



743 HARRISON AVE
HARRISON, NJ 07029



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PROPERTY SUMMARY

Offering Price	\$2,150,000.00
Building SqFt	6,712 SqFt
Lot Size (acres)	0.06
Levels	4
County	Hudson
Parcel ID / APN	04 00197-0000-00005
Construction	FRAME

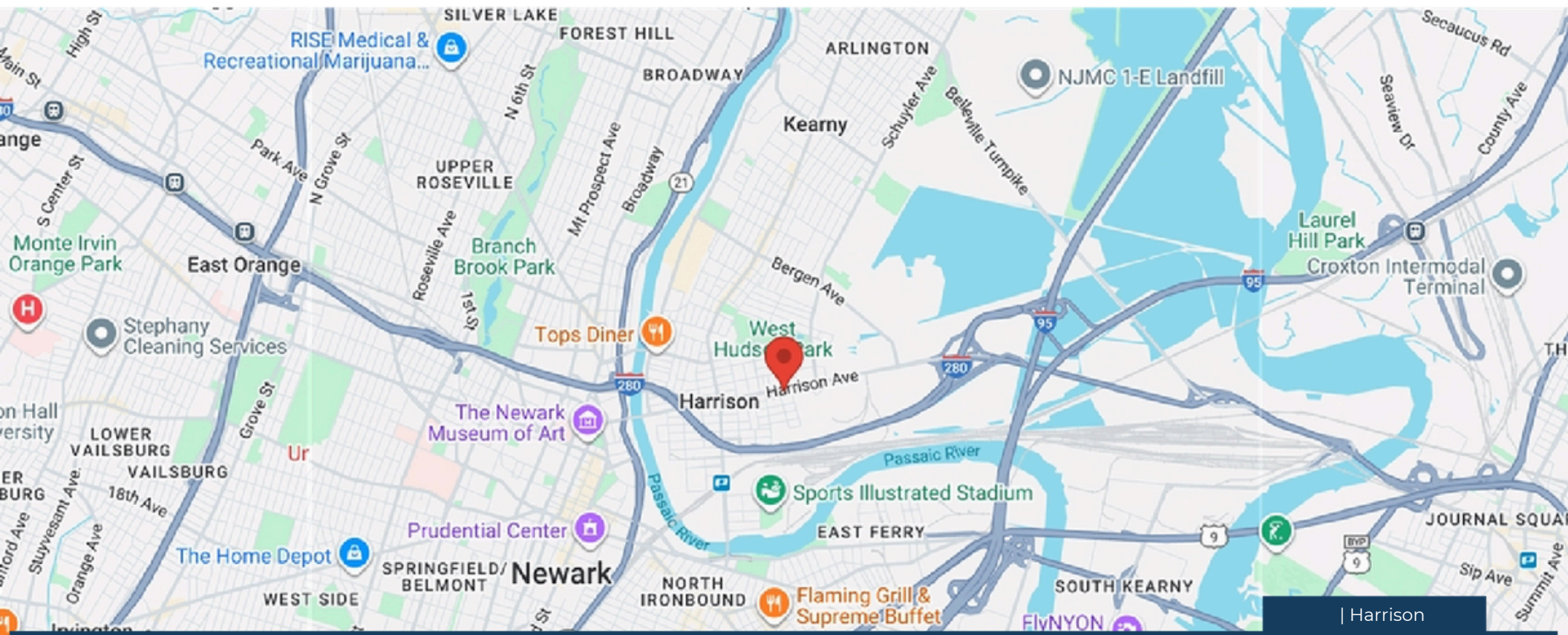
INVESTMENT SUMMARY

Tarek Hassieb at Sotheby's International Realty is pleased to present the exclusive opportunity to acquire 743 Harrison Ave, Harrison, NJ, a mixed-use commercial building featuring 8 fully renovated residential units and one front commercial store in a prime location. Situated in the heart of Harrison, the property offers excellent proximity to shopping, dining, entertainment districts, and local attractions. Its combination of modern residential units and commercial space provides a unique investment opportunity, appealing to both long-term tenants and businesses seeking high- traffic exposure.



INVESTMENT HIGHLIGHTS

- Prime Mixed-Use Property: 8 residential units (2 studios, 6 two-bedroom apartments) plus 1 front commercial store. Strong Cash Flow: \$186,000 in annual income, \$34,481 in expenses, NOI of \$151,519, 7% cap rate. Upside Potential: Below-market rents offer immediate opportunities for increased revenue. High-Demand Location: Centrally located Harrison, NJ, close to shopping, dining, entertainment, and transit. Stable Investment: Combination of residential and commercial units provides diversified, steady cash flow.



LOCATION HIGHLIGHTS

- Central Harrison Location: Heart of Harrison, NJ, with easy access to major roads and public transit.

Convenient Commuting: Close to PATH train and major highways, ideal for urban professionals.

Shopping & Dining: Minutes from retail centers, restaurants, and entertainment districts.

Growing Market: Harrison is experiencing strong demand for both residential and commercial tenants.

Lifestyle Appeal: Vibrant neighborhood attracting tenants seeking convenience, amenities, and city access.

3 MILE RADIUS



POPULATION
309,590



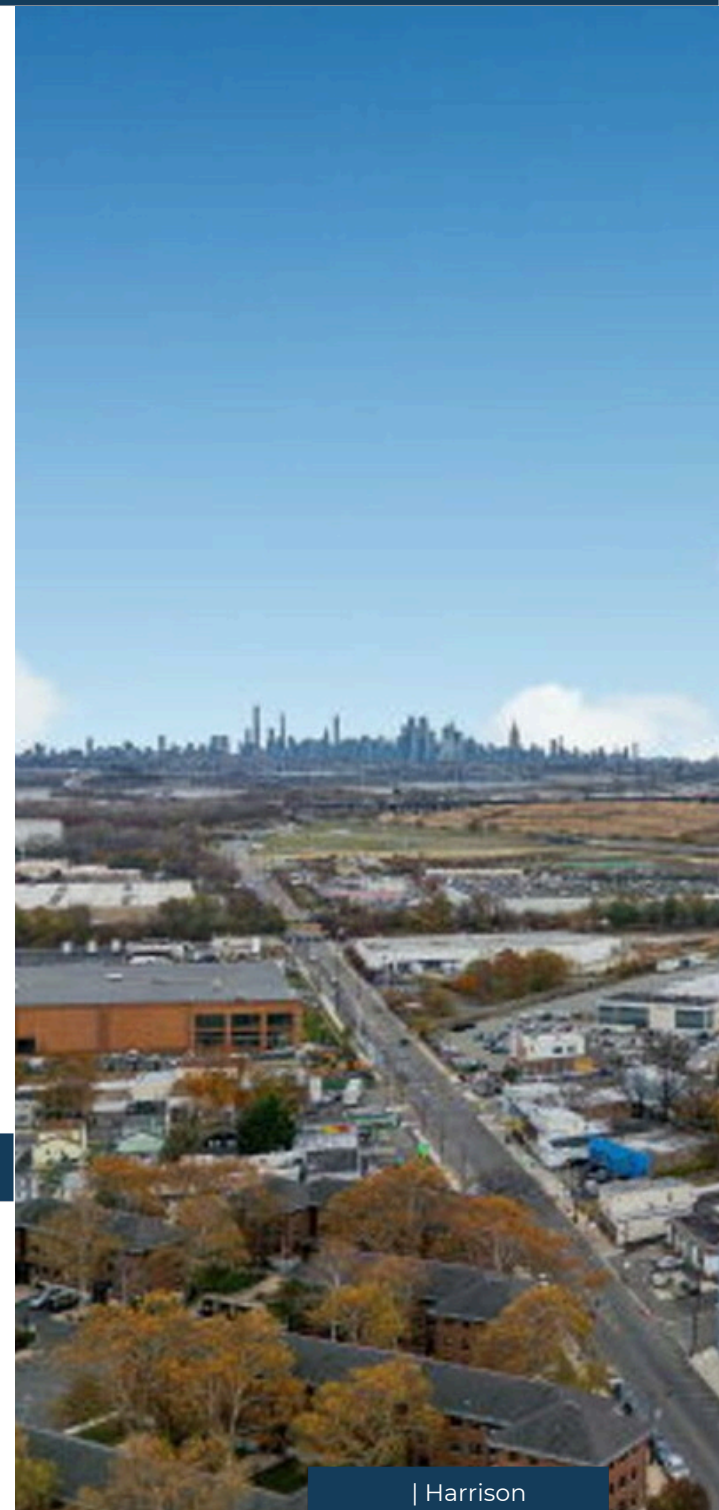
DAYTIME POPULATION
333,284



HOUSEHOLDS
112,327



AVG. HOUSEHOLD INCOME
\$ 85,198



743 Harrison Ave, Harrison, NJ

Sales Price: \$ 2,150,000

Cap Rate: 7%

Actual & Pro-Forma Financial Statement

Income

Unit #	Description	Monthly Rent	Annual Rent
Apt 1	Studio	1,200	14,400
Apt 2	Studio	1,100	13,200
Apt 3	2-BR	1,900	22,800
Apt 4	2-BR	1,900	22,800
Apt 5	2-BR	1,900	22,800
Apt 6	2-BR	1,900	22,800
Apt 7	2-BR	1,900	22,800
Apt 8	2-BR	1,800	21,600
Store	Commercial	1,900	22,800
Total Rents		15,500	186,000

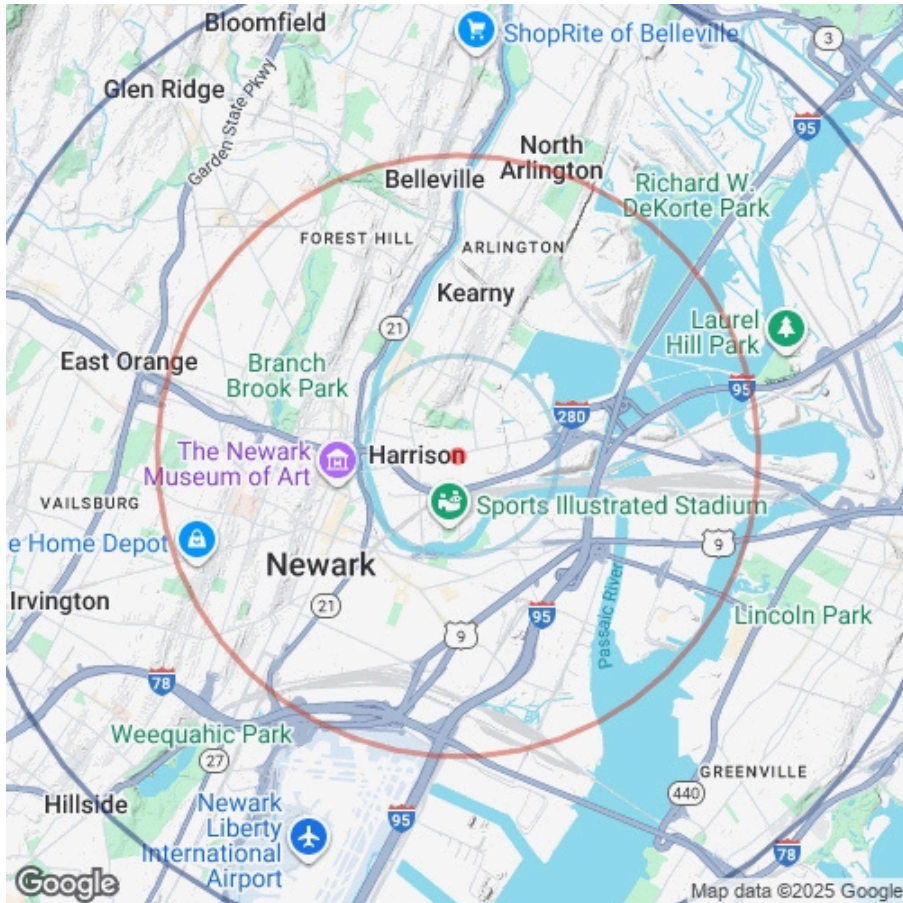
Expenses

Category	Description	Annual Expense
Annual Property Taxes		18,981
Annual Insurance		10,200
Utilities	Water + Sewer	4,200
Utilities	Electric (Common Area)	1,100
Total Expenses		34,481
Net Operating Income		151,519
Cap Rate		7%

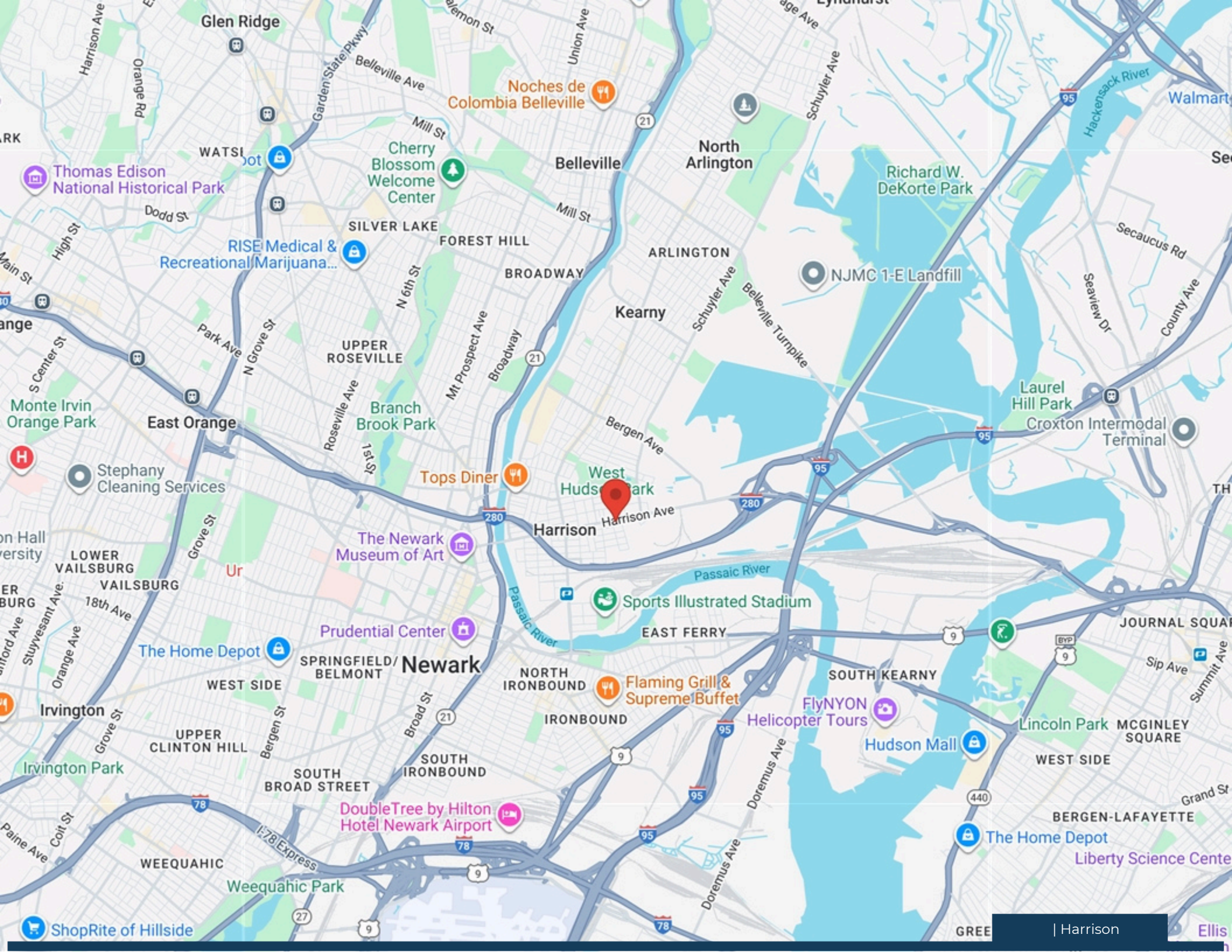
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,380	272,602	750,045
2010 Population	30,865	275,446	737,580
2025 Population	40,148	309,590	842,873
2030 Population	42,590	318,305	875,504
2025-2030 Growth Rate	1.19 %	0.56 %	0.76 %
2025 Daytime Population	32,698	333,284	771,970

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,437	14,954	39,893
\$15000-24999	779	9,076	22,995
\$25000-34999	777	8,726	21,515
\$35000-49999	1,346	13,316	33,229
\$50000-74999	2,914	19,053	51,193
\$75000-99999	1,923	13,634	38,287
\$100000-149999	2,899	17,024	50,961
\$150000-199999	1,555	7,708	23,763
\$200000 or greater	1,931	8,824	34,615
Median HH Income	\$ 80,585	\$ 62,749	\$ 69,111
Average HH Income	\$ 106,369	\$ 85,198	\$ 96,116



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	10,777	91,899	267,375
2010 Total Households	10,494	93,136	267,063
2025 Total Households	15,561	112,327	316,469
2030 Total Households	16,482	117,332	332,457
2025 Average Household Size	2.57	2.61	2.59
2025 Owner Occupied Housing	3,378	25,708	89,541
2030 Owner Occupied Housing	3,584	27,408	94,492
2025 Renter Occupied Housing	12,183	86,619	226,928
2030 Renter Occupied Housing	12,899	89,924	237,965
2025 Vacant Housing	957	8,121	26,266
2025 Total Housing	16,518	120,448	342,735



Thomas Edison National Historical Park

RISE Medical & Recreational Marijuana...

Noches de Colombia Belleville

Cherry Blossom Welcome Center

North Arlington

Richard W. DeKorte Park

NJMC 1-E Landfill

East Orange

UPPER ROSEVILLE

FOREST HILL

BROADWAY

ARLINGTON

Kearny

Laurel Hill Park

Croton Intermodal Terminal

Stephany Cleaning Services

Tops Diner

West Hudson Park

Harrison

The Newark Museum of Art

Sports Illustrated Stadium

The Home Depot

Prudential Center

Newark

Flaming Grill & Supreme Buffet

FlyNYON Helicopter Tours

Hudson Mall

DoubleTree by Hilton Hotel Newark Airport

ShopRite of Hillside

GREEN

| Harrison

Ellis

ABOUT HARRISON

Harrison is a town in the western part of Hudson County in the U.S. state of New Jersey. It is part of the New York metropolitan area. It is a suburb of the nearby city of Newark, and is located 8 miles (13 km) from New York City.



CITY OF HARRISON

COUNTY HUDSON

INCORPORATED 4/12/1840

AREA

POPULATION

CITY 1.3 SQ MI

LAND 1.2 SQ MI

WATER 0.1 SQ MI

ELEVATION 20 FT

