

New Brunswick Ave Mixed-Use

218-222 New-Brunswick Ave | Perth Amboy, NJ

Marcus & Millichap
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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OFFERING HIGHLIGHTS

- 100% Occupied +/- 7,250 SF Mixed-Use Building in Downtown Perth Amboy, Middlesex County, New Jersey
- Three Commercial Units – All Operating on Net Leases
- Four, 3 Bedroom Apartment Units – Below Market Rents
- Strong Rental Demand: Residential Units Consistently Leased – Commercial Spaces Benefit From Fantastic Street Visibility on New Brunswick Ave – Over 17,000 Vehicles Per Day
- Extensive Renovations Done – Well-Maintained and Managed
- Roof Redone 2021 – 10 Year Warranty
- Minutes from Outerbridge Crossing – Connecting New Jersey and Staten Island
- Easy Access to Major Highways – Garden State Parkway, NJ Turnpike & US Highway 9
- Densely Populated Area: Over 100,000 People Within 3 Miles



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	44,773	108,268	279,748
2029 Population (Proj.)	45,386	110,083	282,556
EMPLOYMENT			
Total Employees	11,477	38,005	124,924
Total Establishments	1,347	4,119	10,305
HOUSEHOLDS			
Number of Households	13,829	37,206	101,176
Average HH Income	\$80,147	\$104,012	\$122,675

PROPERTY DETAILS

PROPERTY DESCRIPTION

Rentable Square Feet	7,250 SF
Parcel Size	0.10 AC
Zoning	C-1
Block	153
Lot	9
Year Built	1915
Number of Units	7 Units
Number of Units	7 Units
Number of Stories	2 Stories
Parking	Street Parking
Walk Score	91 (Walker's Paradise)
Traffic Count	17,300± Vehicles/ Day



1915
Year Built



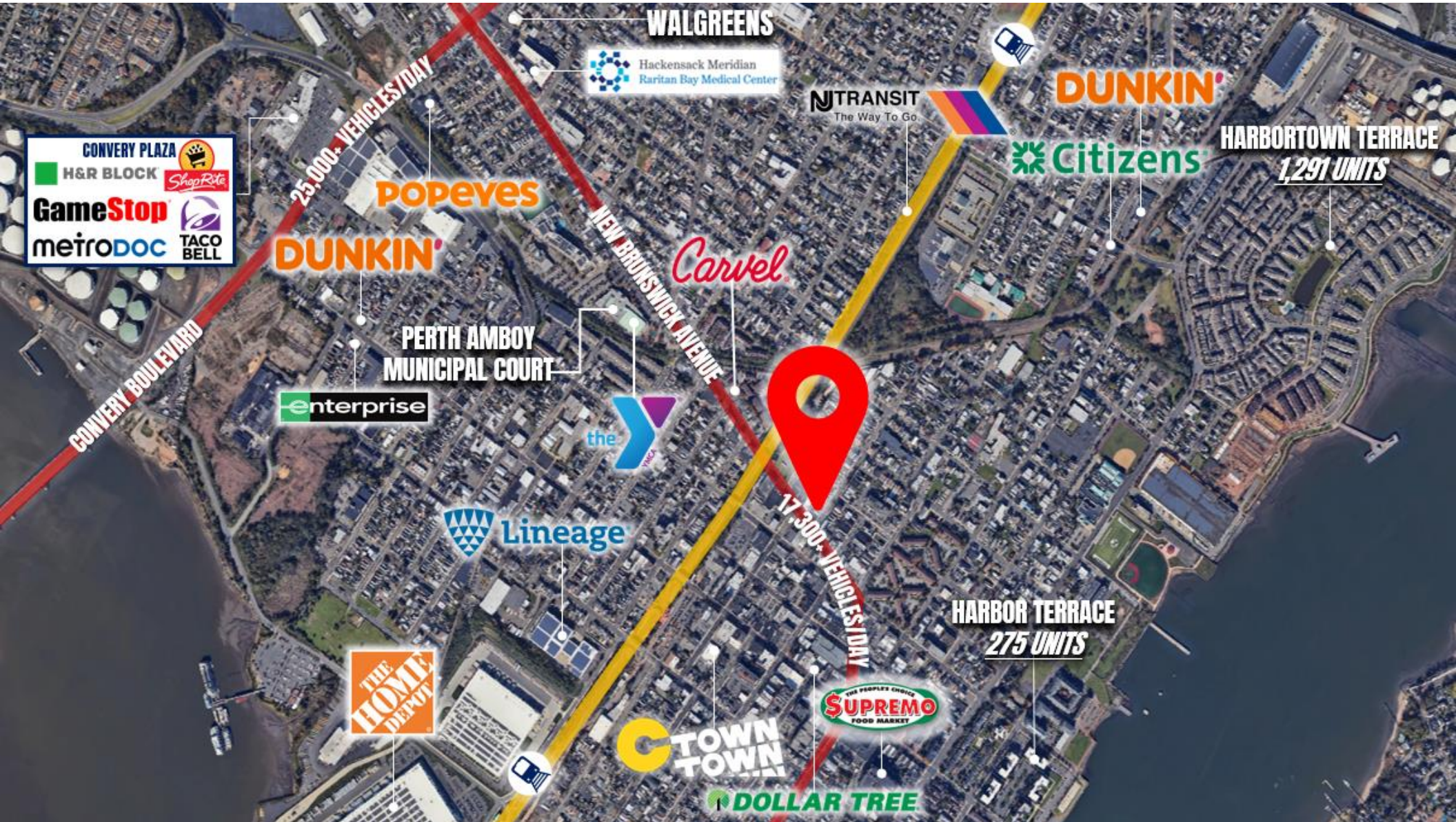
91
Walk Score



17,300± ADT
New Brunswick Ave



SURROUNDING AREA

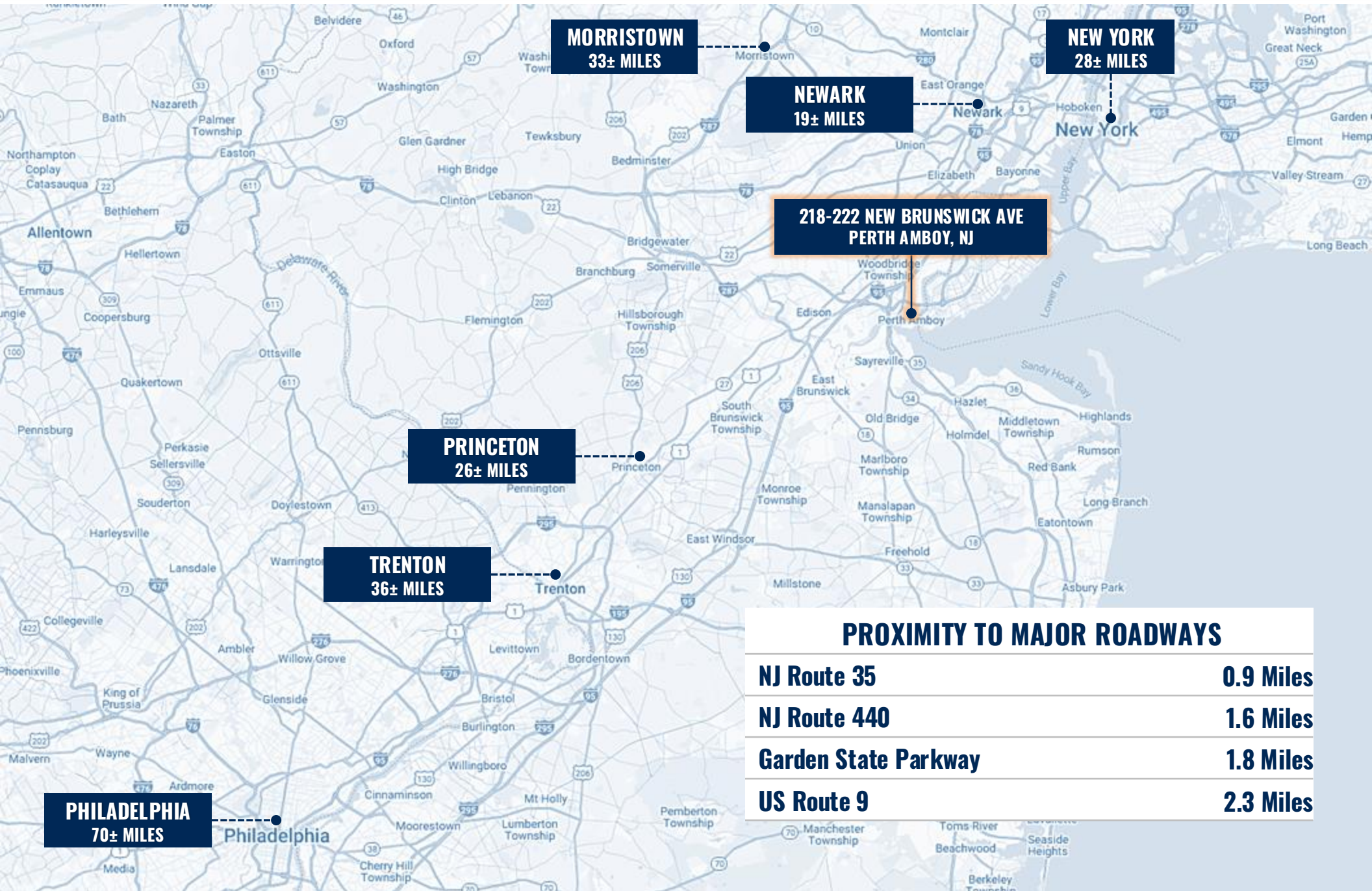


PROPERTY OUTLINE

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REGIONAL MAP



PROXIMITY TO MAJOR ROADWAYS	
NJ Route 35	0.9 Miles
NJ Route 440	1.6 Miles
Garden State Parkway	1.8 Miles
US Route 9	2.3 Miles

§ 430-18 C-1 Neighborhood Business Zone.

The following regulations shall apply to the C-1 Neighborhood Business Zone:

A. Permitted principal uses:

- (1) Retail business and personal service establishments which are clearly of a service character and needed for more or less daily shopping by persons residing nearby.
- (2) Service establishments dealing directly with consumers.
- (3) Business, professional and governmental offices, banks and fiduciary institutions.

B. Permitted accessory uses:

- (1) One-family and two-family units, provided that these dwelling units do not occupy the first floor of any building and that the area devoted to the use does not exceed forty-nine percent (49%) of the total building floor area and that the minimum floor area of each dwelling is not less than seven hundred (700) square feet, gross.
- (2) Off-street parking space, loading and ramp areas.
- (3) Storage of goods incidental to the conduct of a retail business not exceeding ten percent (10%) of the gross lot area and not exceeding the permitted maximum impervious coverage requirement of this zone.
- (4) Fences, walls and hedges.

C. Conditional uses. Uses requiring a conditional use permit, subject to the provisions of Article VIII of this chapter:

- (1) Structures for public utilities and municipal services as necessary to provide adequate service and protection to the surrounding area.
- (2) Quasi-public facilities.
- (3) Automotive filling stations, including automobile service stations, provided all service work is performed in enclosed garage facilities.

[Amended 9-21-2005 by Ord. No. 1304-2005]

(4) Clubs, social clubs.

[Added 9-21-2005 by Ord. No. 1304-2005]

D. Bulk regulations. Bulk regulations shall be as specified in the Bulk Schedule attached to and made part of this chapter.[1]

[1]Editor's Note: The Bulk Schedule is included as an attachment to this chapter.

E. Permitted signs. As permitted under Section 430-62 of this chapter.

[Amended 9-21-2005 by Ord. No. 1304-2005]

F. Parking and other provisions and requirements.

- (1) Off-street parking:
 - (a) Off-street parking facilities, in addition to all other parking and off-street facilities required, shall be on the basis of one (1) space for every dwelling unit, in accordance with the provisions of this chapter.
 - (b) Permitted business and service establishments: one (1) parking space for each two hundred (200) square feet of gross floor area of the establishment.
 - (c) Public and private parking lots are permitted.
 - (d) Banks: one (1) space for each one hundred (100) square feet of gross floor area. Off-street stacking for drive-through service (where permitted) shall be provided for ten (10) cars for each drive through service lane.

§ 430-18 C-1 Neighborhood Business Zone.

[Amended 9-21-2005 by Ord. No. 1304-2005]

(e) Restaurants: one (1) off-street parking space per each three (3) seats, plus one (1) off-street parking space per employee on the maximum shift.

(f) For medical professional offices, off-street parking must be provided at the rate of five (5) off-street parking spaces for each professional plus one (1) space for each staff member, or one (1) parking space for each one hundred (100) square feet of gross floor area, whichever is greater.

[Amended 9-21-2005 by Ord. No. 1304-2005]

(g) Laundromat: one (1) parking space per each three (3) washing and one (1) parking space per each three (3) drying machines must be provided, or a minimum of one (1) space per seventy-five (75) square feet, whichever is greater.

[Added 9-21-2005 by Ord. No. 1304-2005]

(h) Nail/hair salons: one and one-half (1.5) parking spaces per each (1) station must be provided, or one (1) per one hundred (100) square feet of gross floor area, whichever is greater.

[Added 9-21-2005 by Ord. No. 1304-2005]

(i) Taverns: one (1) parking space per each two (2) seats must be provided.

[Added 9-21-2005 by Ord. No. 1304-2005]

(j) Discount centers: one (1) space for each one hundred fifty (150) square feet of gross floor area.

[Added 9-21-2005 by Ord. No. 1304-2005]

(2) Off-street loading. Off-street loading berths for all retail and commercial establishments having a gross floor area in excess of ten thousand (10,000) square feet: one (1) loading berth for every ten thousand (10,000) square feet or fraction thereof of gross floor area.

G. Prohibited uses:

(1) Any use that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, coal or gas fumes, noise, vibrations or similar substances or conditions is specifically prohibited.

(2) Billboards or signs painted upon the exterior side or rear walls of any principal or accessory building or structure. All signage to conform to Section 430-62 of this chapter.

[Amended 9-21-2005 by Ord. No. 1304-2005]

(3) Fast-food or drive-in type restaurants.

[Amended 9-21-2005 by Ord. No. 1304-2005]

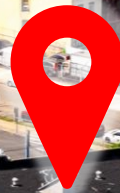
(4) Adult bookstores.

[Amended 9-21-2005 by Ord. No. 1304-2005]



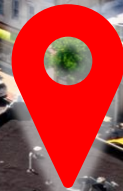


NTRANSIT
The Way To Go.
**PERTH AMBOY
TRAIN STATION**

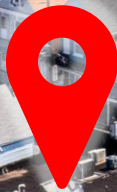




DOLLAR GENERAL



**PERTH AMBOY
EDUCATION CENTER**



RENT ROLL

TENANT	UNIT	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
						AMOUNT	RENT/SF RENT/MO	DATE	AMOUNT	TERMS	DATE	AMOUNT		
Amboy Hair Cutting Salon	218	1,250	17%	6/1/2018	5/31/2026	\$25,464	\$20.37	-	-	-	-	-	\$12,823	NN
Passion & Beauty	220	1,000	14%	8/1/2024	4/30/2029	\$27,600	\$27.60	5/1/2026	\$28,290	-	-	-	\$8,260	NN
								5/1/2027	\$28,997					
								5/1/2028	\$29,722					
Mercaditos Azteca	222	1,500	21%	5/1/2023	4/30/2033	\$27,972	\$18.65	5/1/2026	\$28,671	-	-	-	\$18,109	NN
								5/1/2027	\$29,388					
								5/1/2028	\$30,123					
								5/1/2029	\$30,876					
								5/1/2030	\$31,648					
								5/1/2031	\$32,439					
								5/1/2032	\$33,250					
3BD/1BA	222-1	900	12%	10/1/2024	YTY	\$33,300	\$2,775	-	-	-	-	-	\$0	Gross
3BD/1BA	222-2	800	11%	1/1/2022	YTY	\$21,240	\$1,770	-	-	-	-	-	\$0	Gross
3BD/1BA	371-1	900	12%	7/1/2021	YTY	\$26,700	\$2,225	-	-	-	-	-	\$0	Gross
3BD/1BA	371-2	900	12%	5/1/2021	YTY	\$26,700	\$2,225	-	-	-	-	-	\$0	Gross
TOTAL	7	7,250	100%			\$188,976	\$26.07						\$39,192	



7
Tenants



\$188,976
Total Annual Rent



7,250 SF
Gross Leasable Area

FINANCIAL SUMMARY



\$2,400,000
List Price



\$162,241
NOI



6.76%
Cap Rate

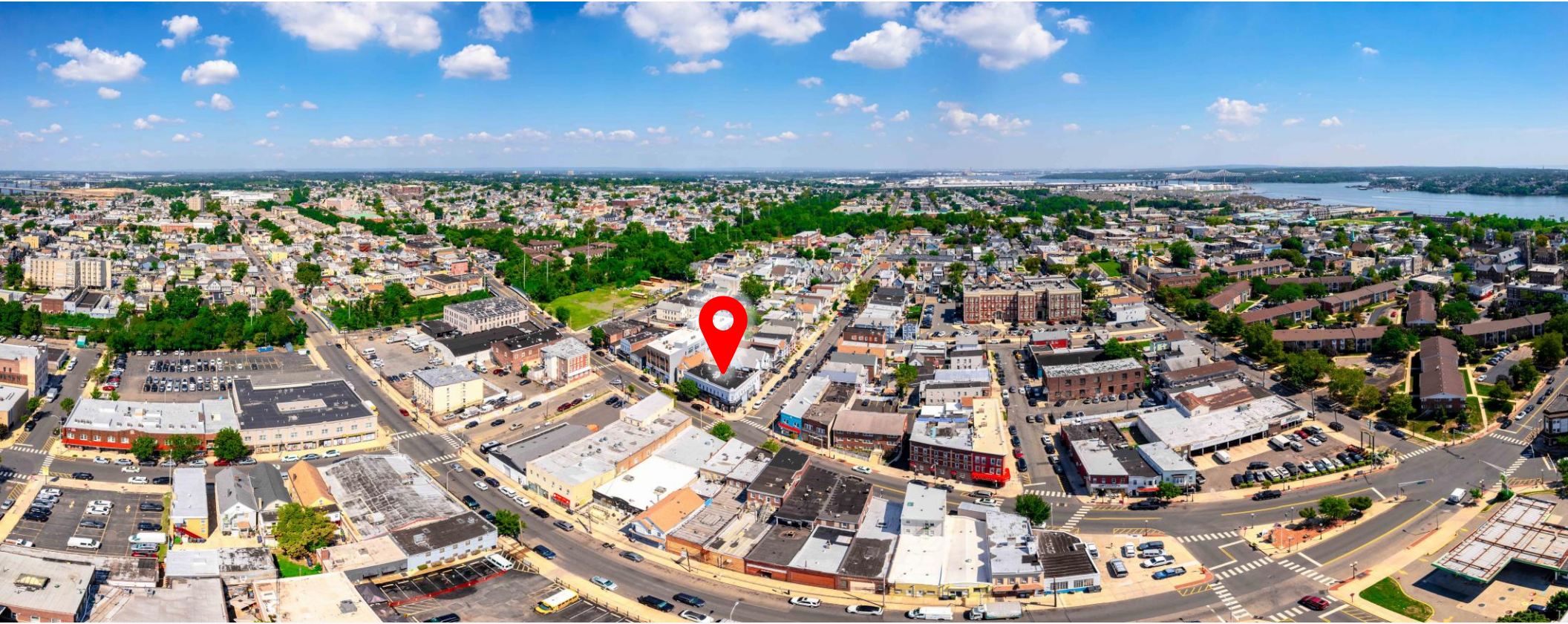


CURRENT INCOME & EXPENSES	Annual	\$/SF
Base Rent	\$188,976	\$26.07
Reimbursements	\$39,192	\$5.41
TOTAL Income	\$228,168	\$31.47
Less - Expenses	\$63,496	\$8.76
Less - Vacancy Factor	\$2,431	\$0.34
Net Operating Income	\$162,241	\$22.38

OPERATING EXPENSES	Annual	\$/SF
Real Estate Taxes	\$28,143	\$3.88
Insurance	\$15,049	\$2.08
Repairs & Maintenance	\$5,503	\$0.76
Utilities	\$7,956	\$1.10
Management Fee (3%)	\$6,845	\$0.94
Total Expenses	\$63,496	\$8.76

PANORAMIC

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PERTH AMBOY, NEW JERSEY

Perth Amboy, New Jersey, is a historic city located in northeastern Middlesex County, within the New York metropolitan area.

Historically, Perth Amboy thrived as a port and manufacturing city, with industries including ceramics, chemicals, and petroleum refining. While much of that industry has declined, the city is reinventing itself with a focus on logistics, warehousing, maritime commerce, retail, and healthcare. The city's location on Raritan Bay and the Arthur Kill makes it a natural hub for maritime-related development. The Port of Perth Amboy remains active for cargo, and city leaders are pursuing public-private partnerships to attract new investment and sustainable jobs.

Perth Amboy, NJ plays a vital role in regional transportation and commerce. The city is a key point along the Northeast Corridor, with access to New Jersey Transit rail service via the Perth Amboy station, and major highways such as Routes 35, 440, and the Garden State Parkway nearby. This strategic connectivity makes it attractive for both commuters and businesses.

Perth Amboy has made significant investments in waterfront redevelopment, transforming former industrial areas into residential, recreational, and commercial spaces. The Perth Amboy Marina, Bayview Park, and Harborside are focal points of the city's revitalized waterfront, offering scenic views, walking trails, and public gathering spaces. These initiatives aim to enhance the city's livability and draw tourism.



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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