

218 Mulberry Street

Newark NJ 0710

*Mixed Use Investment Opportunity | Income +Assemblage
+Redevelopment*



Cash Flow Today. Strategic Control for Tomorrow.
A rare income-producing keystone parcel within Newark's
Arena district and Mulberry Commons redevelopment zone

Executive Summary

218 Mulberry Street is a mixed-use, income-producing property located in the heart of Downtown Newark, steps from the Prudential Center, Mulberry Commons Park, and Newark Penn Station. The asset offers stable in-place income today and significant long-term upside through assemblage, public-private partnership, or future redevelopment.

Asking Price	\$5,800,000
Total Annual Income	\$349,200
Net Operating Income (NOI)	\$291,900
Total Annual Expenses	\$57,300
Cap Rate @ Asking	≈ 5.03%
Expense Ratio	≈ 16.4%

RENT ROLL SUMMARY

Commercial: Bar Retail Space – \$20,000/month (\$240,000/year). Month-to-month lease with long-term lock-in option; standard 3% escalations.

Residential (4 Units):

2nd Floor Left – 4BR / 1BA – \$3,000

2nd Floor Right – Studio – \$1,300

3rd Floor Left – 4BR / 2BA – \$3,000

3rd Floor Right – 2BR / 1BA – \$1,800

Total Residential Income: \$109,200/year

LEASE & OPERATIONS

All leases month-to-month | 3% annual escalations | Tenants pay all utilities | Owner-managed | Low operating expense profile

WHY THIS PROPERTY

This asset combines immediate income with irreplaceable positioning. Identified as a keystone parcel within the Mulberry Commons and Arena District vision, 218 Mulberry Street offers rare optionality for income investors, assemblage strategies, or future redevelopment.

IDEAL INVESTOR PROFILES

1031 exchange buyers | Value-add investors | Assemblage / redevelopment groups | Long-term holders aligned with Newark's growth trajectory

Contact

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