



FALLIVENE AGENCY, INC.

*Real Estate*  
1011 BLOOMFIELD AVE., UNIT 1A, WEST CALDWELL, NJ 07006  
PHONE: 973-882-1117 FAX: 973-244-8339  
[www.falliveneagencyinc.com](http://www.falliveneagencyinc.com)

**29 Smull Avenue**  
**Caldwell, NJ 07006**  
**Mixed Use Property in the Heart of Caldwell, NJ**  
**Additional Details of Property**

**Front Building (Basement, Office, Apartment)**

**Basement**

- Storage area
- Lunch room / potential office space
- Half bathroom

**First Floor – Doctor’s Office**

- Front entrance foyer
- Rear entrance foyer
- Waiting room
- Office / staff work area
- Four exam rooms
- Doctor’s private office with attached bathroom
- Patient half bathroom
- Kitchen area
- Laboratory

**Second Floor – Apartment**

- Private entrance
- Kitchen Pantry
- Eat-in kitchen with breakfast bar
- Family room
- Three bedrooms
- Full bathroom with laundry
- Attic access
- Water softener
- Reverse osmosis system in kitchen
- Miele Washer & Dryer

**Appliances**

**Negotiable:** Sauna, Chandeliers, and Furniture are negotiable.

**Staying with Property:** Washer / Dryer, Stove, Water Softener, and Reverse Osmosis

### **Back Building (Garage & Leisure Space)**

#### **Garage**

- One-and-a-half car garage
- Work Bench
- Storage Area Under Stairs ideal for off-season clothing or additional storage

#### **Second Floor (Leisure Space)**

- Leisure space currently used for reading and relaxation

#### **Utilities & Features**

- Each unit in the front building has its own utilities (except water) – Front Building
- Heating System (Replaced 2013 or 2014) – Front Building
- Central air unit (Replaced 2013 or 2014 – Front Building
- Gas Meters (Separate) Front Building
- Electric Meters (Separate) Front Building
- Water / Sewer is paid for by owner (Not Separate)

#### **Front building also includes:**

- Gas generator
- 8 marked parking spaces
- Additional parking to the right of the garage
- Additional on-street parking available
- Beautiful spring landscaping in the rear of the property
- Potential for additional plantings throughout the property
- See photos of prior years' plantings

#### **Property Improvements / Approximate Ages**

- Roof age: 25 Year / Flat Roof Portion replaced
- Hot water heaters: Both replaced in 2025
- Heating & central air units: 2013 and 2014
- First Floor Exterior Awnings were installed to shelter rain. (Front Building)

  
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**Income & Expenses**

**29 Smull Avenue**

**Caldwell, NJ**

**(Rental Income are Estimates, Expenses are subject to change)**

**Potential Rental Income (Estimated Per Rental Comps)**

**Doctors Office & Lunch Room Space = \$3,500 - \$4,000 per Month**

**Second Floor Three Bedroom Apartment = \$2,500 - \$3,000 per Month**

**Parking Spots = \$30 Per Month Per Spot (\$90 Per Quarter Caldwell Parking Permit)**

**Potential (8 Spots X \$30) = \$240 Per Month X 12 = \$2,880 Annually**

**Garage Rental = Potential \$100-\$200 Per Month = \$1,200 to \$2,400 Annually (Car Parking)**

***Inquire about leisure space above garage for more info\*\*\****

**Total Potential Rental Income = \$6,340 - \$7,340**

**Total Estimated Annual Rental Income = \$76,080 to \$88,080**

**Expenses (Tenants Pays own Gas, Electric, Heat)**

**Building Insurance = Estimate for Lessor Risks Policy through Fallivene Agency Inc with**

**Andover Companies = \$3,500/ 12 = \$292 Monthly**

**Annual Taxes = \$18,145 = \$1,513 Monthly**

**Snow Removal = \$400 on average (this past winter has fluctuated do to heavy snowfall)**

**Water / Sewer – Paid by Owner = Annual = \$300 Per Quarter - \$1,200 Annually**

**Total Estimated Expense Annually = \$23,245**