

BRAND NEW TO THE MARKET!



LEFT ELEVATION OPT. 1
SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPT. 1
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8-1/2" MEETS EGRESS REQUIREMENTS -
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CLOSE OPERABLE WIDTH OF 3'-0"
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WALL BRACING METHOD:
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1/2" COMPENSATING TO TYPICAL PANEL OR
ANALOGOUS PER CODE OR AS SHOWN
WITH A 2x4x8 BRACE KNOTS TO BE
NAILED WITH 16 D NAILS @ 6" OC
AND PLY @ 8" OC.



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RIGHT ELEVATION OPT. 1
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FOR SALE:

Newly Constructed Two-Story 3-Building Duplex
Development Project Totaling 6 Units for Sale

29-39 Dover Avenue | Ewing, NJ 08638

OFFERING MEMORANDUM

Matt Miller

SVP, INVESTMENT SALES & LEASING

C | 908.770.0686

Matt@legacyrealtynj.com

Seth Katz

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

LEGACY
Commercial Realty, LLC





EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

FOR SALE:

- » Asking Price: \$1,800,000.00
- » Projected NOI: \$116,132.28
- » Projected CAP Rate: 6.45%
- » Estimated Delivery Date: March 1, 2026

Nestled in one of Mercer County's most accessible and growing communities, this brand-new 6-unit duplex project in Ewing, NJ offers modern design, superior craftsmanship, and exceptional income potential. Whether you're an investor seeking a turnkey rental opportunity or a homeowner looking to live in one unit and rent the rest, this project delivers versatility and long-term value.

PRIME LOCATION:

Located just minutes from:

- » The College of New Jersey (TCNJ)
- » Capital Health Regional Medical Center
- » Trenton-Mercer Airport
- » I-295, Route 1, and West Trenton Train Station

Ewing's central location offers seamless connectivity to Philadelphia, New York City, and Princeton, making it ideal for commuters, professionals, and students.

INVESTOR APPEAL:

- » Projected CAP Rate: 6.82%
- » High Rental Demand due to proximity to major employers and schools
- » Brand-New Construction minimizes initial maintenance and maximizes ROI

IDEAL FOR:

- » Real Estate Investors
- » Multi-Generational Families



PROPERTY OVERVIEW

UNIT INFORMATION:

- » 6 Modern Units - (3 Buildings) – Each Building is 2,138 SF – Total SF is 6,414 SF.
- » Each Unit is a total of 871 SF of Livable Space with a Porch Area of 198 SF.

◦ First Floor:	453 SF
◦ Second Floor:	418 SF
◦ Covered Porch:	97 SF
◦ Open Porch:	101 SF
◦ Total SF:	1,069 SF

- » Each Unit has 2 Bed / 1.5 Bathroom Floor Plans with Living Room Area, Kitchen Area, & Dining Room Area.
- » Units will come furnished with Range Stove, Refrigerator, Microwave, Dishwasher, Washer & Dryer, & Tankless Instant Water Heater.

BUILDING & SYSTEMS:

- » Each Unit will have a Super-Efficient 14 Seer Aire Flo HVAC Unit.
- » Each Unit is Separately Metered.

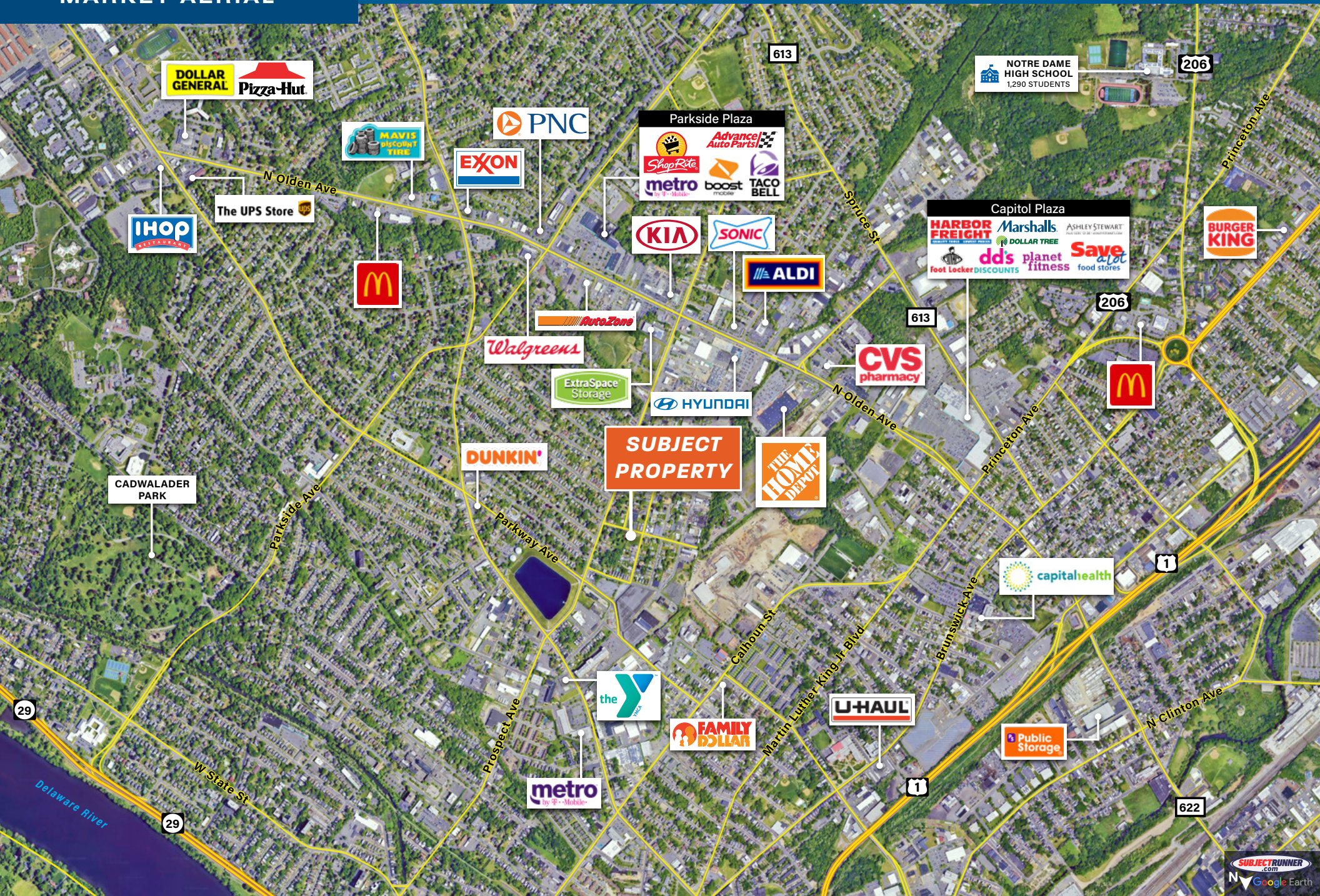
PARKING & OUTDOOR SPACE:

- » 9 Private Parking Spaces with One EV charger per unit, 6 Total - Powered from each individual unit.
- » Additional paved area currently unstriped and not approved but potential for overflow parking in the future.
- » Private Backyard Area for Each Unit.

CONSTRUCTION & ZONING

- » Low-Maintenance Materials & Landscaping.
- » Olden Avenue Redevelopment Zone (OARA).

MARKET AERIAL



29-39 DOVER AVENUE, EWING - PRO FORMA

PROJECTED INCOME

Unit 1 - \$2,500.00 / Month	\$30,000.00
Unit 2 - \$2,500.00 / Month	\$30,000.00
Unit 3 - \$2,500.00 / Month	\$30,000.00
Unit 4 - \$2,500.00 / Month	\$30,000.00
Unit 5 - \$2,500.00 / Month	\$30,000.00
Unit 6 - \$2,500.00 / Month	\$30,000.00

TOTAL PROJECTED INCOME \$180,000.00

PROJECTED EXPENSES

RE Taxes*	\$48,816
Insurance	\$4,800.00
Management Fee 3% of Gross Income	\$4,860.00
CAM - \$25 / Month Per Unit - (Driveway & Snow Removal)	\$1,800.00

TOTAL PROJECTED EXPENSES \$60,276.00

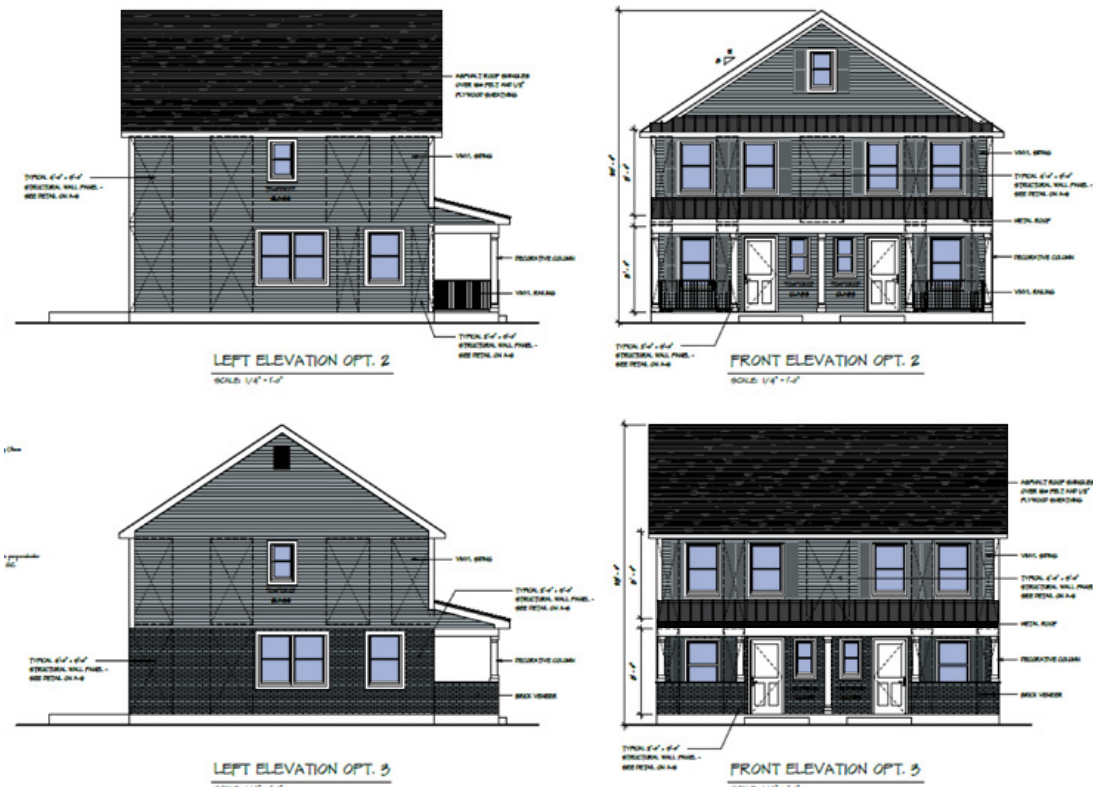
PROJECTED NOI \$119,724.00

Vacancy Factor - 3% of Net \$3,591.27

PROJECTED NOI \$116,132.28

ASKING PRICE \$1,800,000.00

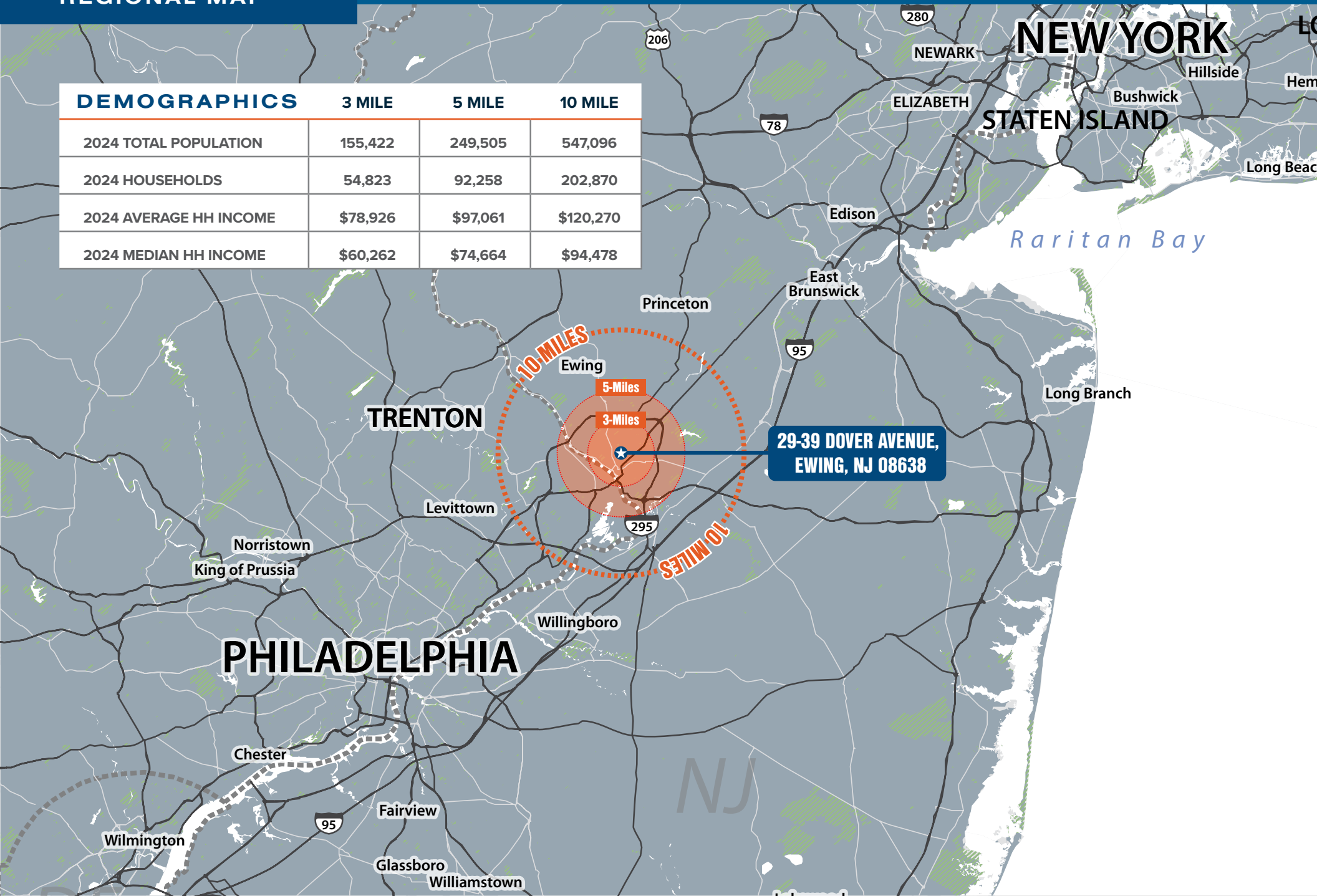
CAP RATE 6.45%



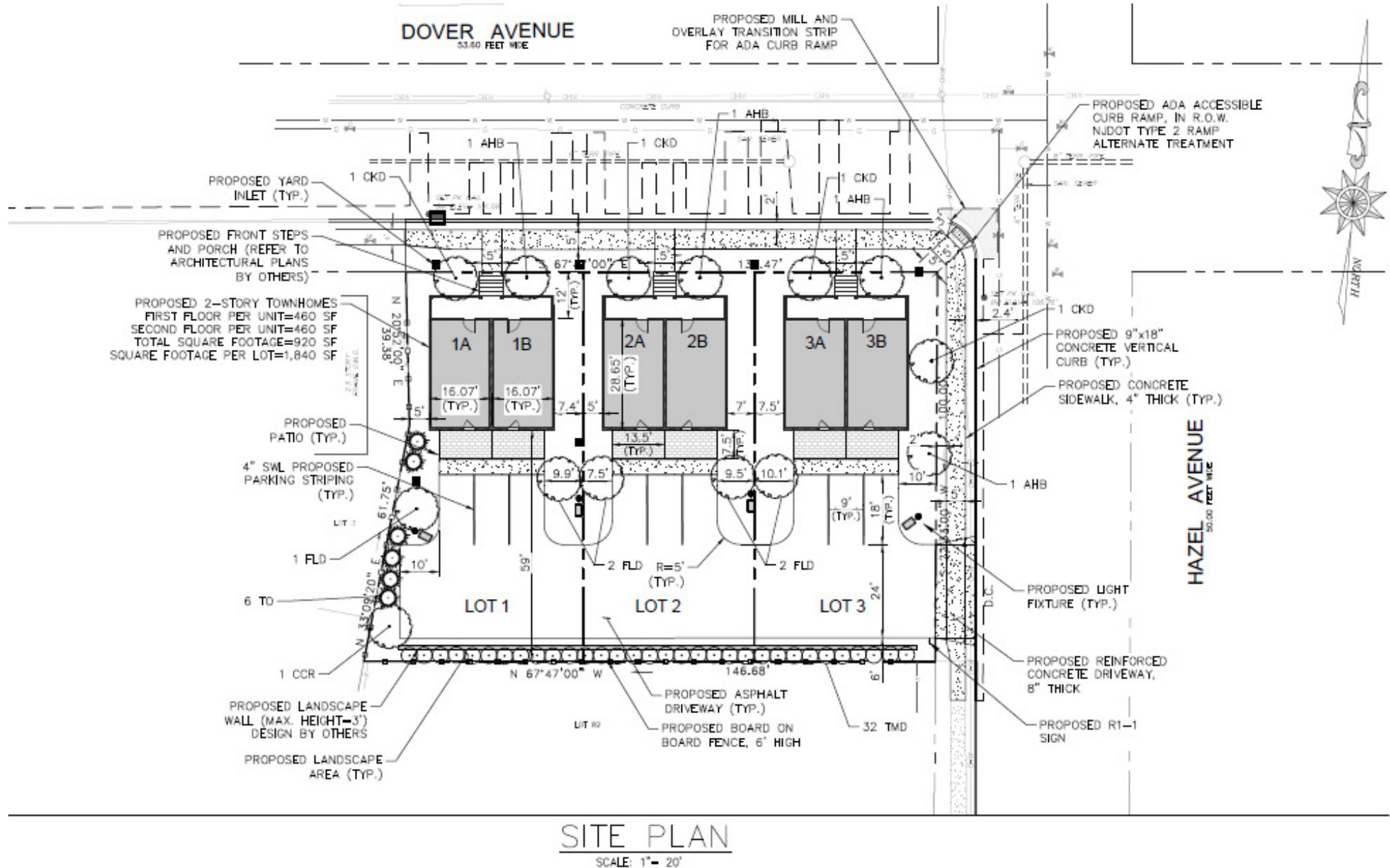
**Estimated RE Taxes are calculated using the sales price multiplied by the 2026 tax rate of 2.712%

REGIONAL MAP

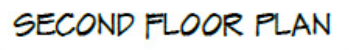
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 TOTAL POPULATION	155,422	249,505	547,096
2024 HOUSEHOLDS	54,823	92,258	202,870
2024 AVERAGE HH INCOME	\$78,926	\$97,061	\$120,270
2024 MEDIAN HH INCOME	\$60,262	\$74,664	\$94,478



SITE PLAN



FLOOR PLAN



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Neither Owner, LCR, L.L.C. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or LCR, L.L.C. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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WITH A 3/4" x 6" x 1/2" STUDS TO BE
NAILED WITH 16 D NAILS @ 6" O.C.
AND PILE @ 12" O.C.



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