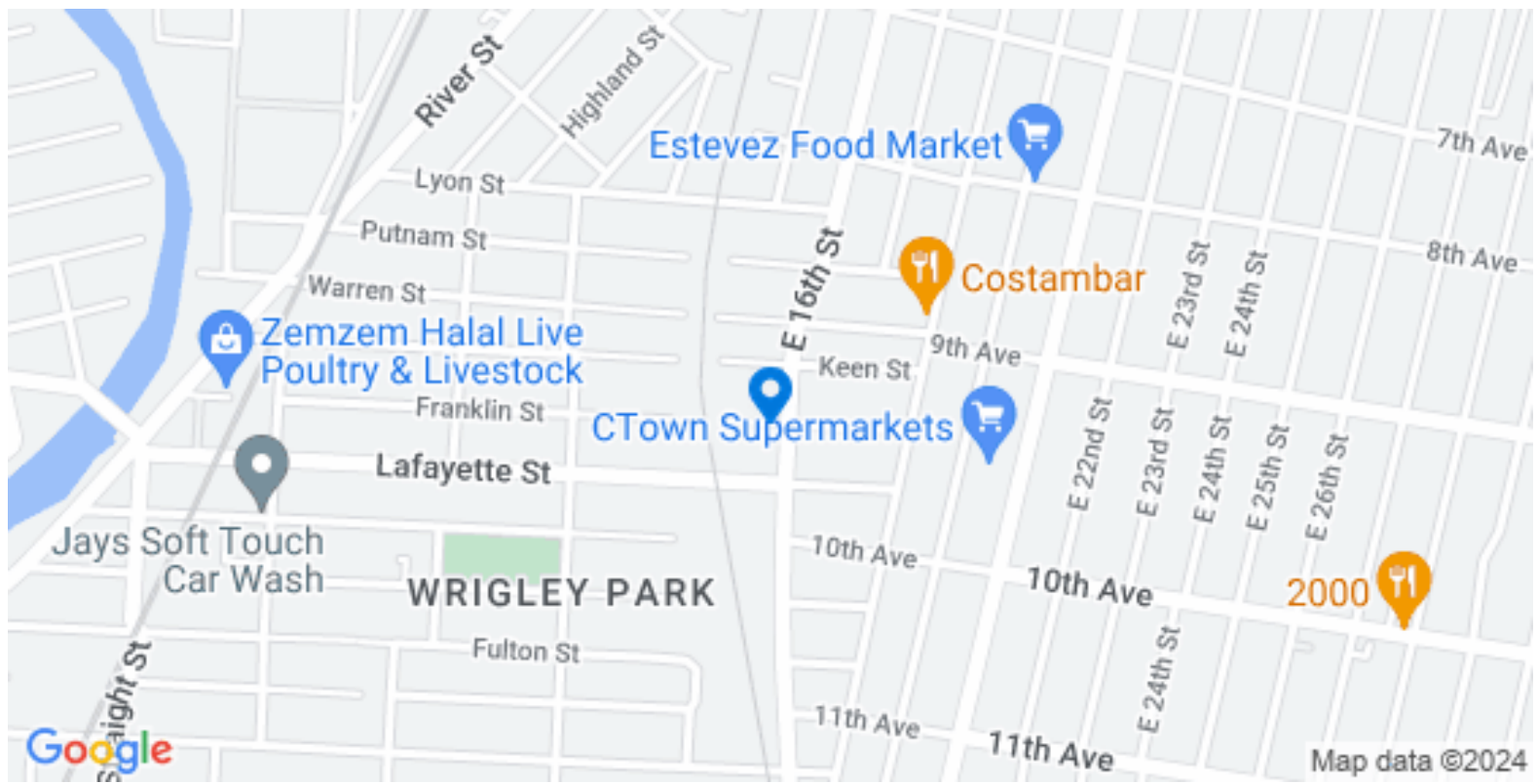
Strategic Location with Upside: Located in a rapidly developing area of Paterson, this property benefits from proximity to key transportation routes, a vibrant local community, and ongoing city improvements. As the neighborhood continues to evolve, the demand for quality residential and commercial spaces is expected to rise, further enhancing the property's long-term value.

Investment Highlights

- 3,398 SF mixed-use property with significant value-add potential
- Modern residential units with opportunities for upgrades
- Flexible commercial space ready for enhancement
- Prime location with high visibility and foot traffic
- Positioned in a growing market with increasing demand

Capitalize on this rare value-add opportunity to transform and elevate this mixed-use property in Paterson, NJ. Whether you're looking to renovate, reposition, or reimagine the space, this property offers the potential for substantial returns and long-term growth.

Location (1 Location)



Property Photos (4 photos)

