



# 10-Unit Multifamily Building

123 63<sup>rd</sup> St. West New York New Jersey 07093

**PS.**

# OFFERING HIGHLIGHTS

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- **10 Unit Multifamily Building**
- **Fully Occupied**
- **Mix Of One-Bedroom and Two-Bedroom Apartments**
- **Long Term Ownership**
- **Consistent Occupancy History**
- **Appro. 5,115 sq./ft. Building**
- **Three Story Walk-Up Apartment Building**
- **Convenient Access To Manhattan**
- **Located Within One Of Hudson County's Most Established Rental Markets**
- **Access To NJ Transit Bus Service, Major Roadways and Regional Transportation Networks.**
- **Rent Controlled Asset**
- **Majority Of Units Occupied On A Month To Month Basis**
- **Recent Capital Improvements Including Hot Water Heater Replacements, Fire Alarm Upgrades and Unit Improvements**

**PS.**

**123 63<sup>rd</sup> St. West New York New Jersey**

# PROPERTY DESCRIPTION

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- Building Size Approx 5,115 sq./ft.
- Lot Size Approx. 2,614 sq./ft.
- Block-28
- Lot-6
- Year built EST 1940s
- Units-10
- Stories-3
- Zoning-R-M
- Construction-Walk-Up Apartment Building
- Heating-Steam
- Occupancy-100%
- Ownership-Long-Term Family Ownership



**Built Est. 1940s**



**Street/Resident**

**PS.**

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# FINANCIAL

## RENT ROLL SUMMARY

Unit 1 | 1 BR | \$1,450

Unit 2 | 2 BR | \$1,650 | Lease Exp. 10/31/2026

Unit 3 | 1 BR | \$1,053 | Month-to-Month

Unit 4 | 2 BR | \$1,274 | Month-to-Month

Unit 5 | 2 BR | \$1,650 | Lease Exp. 03/31/2027

Unit 6 | 1 BR | \$1,090 | Month-to-Month

Unit 7 | 2 BR | \$1,390 | Month-to-Month

Unit 8 | 2 BR | \$1,211 | Month-to-Month

Unit 9 | 1 BR | \$1,040 | Month-to-Month

Unit B | 2 BR | \$400 | Lease Exp. 06/30/2027

Annual Rent Roll: \$143,500

Asking Price: \$1,398,000

Cap Rate: 6.60%

All figures provided by ownership and  
subject to purchaser verification.

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## FINANCIAL OVERVIEW

Gross Scheduled Income: \$143,500

Operating Expenses

Property Taxes: \$23,613

Water: \$7,111

Sewer: \$8,378

Insurance: \$4,600

PSE&G: \$7,482

Total Expenses: \$51,184

Net Operating Income: \$92,316

**PS.**

# EXTERIOR PICTURES



123 63<sup>rd</sup> St. West New York  
New Jersey

**PS.**



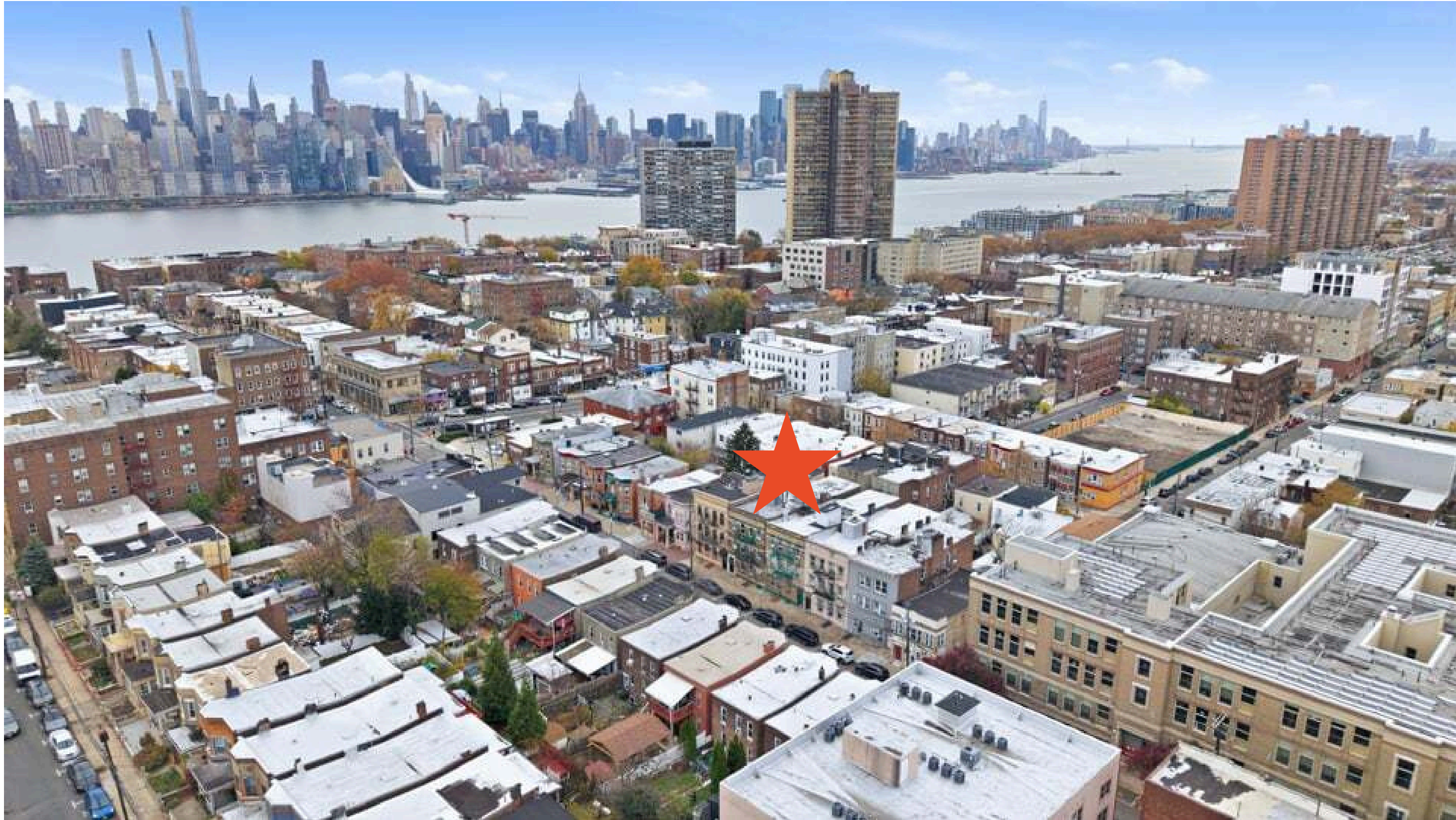
# BUILDING OUTLINE



**123 63<sup>rd</sup> St. West New York  
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**PS.**

# AERIAL VIEW



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# NEARBY SALES COMPARABLES



Address	Name	Rating	Yr Blt/Renov	Type	Units	Dist (mi)	Sale Date	Sale Date ▼	Sale Price
4401 Bergenline Ave	The Avenue	★★★★★	2019	Multifamily	6	1.08	Mar 2026	Mar 2026	\$3,766,875
316 E 77th St	Multi-Property Sale	★★★★★	1910	Multifamily	8	2.99	Mar 2026	Mar 2026	\$4,700,000
318 E 77th St	Multi-Property Sale	★★★★★	1920	Multifamily	7	2.99	Mar 2026	Mar 2026	\$4,700,000
14 W 69th St	14 W 69th St	★★★★★	1910	Multifamily	15	1.84	Apr 2026	Apr 2026	\$7,500,000
303 W 116th St		★★★★★	1910	Multifamily	5	2.95	Apr 2026	Apr 2026	\$2,550,000
346 W 87TH St		★★★★★	1900	Multifamily	9	1.49	Apr 2026	Apr 2026	\$4,050,000
315 W 92nd St		★★★★★	1907	Multifamily	8	1.71	Apr 2026	Apr 2026	\$3,350,000
430 Amsterdam Ave		★★★★★	1910	Multifamily	20	1.60	Apr 2026	Apr 2026	\$7,825,000
53 W 74th St		★★★★★	1900	Multifamily	7	1.75	Apr 2026	Apr 2026	\$8,300,000
318 W 77th St		★★★★★	1900	Multifamily	10	1.35	May 2026	May 2026	\$4,250,000
11 E 78th St		★★★★★	1920	Multifamily	16	2.50	May 2026	May 2026	\$9,450,000
323 W 80th St		★★★★★	1900	Multifamily	10	1.39	May 2026	May 2026	\$7,000,000
2119 Frederick Douglass Blvd		★★★★★	1900	Multifamily	18	2.89	May 2026	May 2026	\$2,925,000

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# DEMOGRAPHICS

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West New York is a densely populated Hudson County community with convenient access to Manhattan, strong transportation infrastructure, and a long-established rental market that continues to support tenant demand.

## Average Household Income

1 Mile: ~\$70,759

3 Mile: ~\$115,000

5 Mile: ~\$125,000

## Population

1 Mile: ~102,517

3 Mile: ~799,735

## Daytime Population

1 Mile:18,456

3 Miles:1,038,811

## Households

1 Mile:-39,939

3 Mile-364,726

# RENT CONTROL INFORMATION

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The property is subject to the Town of West New York Rent Control Ordinance.

Ownership has advised that annual rent registrations have been filed and registration documentation will be made available during due diligence.

Purchasers are encouraged to independently review all applicable municipal regulations, rent registration records, and tenant information as part of their due diligence process.

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