

236-238 STUYVESANT AVE, LYNDHURST, NJ 07071
Retail & Residential Income Property

ASKING PRICE: \$1,490,000
UNIT MIX: 3 Retail | 2 Residential
TOTAL UNITS: 5

INVESTMENT HIGHLIGHTS

The Lyndhurst, NJ, business district is anchored around Valley Brook Avenue and Stuyvesant Avenue, offering a dense, walkable suburban feel with numerous restaurants, cafes, and local shops. The township serves as a bustling, commuter-friendly commercial hub directly across from the Meadowlands. In addition, its proximity to New York, approximately 6 miles, makes it a high demand for commercial and residential activity. In addition, this property provides:

- Diversified income stream with retail and residential tenants
 - Three retail storefront spaces generating strong rental income
 - Retail tenants pay their own utilities, reducing landlord expenses
 - Stable residential rental income
 - Attractive cap rate for a mixed-use investment asset
 - Strong long-term investment opportunity
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FINANCIAL OVERVIEW

Purchase Price: \$1,490,000

Gross Scheduled Income: \$132,000

Vacancy Allowance (5%): (\$6,600)

Effective Gross Income: \$125,400

Operating Expenses

Property Taxes: (\$22,699)

Gas & Electric (Residential Units): (\$5,400)

Water & Sewer: (\$400)

Total Operating Expenses: (\$28,499)

Net Operating Income (NOI): \$96,901

CAP RATE: 6.50%

RENT ROLL

Retail Units (3)

Monthly Rent per Unit: \$2,000

Annual Income: \$72,000

Residential Units (2)

Combined Monthly Rent: \$5,000

Annual Income: \$60,000

Total Monthly Income: \$11,000

Total Annual Income: \$132,000

INVESTMENT METRICS

Price per Unit: \$298,000

Gross Rent Multiplier: 11.29

Total Units: 5

Net Operating Income: \$102,701

Cap Rate: 6.89%

PROPERTY SUMMARY

This mixed-use investment property consists of three retail storefront units and two residential units, providing a diversified and stable income stream. Retail tenants pay their own utilities, helping reduce landlord operating costs. The residential component provides consistent rental income, creating a balanced investment profile.

With projected gross annual income of \$132,000 and an estimated cap rate of 6.89%, this property presents a strong opportunity for investors seeking a cash-flowing mixed-use asset in a prime location.

DISCLAIMER

All information has been obtained from sources believed reliable but has not been verified. Prospective buyers should conduct their own independent investigation and due diligence regarding the property and financial information.