

220-230 Route 46

Little Ferry, NJ

Approved 86 Unit Development Site



TABLE OF CONTENTS

03
Investment
Overview

04
Highlights

05-09
Floor Plans
Renderings

10-15
Rent Comps
Location

16
Demographics

17-18
Zoning
Disclaimer

18
Contact Info



OFFERING

\$3,900,000

ASKING PRICE

86

APPROVED UNITS

\$45,348

PRICE PER APPROVED UNIT

KW Commercial is pleased to present this 86 unit approved multifamily site right along bustling route 46 in Little Ferry, NJ. 220 Route 46 is a 6 story structure with 2 stories of concrete deck parking (151 spaces) and 4 stories of wood frame apartments and amenities above.

This convenient location is centralized in Bergen County and is within walking distance to Starbucks, Wawa, McDonalds, Jersey Mikes, Walmart, Costco and many other destinations. Bus transportation to NYC is steps away and you're within a 2 mile radius of the NJ Turnpike, Route 80 and Route 17.



UNIT COUNT

1 st Floor	(1) Studio	(19) 1 BR	(3) 2 BR	(1) 3 BR
2 nd Floor	(1) Studio	(19) 1 BR	(3) 2 BR	(1) 3 BR
3 rd Floor	(1) Studio	(19) 1 BR	(3) 2 BR	(1) 3 BR
4 th Floor	(2) Studio	(10) 1 BR	(2) 2 BR	
TOTAL	(5) Studio	(67) 1 BR	(11) 2 BR	(3) BR
	5.8%	77.9%	12.8%	3.5%

86 Units Total

Property Highlights

Approved 86 Unit Multifamily

73 Market Rate Units

13 COAH Units

149,943 SF

Community Room

Rooftop Deck & Gym

Outdoor Pool w/NYC Views

Efficient Unit Layouts

Centralized Bergen
County Location

Neighboring businesses
include Starbucks, McDonalds,
Wawa & many other retailers.

Close proximity to Rt. 17,
NJ Turnpike, GS Parkway

Property Stats

Number of Units: 86

Lot Size: 31,842 SF

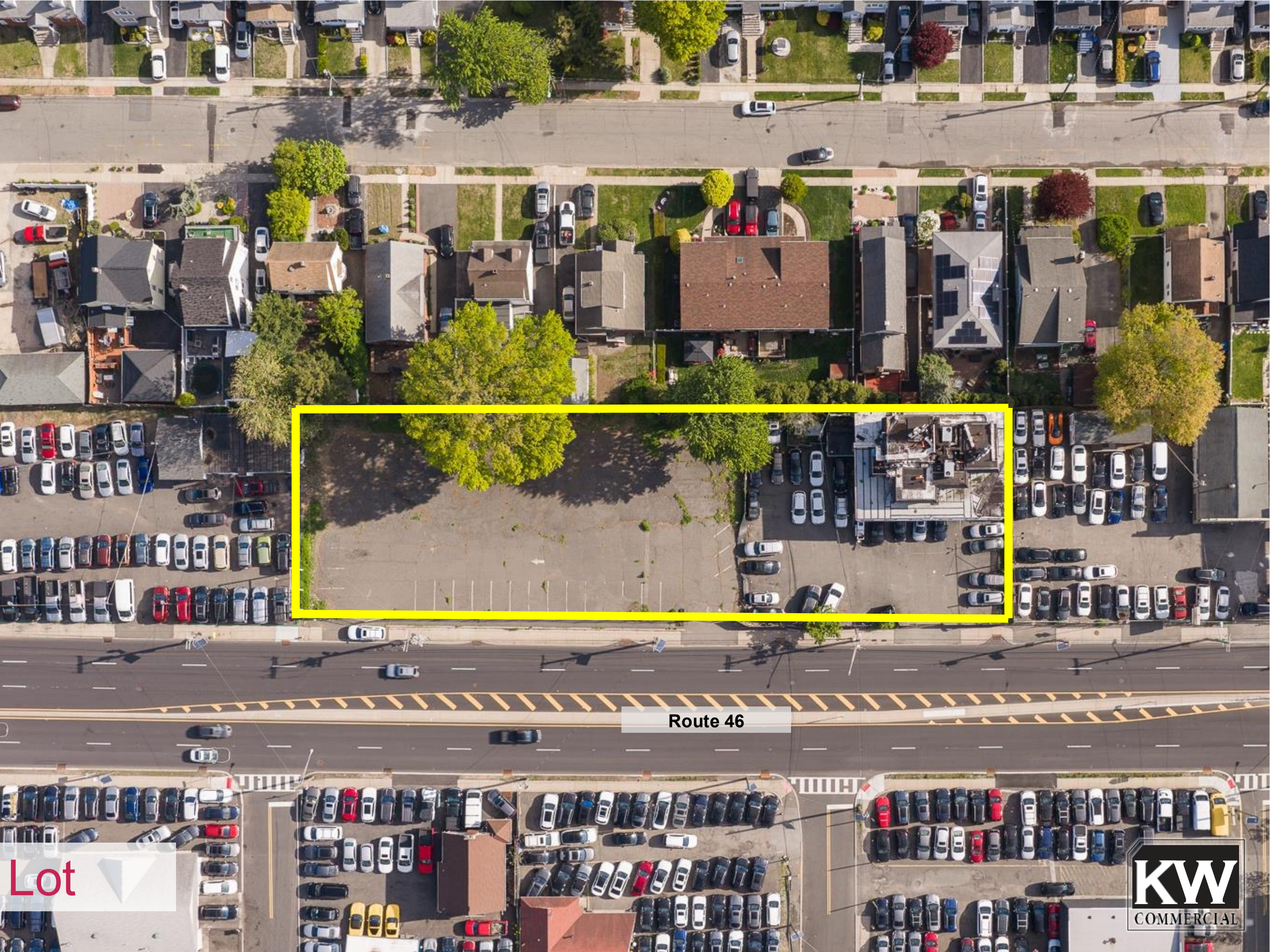
Building Size: 149,943 SF

Taxes: \$35,660

Zoning BH

Route 46

KW
COMMERCIAL

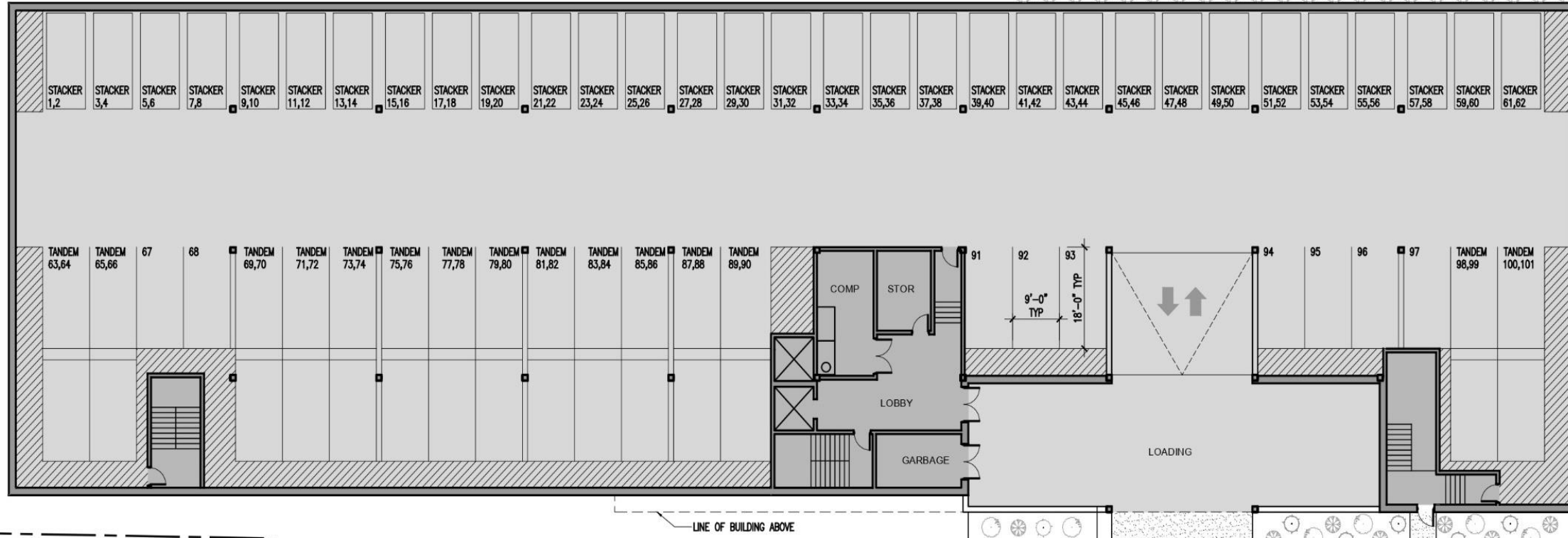


Route 46

Lot

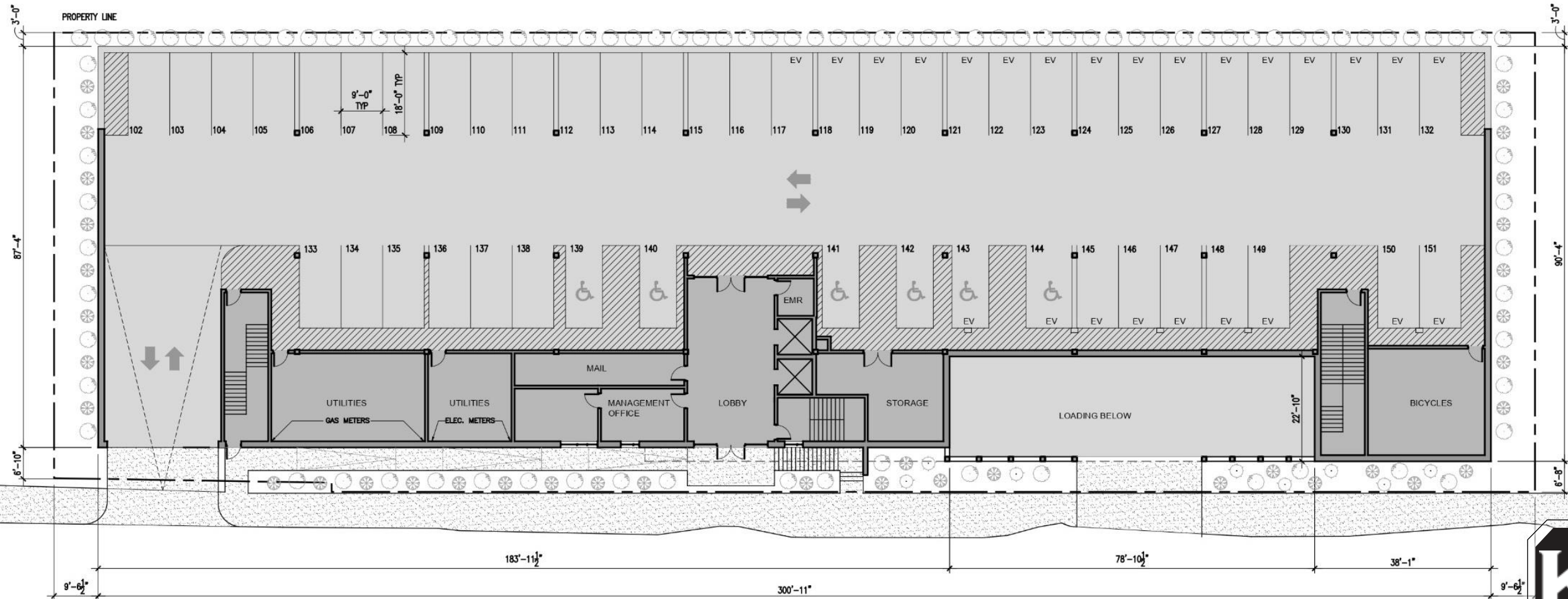
KW
COMMERCIAL

PROPERTY LINE



1st Floor

Parking Floor Plan

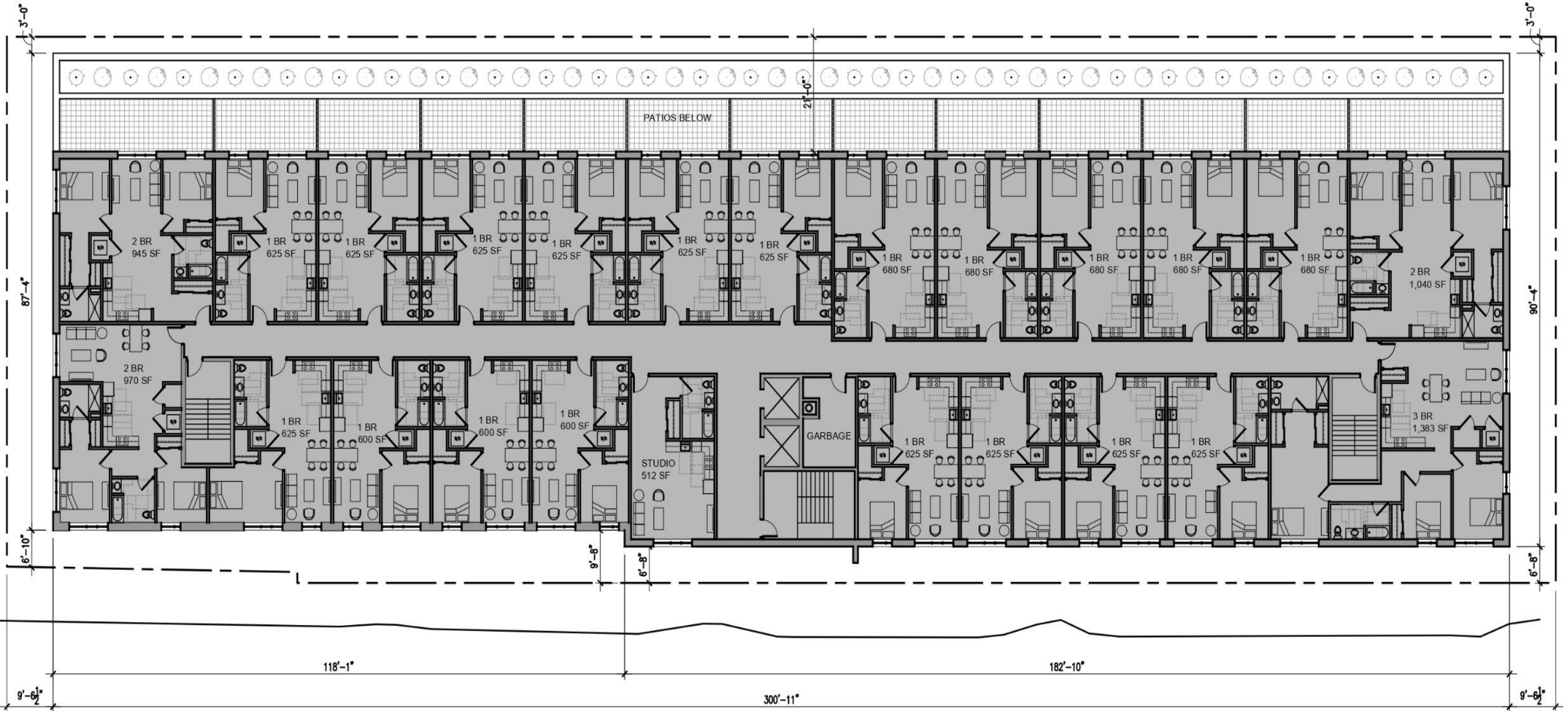


2nd Floor



Floor Plan

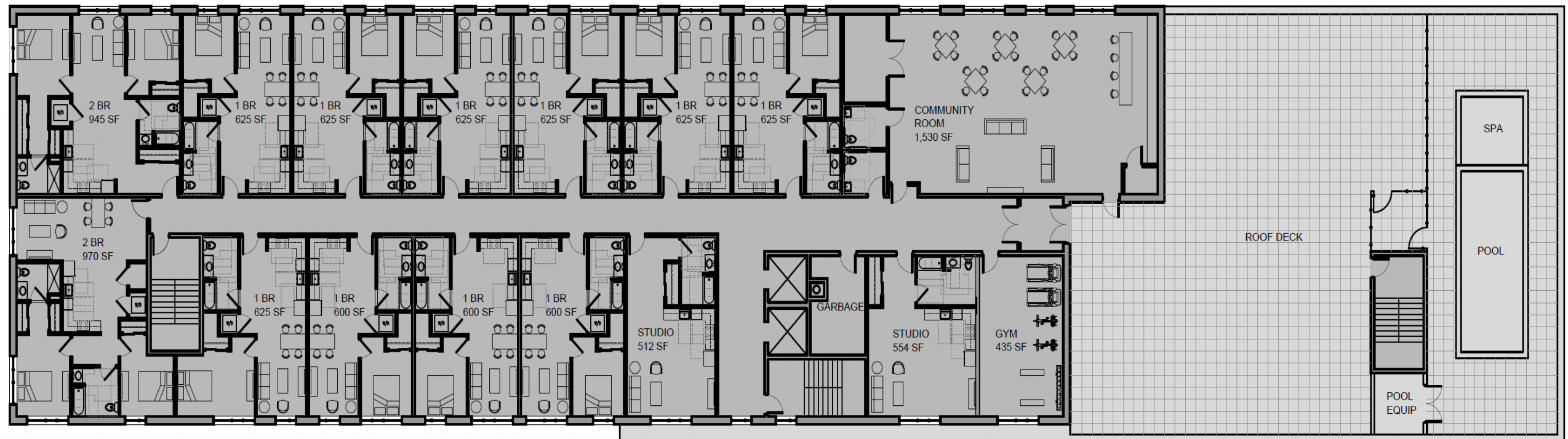
Residential Floor Plan



Floor Plan

Rooftop Floor Plan

PROPERTY LINE



Elevation



SOUTH ELEVATION



NORTH ELEVATION



Rent Comps



1 Ivy & Green
1 Park Ave
377 Units / 6 Stories
Rent/SF \$3.77,



2 300 State
300 State St
60 Units / 5 Stories
Rent/SF \$3.55



3 The Current on River
18 E Camden St
254 Units / 5 Stories
Rent/SF \$3.42,



4 The Walcott Hackensack
435 Main St
235 Units / 5 Stories
Rent/SF \$3.29,



5 Print House - Building B
160 River St
653 Units / 5 Stories
Rent/SF \$3.41,



6 The Atwater
1000 W Fort Lee Rd
422 Units / 5 Stories
Rent/SF \$3.38,



7 210 Main
210 Main St
126 Units / 11 Stories
Rent/SF \$3.38,



8 50 Main
50 Main St
36 Units / 5 Stories
Rent/SF \$3.20,

Property Name/Address	Yr Built	Property Size		Asking Rent Per Month Per Unit			
		Units	Avg Unit SF	Studio	1 Bed	2 Bed	Rent/SF
1 Ivy & Green 1 Park Ave	2023	377	954	\$2,325	\$2,944	\$4,065	\$3.77
2 300 State 300 State St	2024	60	665	\$2,125	-	\$3,300	\$3.55
3 The Current on River 18 E Camden St	2020	254	845	\$2,304	\$2,628	\$3,429	\$3.42
4 Print House - Building B 160 River St	2022	653	859	\$2,216	\$2,616	\$3,773	\$3.41
5 The Atwater 1000 W Fort Lee Rd	2020	422	813	\$2,257	\$2,609	\$3,297	\$3.38
6 210 Main 210 Main St	2020	126	788	\$2,177	\$2,553	\$3,637	\$3.38
7 The Walcott Hackensack 435 Main St	2023	235	810	\$2,061	\$2,518	\$3,149	\$3.29
8 50 Main 50 Main St	2022	36	760	-	\$2,429	-	\$3.20



LOCATION



Sylvan Ave



LOCATION

New York



North Village II
408 Units

Cast Iron Pot
Korean BBQ Buffet

planet fitness

MART

DAISO

Garden Shabu
SHABU SHABU / HOT POT RESTAURANT

CAPRI INN

Waterside Village
324 Units

Meridia Little Ferry 100
294 Units

Hackensack River

110 Bergen Turnpike
579 Units

DUNKIN'
DONUTS

Indian Lake

분식나라
plus

DIAZ AUTO & TRUCK REPAIR

REV
MOTORS

ROYALTY
AUTO SALES

M&J
TRUCK SALES

M.A.B. CARS INC.
139 RT 46 EAST, Little Ferry, NJ 07643 | (201) 807-02

LOUISIANA
KITCHEN
POPEYES

EMPIRE AUTO SALES
CAR YARD

GRAND
USED CARS INC

46

Mobil

Charles Mastik
Memorial Field

AutoZone

BAGEL BOY

KARS 4 SALE



Sylvan Ave

MILAN
MOTORS

KW
COMMERCIAL

LOCATION



New York

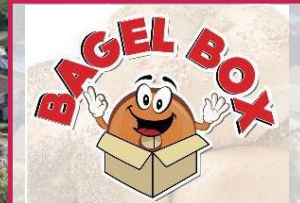
Hackensack River

Willow Lake

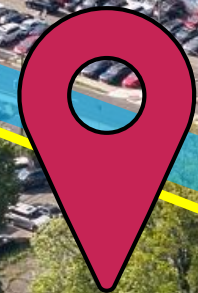
Meridia Little Ferry 100
294 Units



110 Bergen Turnpike
579 Units



Woodland Ave



Sylvan Ave



LOCATION



COSTCO WHOLESALE Wonder CHICK-FIL-A TETERBORO LANDING

petco Panera BREAD CHIPOTLE MEXICAN GRILL BLAZE PIZZA TEXAS ROADHOUSE

Wawa

Wendy's

McDonald's

Starbucks

afe Jersey Mike's SUBS WING-STOP THE WING EXPERTS BUZZZ RITE BAR & LIQUORS

RAYCO II NEW JERSEY

LUKOIL

VICTORIA PRE-OWNED AUTOS INC



PAKI TRADING LLC CAR DEALERSHIP

MILAN MOTORS

KARS 4 SALE

KW COMMERCIAL

LOCATION



Demographics

POPULATION

2026

1- MILE

22,071

3- MILES

194,323

5- MILES

691,388

3- MILE RADIUS DEMOGRAPHICS



194,323
POPULATION

HOUSEHOLDS

1- MILES
8,711

3- MILES
75,598

5- MILES
273,077



75,598
TOTAL HOUSEHOLDS

INCOME
Average HH

1- MILES
\$97,890

3- MILES
\$108,067

5- MILES
\$100,533



\$108,067
AVERAGE HOUSEHOLD INCOME

Zoning

BH Zone



BH- Highway and Regional Business Zone

	R-A	ONE FAMILY RESIDENTIAL ZONE
	R-B	ONE & TWO FAMILY RESIDENTIAL ZONE
	R-M	MULTIFAMILY RESIDENTIAL ZONE
	B-H	HIGHWAY & REGIONAL BUSINESS ZONE
	B-N	NEIGHBORHOOD BUSINESS ZONE
		MARSHLAND PRESERVATION
	I-R	RESTRICTED INDUSTRIAL ZONE
	I-G	GENERAL INDUSTRIAL ZONE
	P-U	PUBLIC UTILITIES
	P	PUBLIC FACILITIES ZONE
	W-R	WATERFRONT RECREATION ZONE
		REDEVELOPMENT AREAS

Objectives

It is the purpose of the B-H Highway and Regional Business Zone to provide for the common needs of regionally oriented uses, such as shopping centers, hotels, motels, theaters, auditoriums and offices, and to encourage common facilities, such as service drives, customer parking, landscaping, malls, colonnades and pedestrian walks, truck loading and unloading and utilities for each to utilize and to share in common, and highway-oriented office uses.



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tip Commercial/KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



Exclusively
Marketed By:



Jason Trembicki
917.526.2982
jtrembicki@kwcommercial.com
301 Route 17, Suite 204
Rutherford, NJ 07070



Bruce Elia Jr.
201.315.1223
Brucejr@kw.com
2200 Fletcher Ave.
Fort Lee, NJ