



COLDWELL BANKER REALTY

58 Madison St, Hoboken, NJ



Offered @
\$4,200,000



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HOBOKEN, NEW JERSEY

Hoboken, New Jersey, is a vibrant city located along the Hudson River, directly across from Manhattan. Often referred to as the "Mile Square City" due to its compact size, Hoboken offers a unique blend of urban amenities and small-town charm. The city has evolved from its industrial roots into a residential area, attracting young professionals and families seeking proximity to New York City without the high costs.

Hoboken's economy is diverse, with significant contributions from accommodation and food services, healthcare and social assistance, transportation and warehousing, and retail sectors. The city's proximity to Manhattan enhances its economic vibrancy. Hoboken is one of the most transit-rich and commuter-cities in the region. Despite its small size, the city is a major transportation hub offering fast, reliable, and diverse options for getting to New York City and surrounding areas. With its walkable streets, proximity to New York City via PATH trains and ferries, and a growing population of young professionals and families, Hoboken is a sought-after place to live, work, and visit.

In addition to being close to New York City, Hoboken is also within a short drive or train ride of Newark Liberty International Airport, giving residents and visitors

convenient access to domestic and international flights. The city's location along the river also supports recreational activities such as kayaking, waterfront jogging, and scenic promenades, enhancing its appeal as both a residential and leisure destination.





58 MADISON STREET, HOBOKEN, NJ

Stabilized 7-Unit Multifamily With Storage & Laundry Income

Offering Summary 58 Madison Street presents a rare opportunity to acquire a stabilized, income-producing multi-family asset in one of Hoboken’s most desirable residential corridors. The property delivers strong in-place cash flow supported by diversified revenue streams, with immediate upside through modest, market-aligned rent normalization.

- ◆ High Barrier To Entry, +/- 7500 SF Multifamily Building On Madison ST In Hoboken, Hudson County, New Jersey
- ◆ 5 floors Fully occupied building with stabilized income.
- ◆ 7 Residential Units + 8 Storage Units + 2 Laundry Machines
- ◆ 25x70 Lot
- ◆ Walking Distance To The 2nd light rail Station .
- ◆ Superior Demographics With Over 95,000 People With An Average Household income Over \$172,000 within 1- Mile Of The Subject Property



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	95,735	863,553	1,906,460
2029 Population (Proj.)	98,833	881,377	1,943,928
EMPLOYMENT			
Total Employees	59,621	1,589,301	3,029,939
Total Establishments	4,357	92,914	177,138
HOUSEHOLDS			
Number of Households	45,380	426,156	926,384
Average HH Income	\$172,822	\$144,303	\$143,733

Income summary table

Category	Basis / Notes	Monthly	Annual
Residential rent	7 units, current rent roll total	\$16,406	\$196,872
Basement storage units	8 units × \$150/month	\$1,200	\$14,400
Laundry income	2 card-operated machines	–	\$5,000
Total gross income	Residential + Storage + Laundry	\$17,606	\$216,272

Operating Expenses (Actual)

Expense Category	Annual
Taxes	24,423
Electric	440
Building Insurance	11,121
Flood Insurance	14,068
Water	2,120
Sewer	2,850
Management	6,300
Total Operating Expenses	61,322



In-Place NOI

Line Item	Annual
Gross Income	216,272
Operating Expenses	(61,322)
Net Operating Income (In-Place)	154,950

Income Composition X-Chart

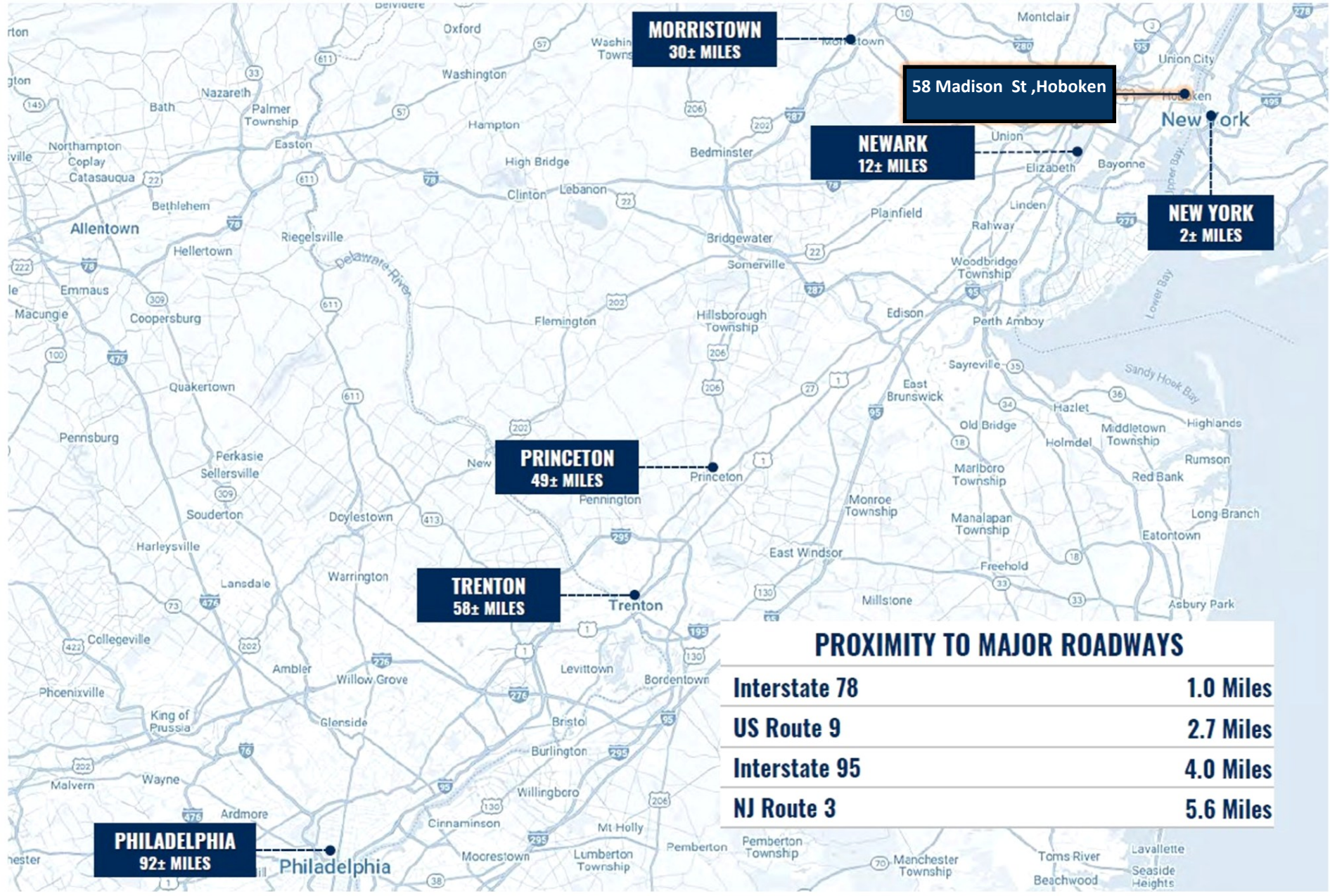
Category	In-Place Annual	Pro Forma Annual	Variance (\$)	Variance (%)
Residential Rent	196,872	206,000	+9,128	+4.6%
Storage Units	14,400	14,400	0	0%
Laundry	5,000	5,000	0	0%
Total Income	216,272	225,400	+9,128	+4.2%
Operating Expenses	(61,322)	(61,322)	0	0%
NOI	154,950	164,078	+9,128	+5.9%



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REGIONAL MAP



PROXIMITY TO MAJOR ROADWAYS

Interstate 78	1.0 Miles
US Route 9	2.7 Miles
Interstate 95	4.0 Miles
NJ Route 3	5.6 Miles



LEGAL DISCLAIMER

This Offering Memorandum (“Memorandum”) has been prepared solely for the purpose of providing prospective purchasers with general information regarding the property located at 58 Madison Street, Hoboken, New Jersey (“the Property”). The information contained herein is provided for the recipient’s review only and is not intended to be, and shall not be construed as, a substitute for the recipient’s own thorough investigation of the Property and all matters relevant to its acquisition, ownership, and operation.

The Memorandum includes financial data, projections, opinions, and estimates based on assumptions that are subject to variation. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and the Broker, Owner, and their respective agents, employees, and representatives expressly disclaim any and all liability for statements, errors, or omissions.

All prospective purchasers must conduct their own independent due diligence, including but not limited to:

Verification of all income and expense items

Review of leases, permits, approvals, and zoning

Physical inspection of the Property

Confirmation of market rents, comparable sales, and operating assumptions

Consultation with legal, tax, financial, and engineering professionals

The Owner reserves the right, at its sole discretion, to withdraw the Property from the market, modify the terms of the offering, or accept or reject any offer at any time without notice.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property. No legal commitment or obligation shall arise unless and until a written purchase and sale agreement has been fully executed and delivered by all parties.

By accepting this Memorandum, the recipient agrees that:

The Memorandum and all related materials shall be held in strict confidence.





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Stabilized Multifamily Asset With Immediate Cash Flow & Clear Upside

58 Madison Street represents a rare opportunity to acquire a stabilized, income-producing multifamily asset in one of Hoboken's most supply-constrained residential pockets. The property delivers diversified revenue across 7 residential units, 8 private basement storage units, and 2 commercial laundry machines, creating a resilient and predictable income profile.

With strong in-place performance and a modest, market-supported rent normalization path, the asset offers both secure day-one cash flow and credible near-term upside. Investors benefit from a low operating expense structure, durable tenant demand, and proximity to transit, employment centers, and Hoboken's vibrant retail corridors.



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