



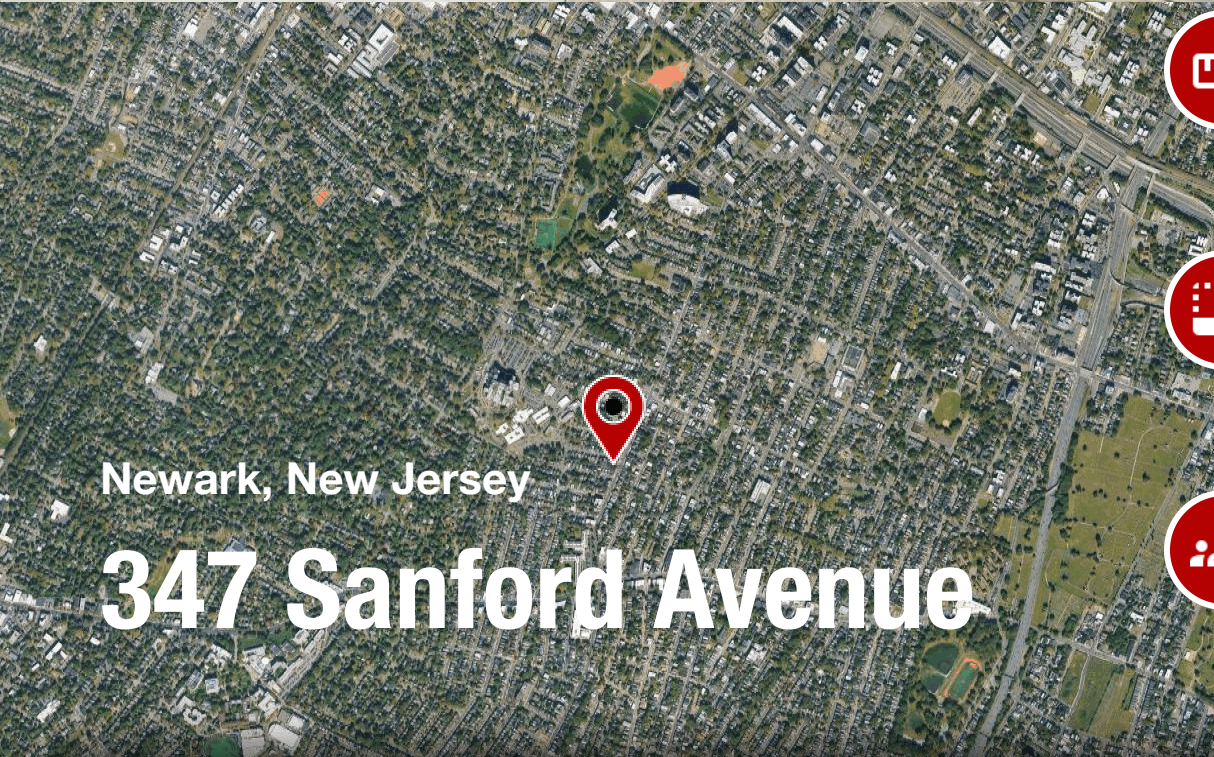
\$599,999



Retail Property



Built in 1917



2,495 SF



2,613 Acres



100%
Occupancy

Newark, New Jersey

347 Sanford Avenue

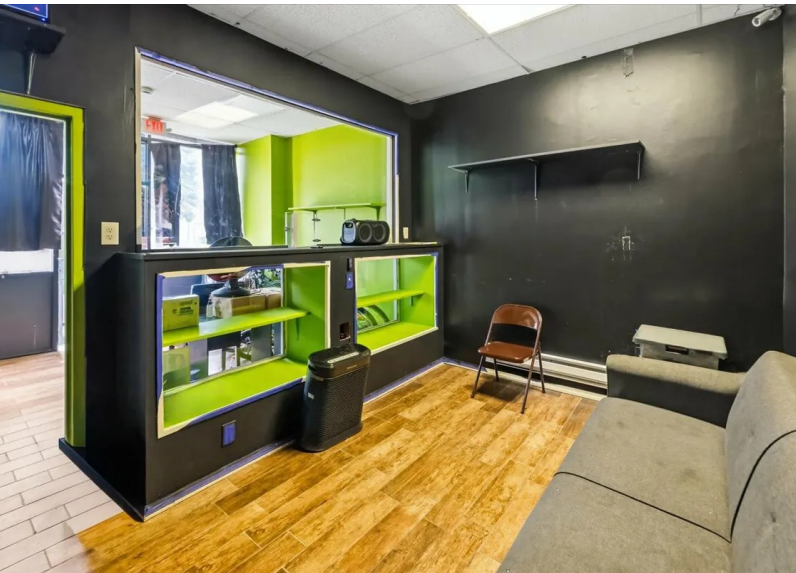
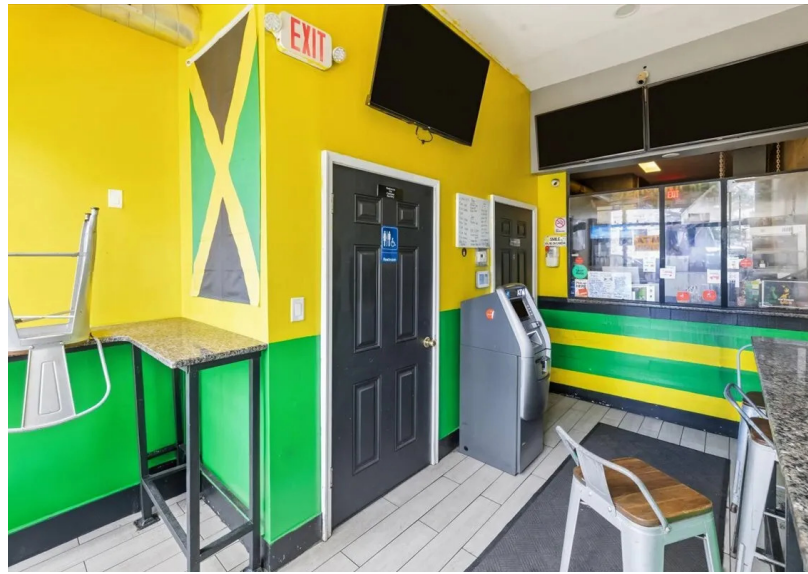
Presented by

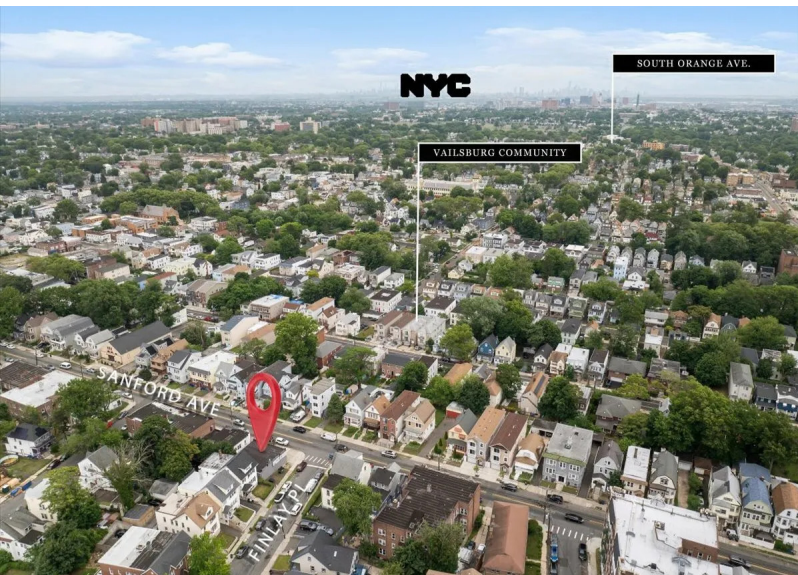
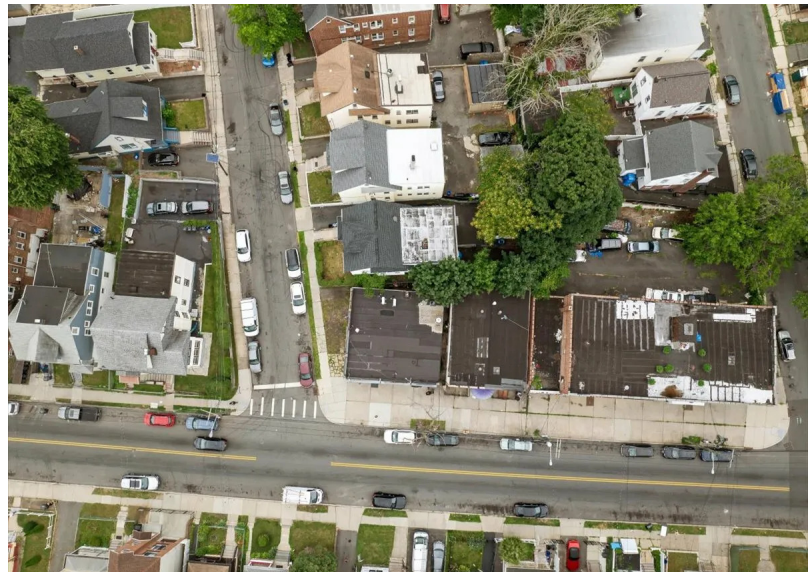
Bruce Elia Jr.

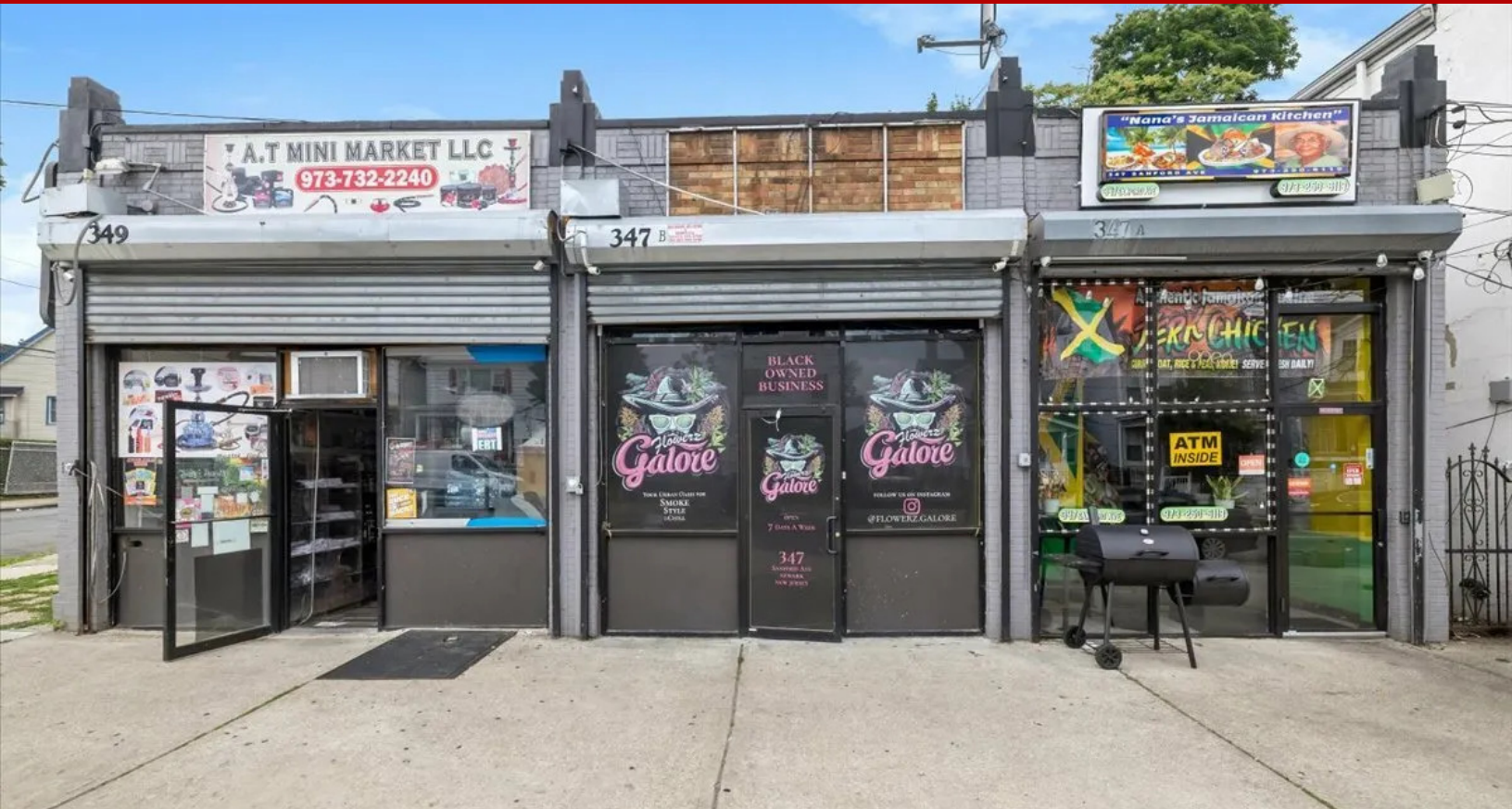
Managing Director | Fort Lee
O: 201.917.5884 x701 | C: 201.315.1223
operations@ergteam.com
NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024







Property Description

347 Sanford Avenue is a fully occupied, income-producing retail property in Newark, NJ, offering an attractive opportunity for investors. The single-story, multi-tenant building spans 2,495 square feet and houses three units: two retail storefronts and one restaurant, all occupied by great, reliable tenants. Originally built in 1917 and renovated approximately five years ago, the property combines classic character with modern updates. With gross annual rental income of \$63,600 and a net operating income of \$57,600 (the owner is responsible only for insurance), this stabilized asset delivers strong, dependable cash flow.

Property Highlights

- 2,495 SF building
- 3 units
- Built in 1917
- Renovated in 2021
- Zoned Retail
- Newark location
- 100% occupancy

Offering Summary

| | |
|------------------|-------------|
| Sale Price: | \$599,999 |
| Number of Units: | 3 |
| Lot Size: | 2,613 Acres |
| Building Size: | 2,495 SF |
| NOI: | \$57,600.00 |
| Cap Rate: | 9.6% |

| Demographics | 0.25 Miles | 0.5 Miles | 1 Mile |
|-------------------|------------|-----------|----------|
| Total Households | 2,055 | 5,379 | 19,415 |
| Total Population | 4,655 | 13,774 | 54,466 |
| Average HH Income | \$60,947 | \$82,527 | \$90,050 |



Each Office Independently Owned and Operated

| | |
|------------|------------------|
| Sale Price | \$599,999 |
|------------|------------------|

Location Information

| | |
|------------------|--------------------|
| Building Name | 347 Sanford Avenue |
| Street Address | 347 Sanford Avenue |
| City, State, Zip | Newark, NJ 07106 |
| County | Essex |

Building Information

| | |
|---------------------|-------------|
| Building Size | 2,495 SF |
| NOI | \$57,600.00 |
| Cap Rate | 9.6 |
| Occupancy % | 100.0% |
| Tenancy | Multiple |
| Number of Floors | 1 |
| Year Built | 1917 |
| Year Last Renovated | 2021 |

Property Information

| | |
|------------------|---------------|
| Property Type | Retail |
| Property Subtype | Street Retail |
| Zoning | Retail |
| Lot Size | 2,613 Acres |



\$ INCOME

| UNIT | MONTHLY INCOME | ANNUAL INCOME |
|----------------------------------|-------------------|--------------------|
| Unit 1 | \$1,300.00 | \$15,600.00 |
| Unit 2 | \$1,500.00 | \$18,000.00 |
| Unit 3 | \$2,500.00 | \$30,000.00 |
| TOTAL GROSS RENTAL INCOME | \$5,300.00 | \$63,600.00 |

EXPENSES (OWNER RESPONSIBILITY)

| EXPENSE | MONTHLY AMOUNT | ANNUAL AMOUNT |
|---------------------------------|-----------------|-------------------|
| Insurance (Owner Paid) | \$500.00 | \$6,000.00 |
| TOTAL OPERATING EXPENSES | \$500.00 | \$6,000.00 |

**The owner is only responsible for insurance.*

NET INCOME (NOI)

| DESCRIPTION | MONTHLY | ANNUAL |
|--------------------------------------|-------------------|--------------------|
| Total Gross Rental Income | \$5,300.00 | \$63,600.00 |
| Less: Operating Expenses (Insurance) | (\$500.00) | (\$6,000.00) |
| NET OPERATING INCOME (NOI) | \$4,800.00 | \$57,600.00 |

Investment Overview

| | |
|----------------------------|-----------|
| Price | \$599,999 |
| Price per SF | \$240 |
| Price per Unit | \$200,000 |
| CAP Rate | 9.60% |
| Cash-on-Cash Return (yr 1) | 9.60% |
| Total Return (yr 1) | \$57,600 |

Operating Data

| | |
|----------------------|----------|
| Operating Expenses | \$6,000 |
| Net Operating Income | \$57,600 |
| Pre-Tax Cash Flow | \$57,600 |

Financing Data

| | |
|--------------|-----------|
| Down Payment | \$599,999 |
|--------------|-----------|



Property Description

347 Sanford Avenue is a fully occupied, income-producing retail property in Newark, NJ, offering an attractive opportunity for investors. The single-story, multi-tenant building spans 2,495 square feet and houses three units: two retail storefronts and one restaurant, all occupied by great, reliable tenants. Originally built in 1917 and renovated approximately five years ago, the property combines classic character with modern updates. With gross annual rental income of \$63,600 and a net operating income of \$57,600 (the owner is responsible only for insurance), this stabilized asset delivers strong, dependable cash flow.

Location Description

Located in the thriving heart of Newark, this prime retail opportunity is surrounded by a dynamic blend of amenities and attractions, making it an ideal investment for retail entrepreneurs. The area boasts proximity to iconic landmarks such as the New Jersey Performing Arts Center, Newark Museum, and the Prudential Center, offering a vibrant cultural tapestry for visitors and locals alike. With a diverse range of dining, shopping, and entertainment options, the area presents an alluring backdrop for retail businesses seeking to captivate a bustling and diverse customer base. Renowned for its rich history and dynamic commercial landscape, Newark provides an inspiring environment for retail investment at this coveted location.

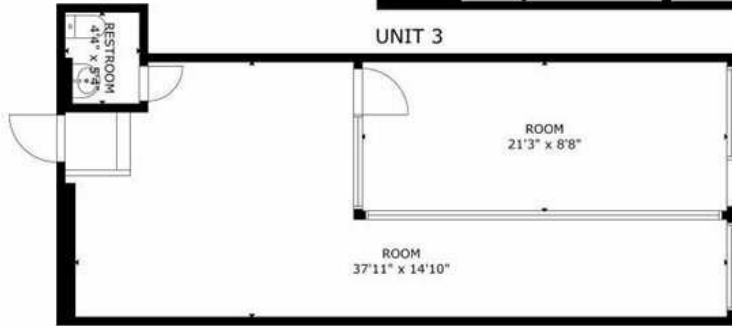


Each Office Independently
Owned and Operated

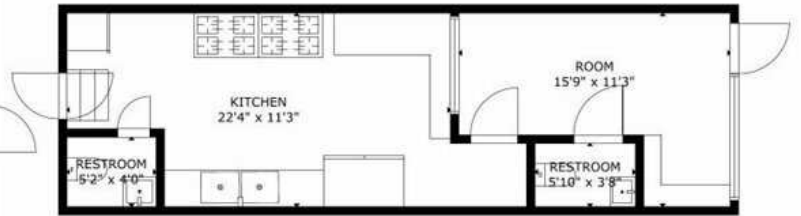
347 Sanford Ave, Newark NJ 07106



UNIT 3



UNIT 1



UNIT 2



Each Office Independently
Owned and Operated

DEP Wetlands



Description

This parcel does not appear to have any relations with DEP Wetlands

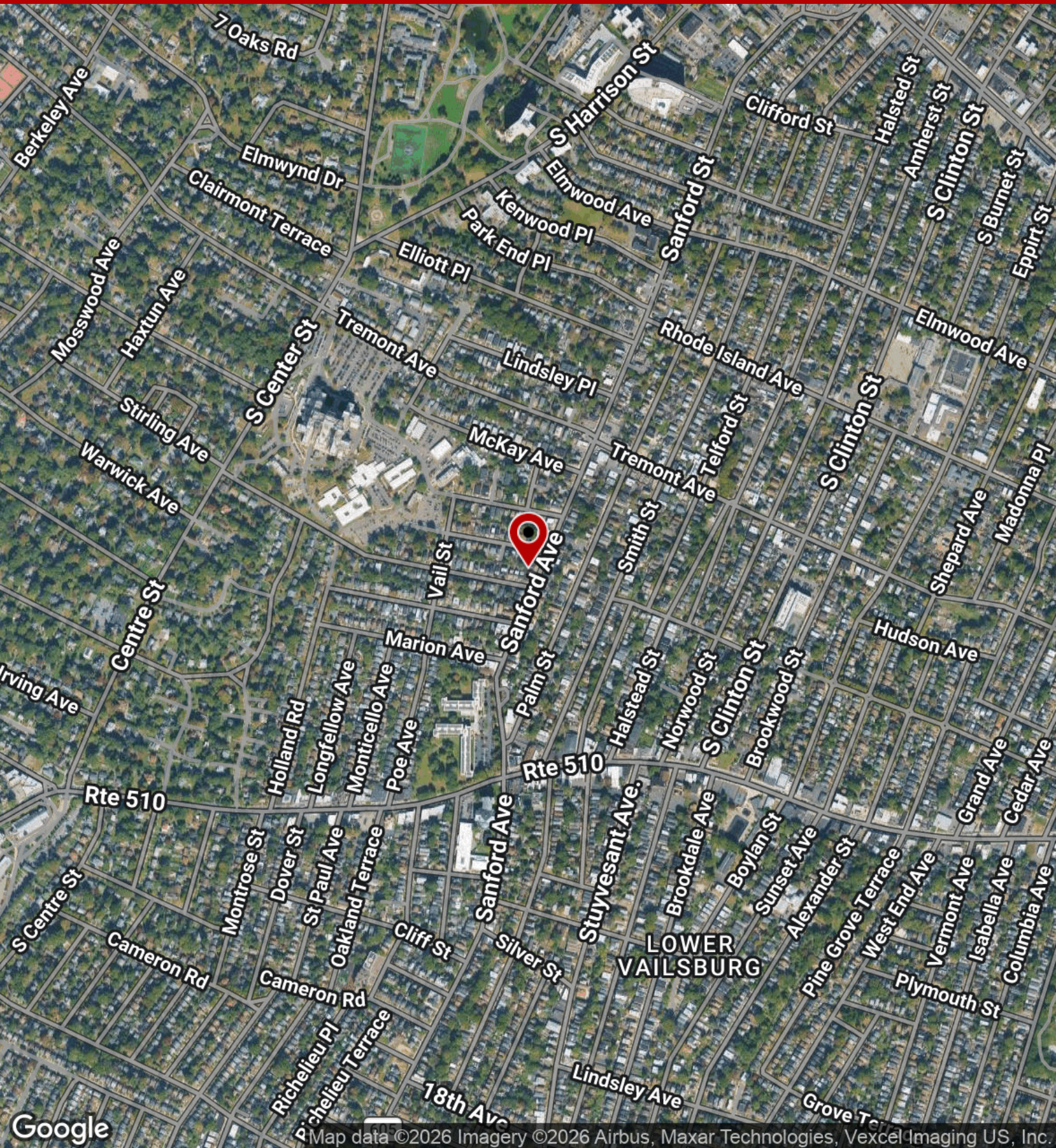
Area

FEMA Flood



| Code | Code Description | Area | Panel # | SFHA |
|------|------------------------------|-------------|---------|------|
| X | AREA OF MINIMAL FLOOD HAZARD | 0.06 (100%) | --- | No |

- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Undetermined

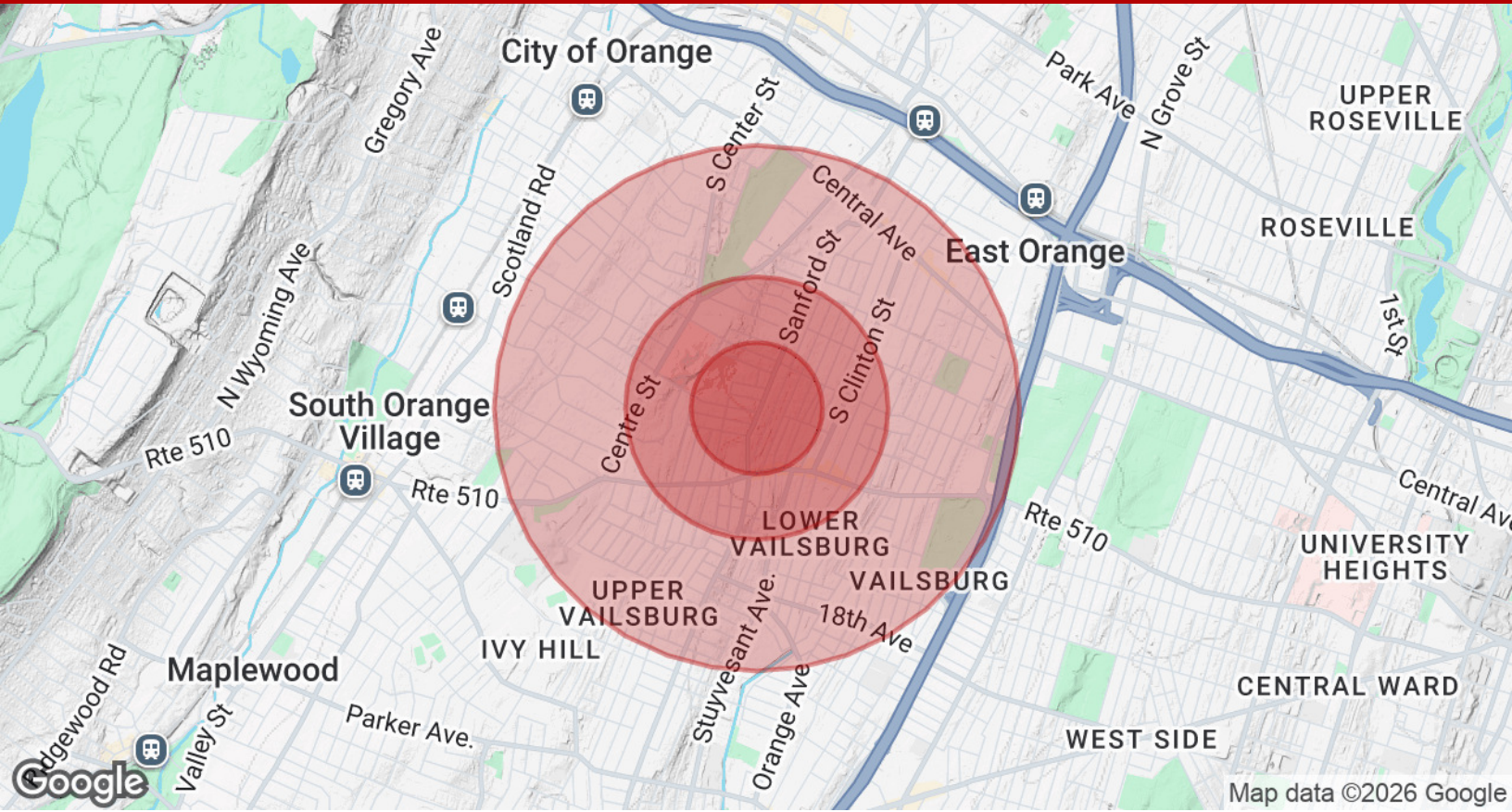


Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



Each Office Independently Owned and Operated



| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|-------------------|------------------|---------------|
| Total Population | 4,655 | 13,774 | 54,466 |
| Average Age | 42.3 | 40.9 | 37.4 |
| Average Age (Male) | 40.5 | 37.2 | 35.2 |
| Average Age (Female) | 47.4 | 44.6 | 39.9 |
| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
| Total Households | 2,055 | 5,379 | 19,415 |
| # of Persons per HH | 2.3 | 2.6 | 2.8 |
| Average HH Income | \$60,947 | \$82,527 | \$90,050 |
| Average House Value | \$335,580 | \$372,686 | \$364,185 |

2023 American Community Survey (ACS)



Bruce Elia Jr.

Managing Director | Fort Lee

operations@ergteam.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

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

- KW Commercial Advertised on 300+ Websites
- Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
- NJMLS, HCMLS, GSMLS
- Eastern Bergen County Board of Realtors
- Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



Each Office Independently
Owned and Operated