

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



PROPERTY DESCRIPTION

The site totals approximately 6,499.15 SF, with approximate lot dimensions of 91' x 72'. The conceptual layout includes 7.5 feet of spacing on both sides, a 25-foot front setback, and a 30-foot rear yard, creating a practical residential plan with garage parking, efficient unit layouts, and usable outdoor space.

192 W Englewood Ave presents a boutique townhouse development opportunity in a growing Englewood neighborhood with strong residential demand and continued reinvestment activity. The proposed concept calls for three side-by-side townhouses, each approximately 24 feet wide by 39.5 feet deep, for a total proposed building area of approximately 7,992 SF across all three homes.

Located in RE zoning within an NC overlay zone, the property is positioned for a developer or builder seeking a small-scale residential project in a developing Englewood corridor. Area residential trends suggest potential new construction townhouse values of approximately \$400-\$420 per SF, subject to final approvals, design, finishes, and market conditions.

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	3
Lot Size:	6,499 SF
Unit Size:	2,664 SF
Zoning:	R-E
Overlay Zoning:	N-C
Floors:	3

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	8,481	27,435	61,628
Total Population	23,021	75,160	166,699
Average HH Income	\$80,354	\$104,232	\$110,826

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BRUCE ELIA JR.
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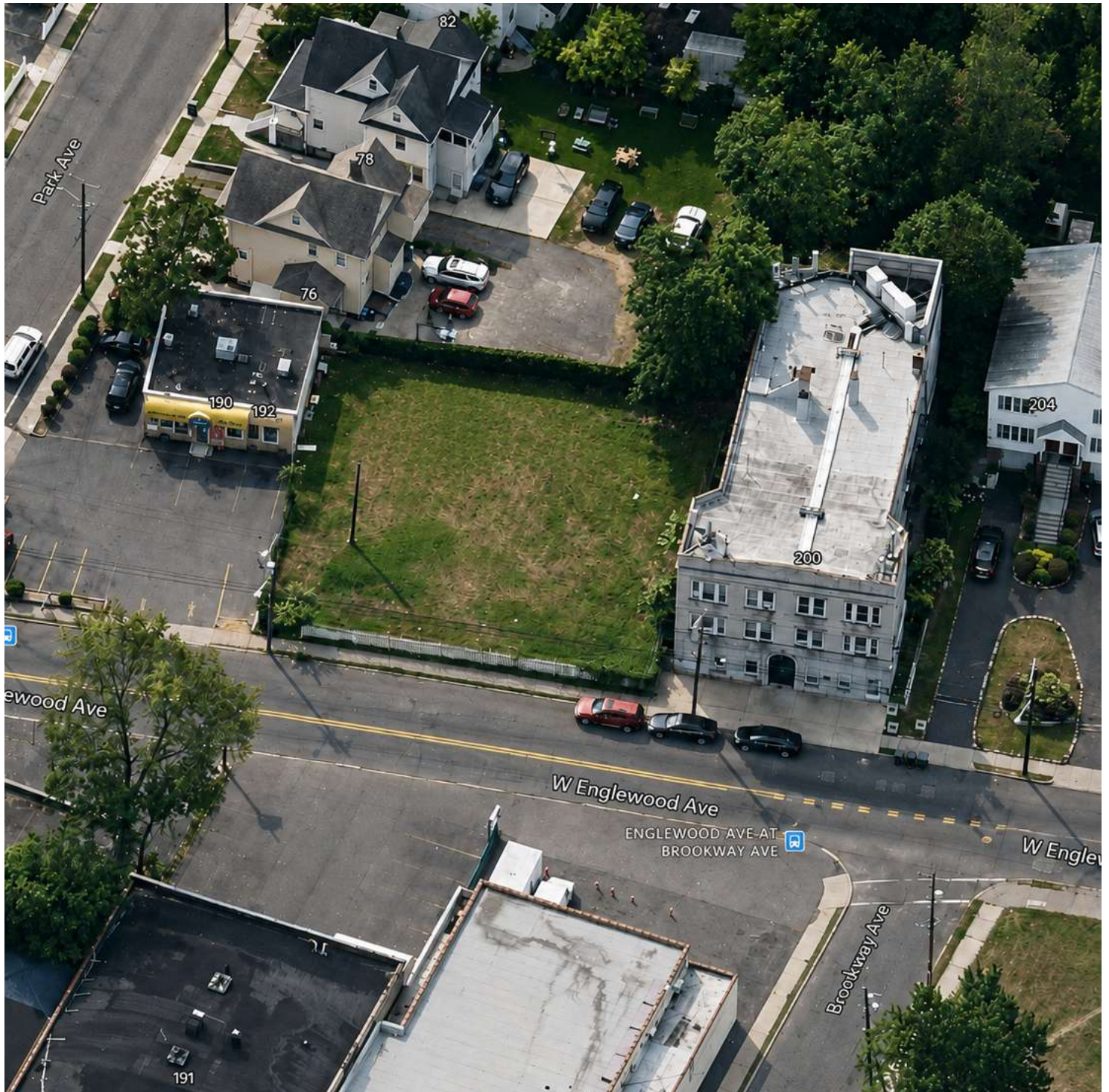
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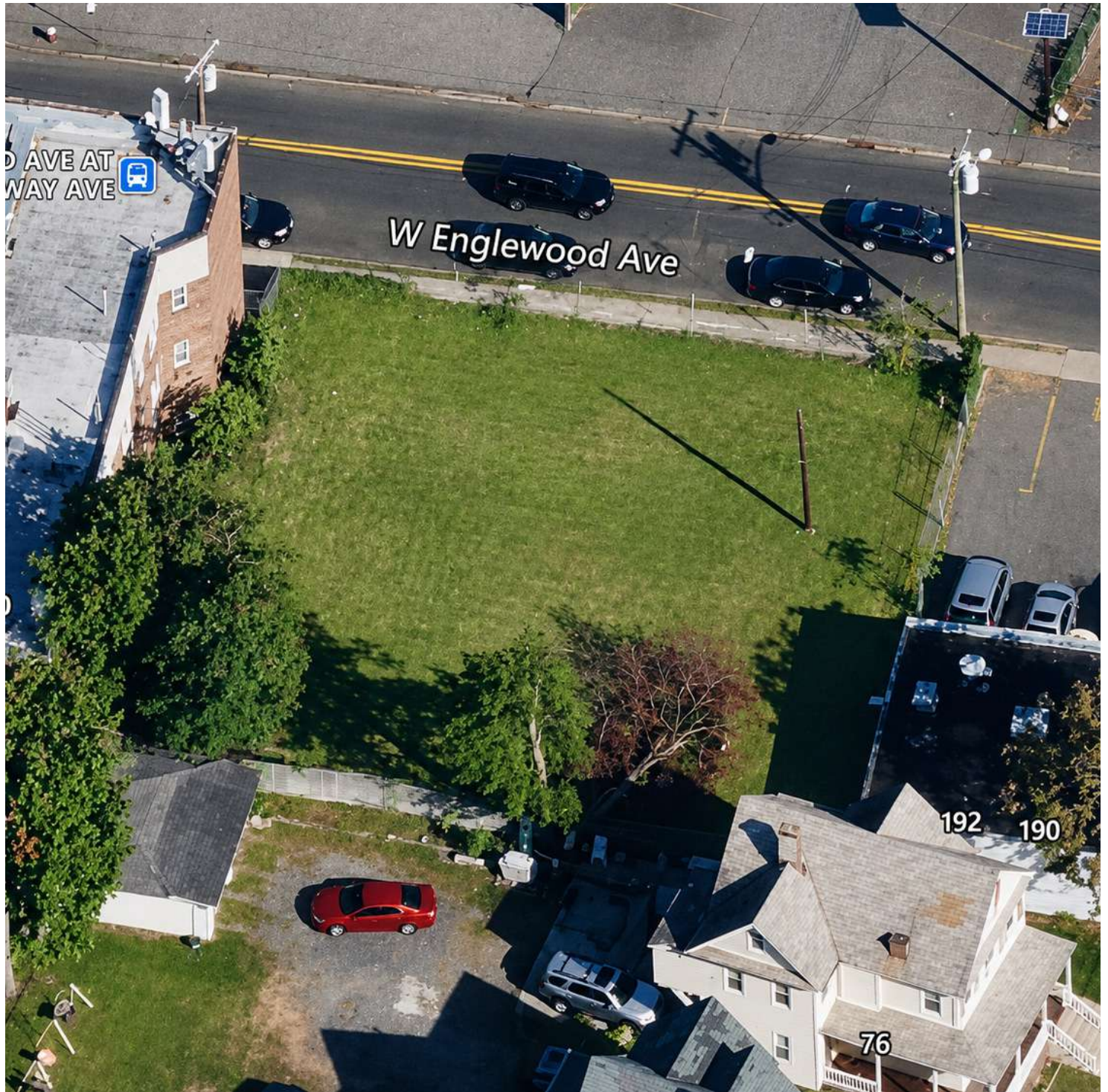
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New Pending Listings ⓘ

April 2026

Share

Property Type SF + Condo/TH/Apt



Realtors Property Resource®, LLC

Source: Listings

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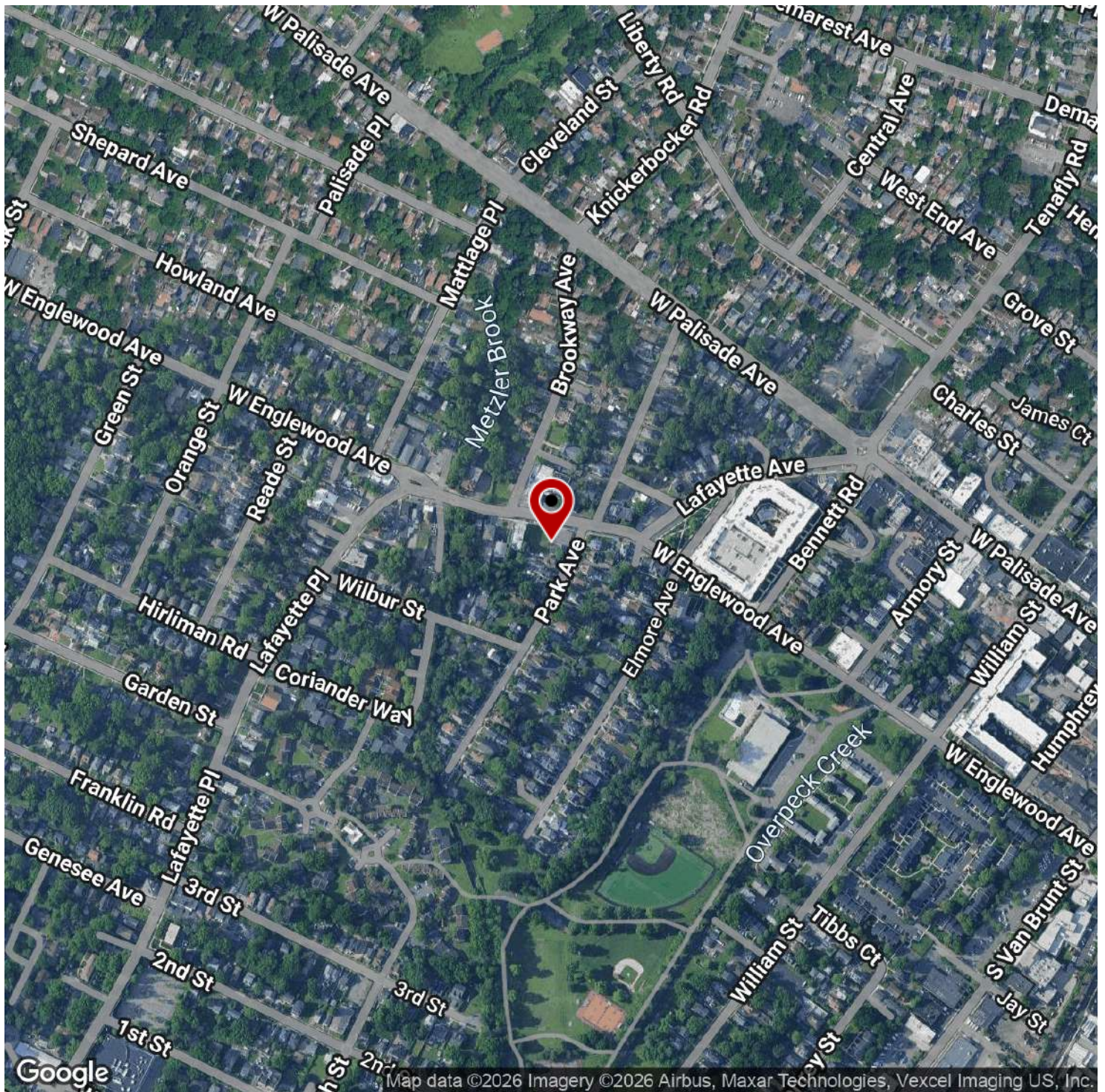
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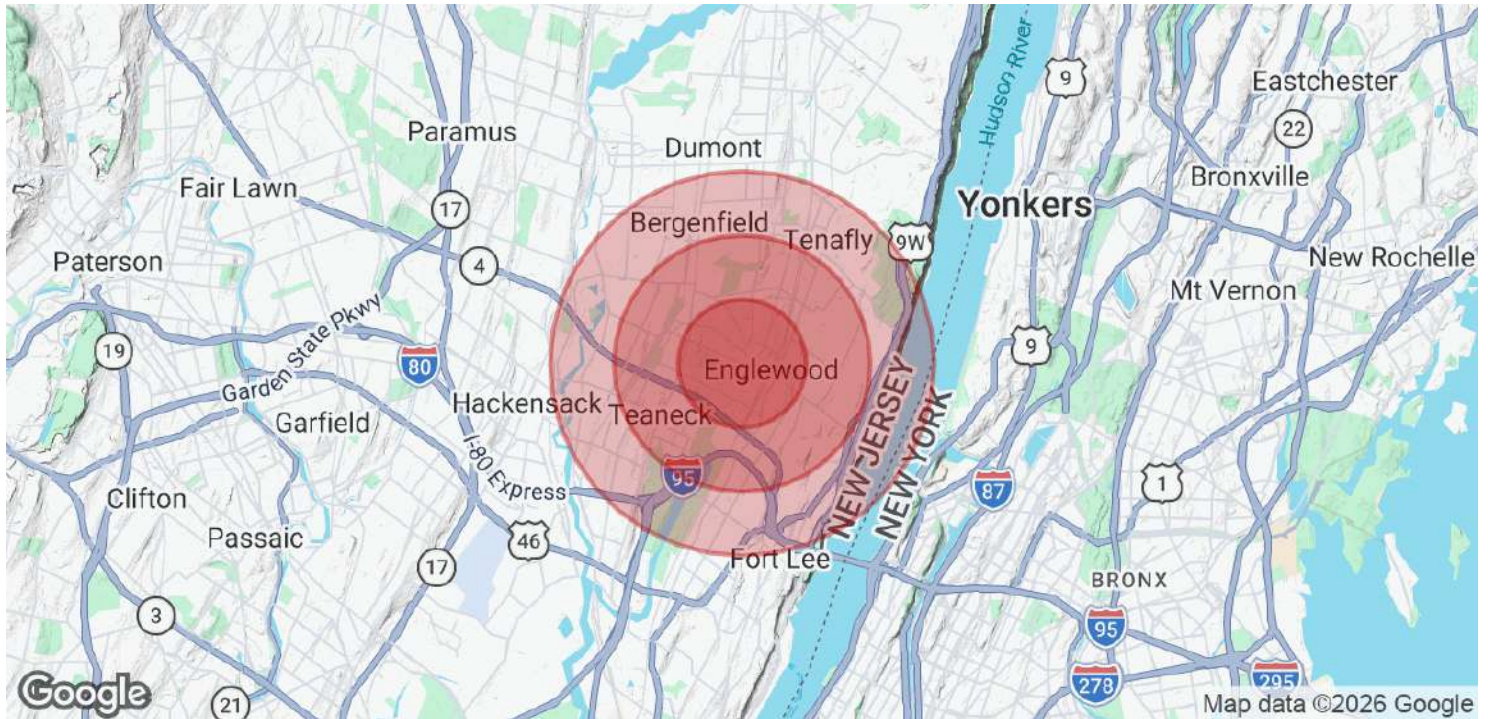
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,021	75,160	166,699
Average Age	37.8	39.0	40.0
Average Age (Male)	34.0	35.9	37.6
Average Age (Female)	41.4	41.6	42.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,481	27,435	61,628
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$80,354	\$104,232	\$110,826
Average House Value	\$416,235	\$518,637	\$524,972

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

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