



Prime Saddle Brook Highway Property | 8,640 SF Auto/Retail With 6 Bays

263 US HIGHWAY 46, SADDLE BROOK, NJ 07663



OFFERING MEMORANDUM

KW COMMERCIAL
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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 KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



8,640 SF | AUTO-MECHANIC | 6 BAYS | .52 ACRE LOT SIZE

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

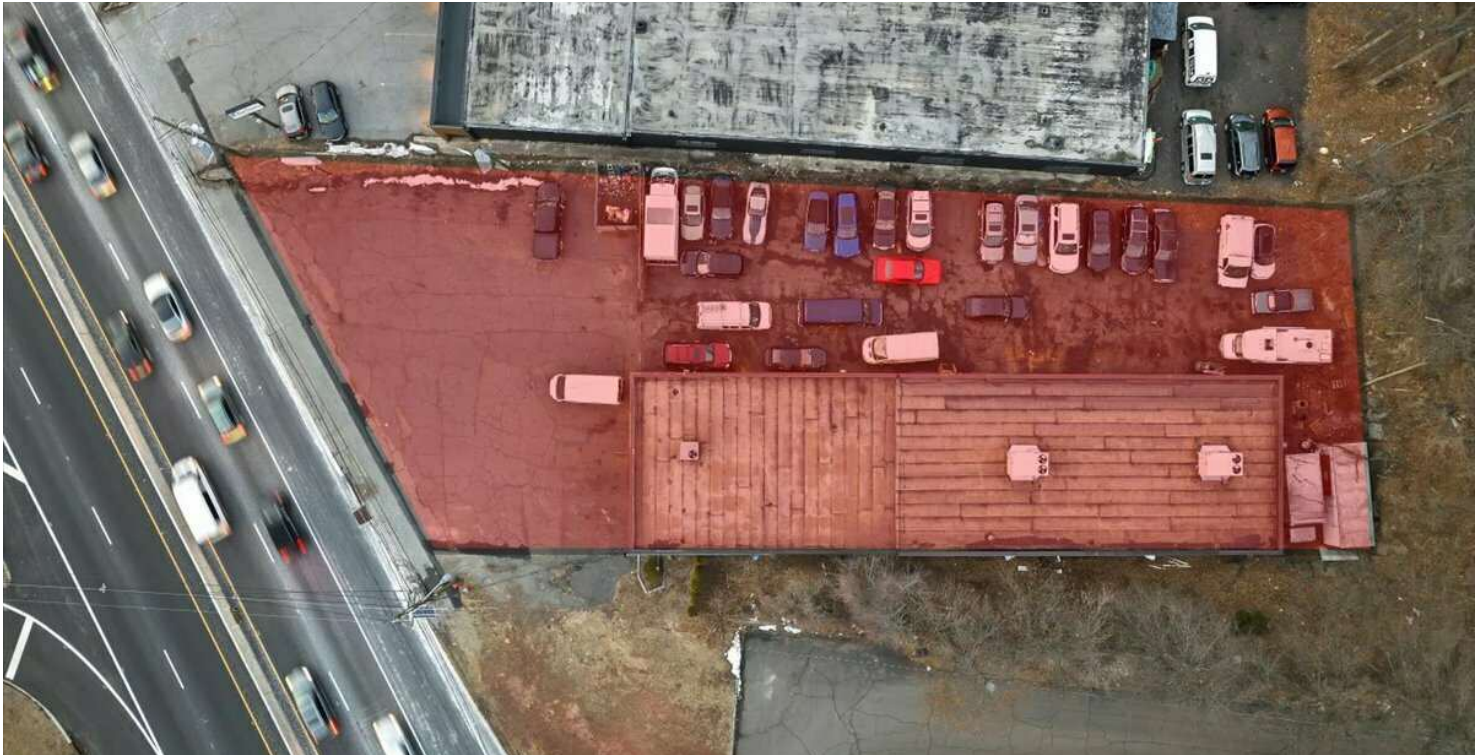
FLOOR PLANS | 8,640 SF

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for retail and vehicle-related investors, this property at 263 U.S. 46 in Saddle Brook, NJ, offers a 8,640 SF building with 6 bays and 4 car lifts. Built in 1965 and renovated in 2017, the property features one office, a bathroom, upstairs, storage, and a new compressor. This property is ideally situated in the Northern NJ area, zoned B-2 for optimal commercial use. With its prime location and modern updates, this property is poised to serve the needs of retail and vehicle-related businesses with ease. A strategic investment in a highly desirable location, this property represents a compelling prospect for investors seeking a strong foothold in the thriving commercial landscape of Northern New Jersey.

PROPERTY HIGHLIGHTS

- 8,640 SF Flex building for retail or industrial use
- 6 Bays with 4 car lifts | 17' Ceiling Height
- Built in 1965 and Renovated in 2017
- Zoned B-2 | Currently Vehicle / Auto Repair
- Prime Highway Location on Route 46 in Northern NJ

OFFERING SUMMARY

Sale Price:	\$2,700,000
Number of Units:	1-3
Lot Size:	24,829 SF
Lot Size Price Per SF:	\$100/ft
Building Size:	8,640 SF
Building Size Price Per SF:	\$288/ft
Zoning:	B-2
Parking Spaces:	35+
Proforma NOI:	\$208,070.00
Proforma Cap Rate:	7.71%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	2,600	11,267
Total Population	940	6,561	30,034
Average HH Income	\$110,637	\$116,513	\$116,238



Property Description



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for retail and vehicle-related investors, this property at 263 U.S. 46 in Saddle Brook, NJ, offers a 6,500 SF building with 6 bays and 4 car lifts. Built in 1965 and renovated in 2017, the property features one office, a bathroom, upstairs, storage, and a new compressor.

This property is ideally situated in the Northern NJ area, zoned B-2 for optimal commercial use. With its prime location and modern updates, this property is poised to serve the needs of retail and vehicle-related businesses with ease.

A strategic investment in a highly desirable location, this property represents a compelling prospect for investors seeking a strong foothold in the thriving commercial landscape of Northern New Jersey.

LOCATION DESCRIPTION

Discover the vibrant Northern New Jersey market surrounding the property at 263 U.S. 46 in Saddle Brook, NJ.

This prime location offers close proximity to major business centers, retail hubs, and dining options. Situated near major highways and just a short drive from Manhattan, the area provides excellent accessibility for both employees and clients.

Nearby attractions include the Garden State Plaza shopping center, popular dining destinations in Bergen County, and the picturesque Saddle River County Park. With a robust commercial landscape and a range of amenities, this area presents a compelling opportunity for office and office building investors looking to capitalize on the dynamic Northern NJ market.

SITE DESCRIPTION

Property sits on Route 46 with in and out access.

POWER DESCRIPTION

Heavy Power

GAS DESCRIPTION

Natural Gas



Property Details

Sale Price

\$2,700,000

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	B-2
Lot Size	24,829 SF
Lot Frontage	98 ft
Lot Depth	228 ft
Corner Property	Yes
Waterfront	Yes
Power	Yes

LOCATION INFORMATION

Building Name	8,640 SF Auto-Mechanic 6 Bays .52 Acre Lot Size
Street Address	263 U.S. 46
City, State, Zip	Saddle Brook, NJ 07663
County	Bergen
Market	Northern NJ
Sub-market	Route 46 Corridor
Township	Saddle Brook
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	All Major Highways within 15 Minutes
Nearest Airport	Newark Airport within 30 minute drive

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Security Guard	No
Central HVAC	Yes
Landscaping	Professional Landscaping
Gas / Propane	Yes
Ceiling Height	17'
Bays	6

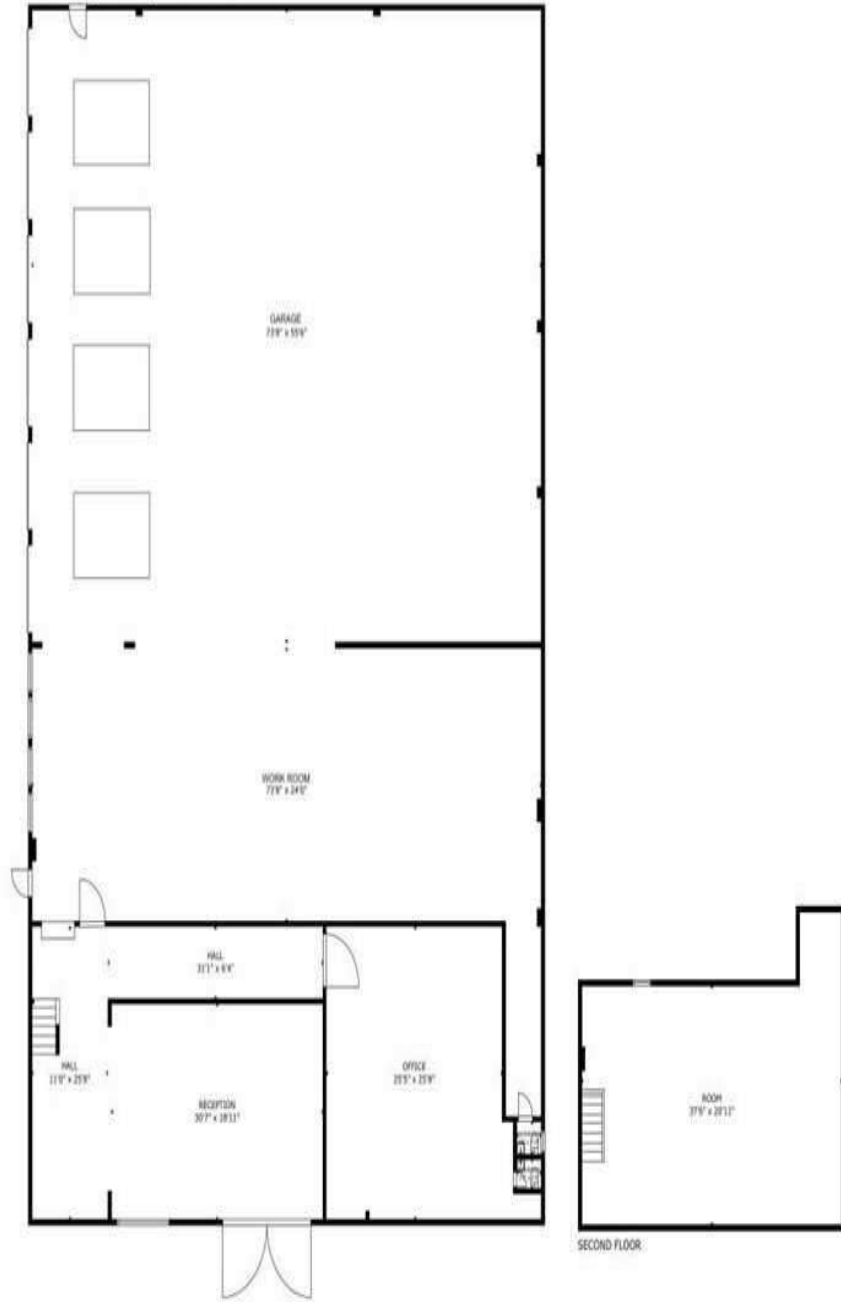
BUILDING INFORMATION

Building Size	8,640 SF
NOI	\$208,070.00
Cap Rate	7.71
Tenancy	Multiple
Ceiling Height	17 ft
Minimum Ceiling Height	17 ft
Average Floor Size	6,500 SF
Year Built	1965
Year Last Renovated	2017
Gross Leasable Area	8,640 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1



Floor Plans | 8,640 SF

263 US 46 W, Saddle Brook, NJ, 07663



GROSS INTERNAL AREA
TOTAL: 8,640 sq.ft
FIRST FLOOR: 7,816 sq.ft, SECOND FLOOR: 824 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

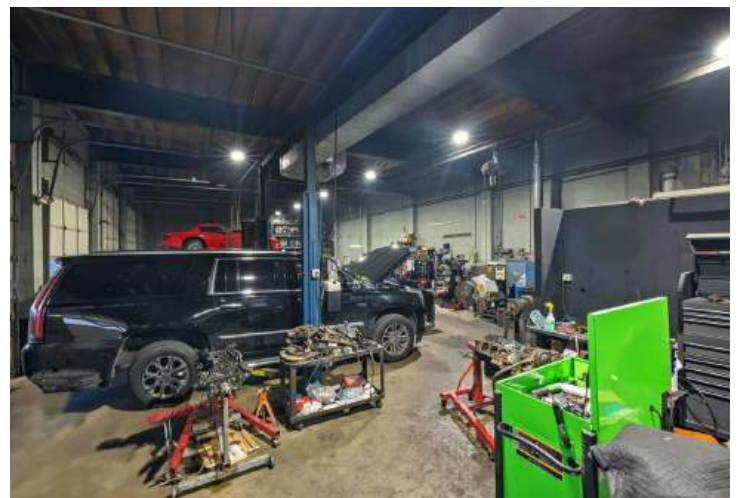
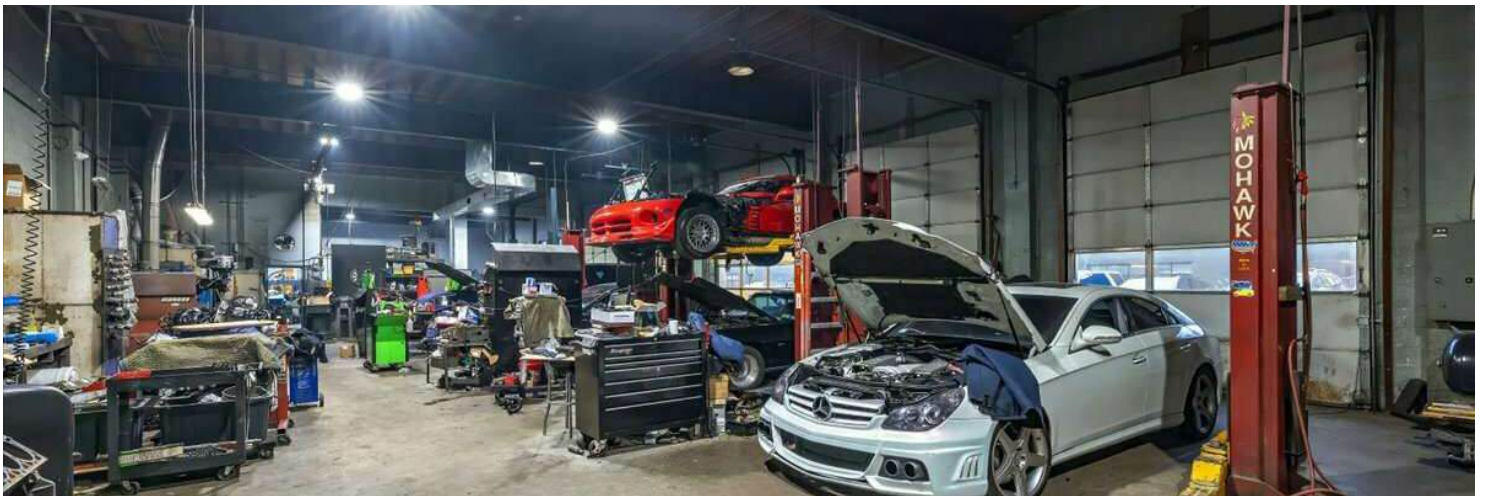
Disclaimer: This floor plan is provided for illustration purposes only with the permission of the seller. Room positions and dimensions are approximate and are not guaranteed to be exact or to scale. The buyer should confirm measurements for accuracy.



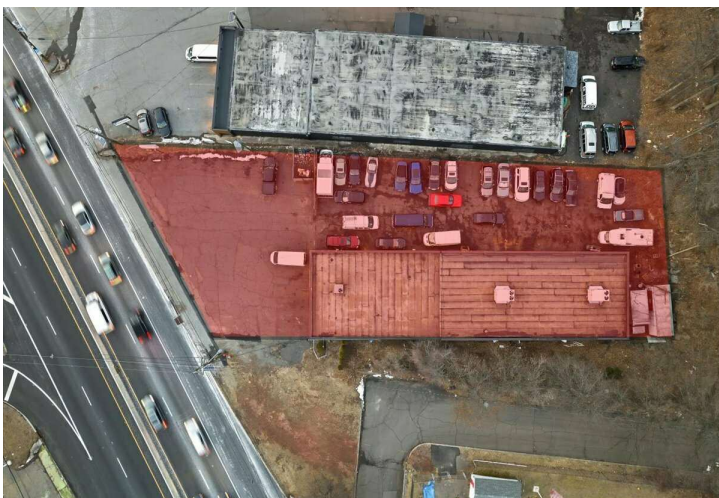
Additional Photos



Additional Photos



Additional Photos



8,640 SF | AUTO-MECHANIC | 6 BAYS | .52 ACRE LOT SIZE

LOCATION INFORMATION

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FLOOD DETERMINATION REPORT

TAX MAP | SADDLE BROOK, NJ

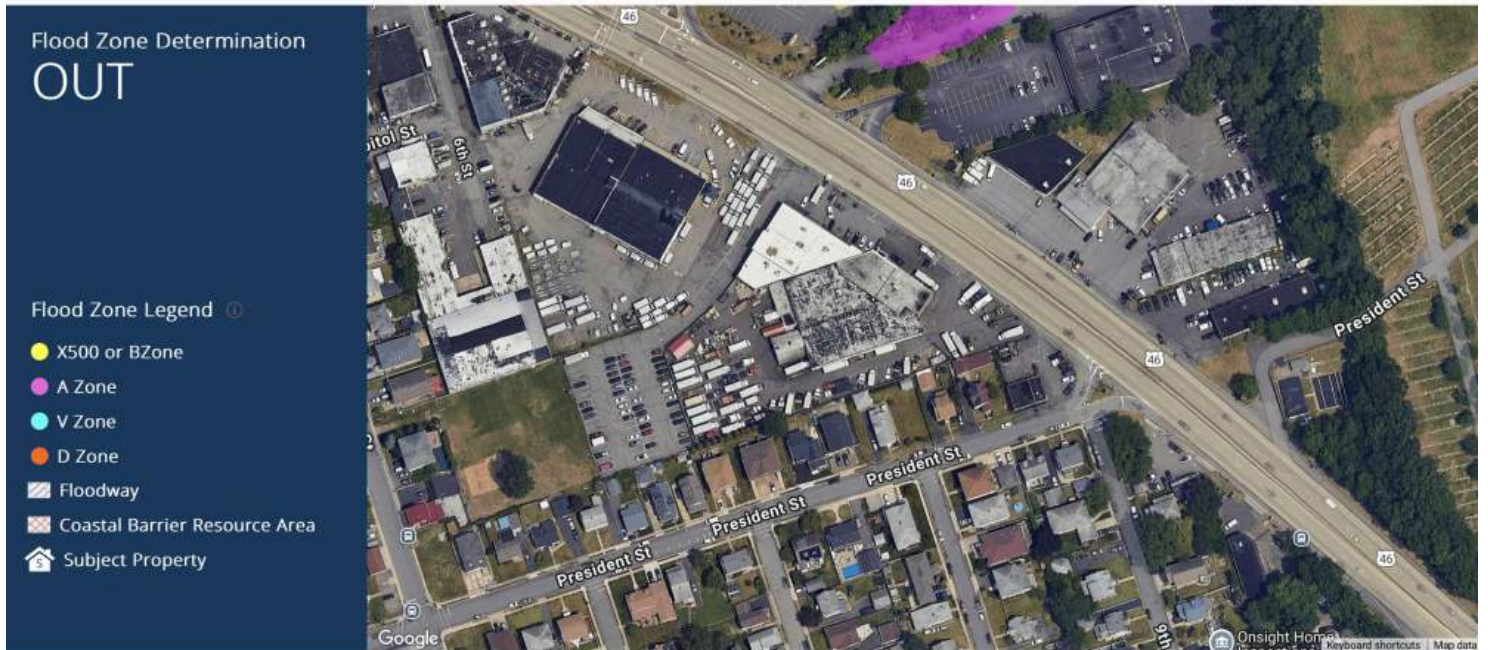
ZONING MAP | SADDLE BROOK, NJ

REGIONAL MAP

AERIAL MAP

Flood Determination Report

Flood Zone Determination ⓘ



Special Flood Hazard Area (SFHA)

Out

Distance to 100 yr Flood Plain

60 ft

Flood Zone Code

X



Tax Map | Saddle Brook, NJ

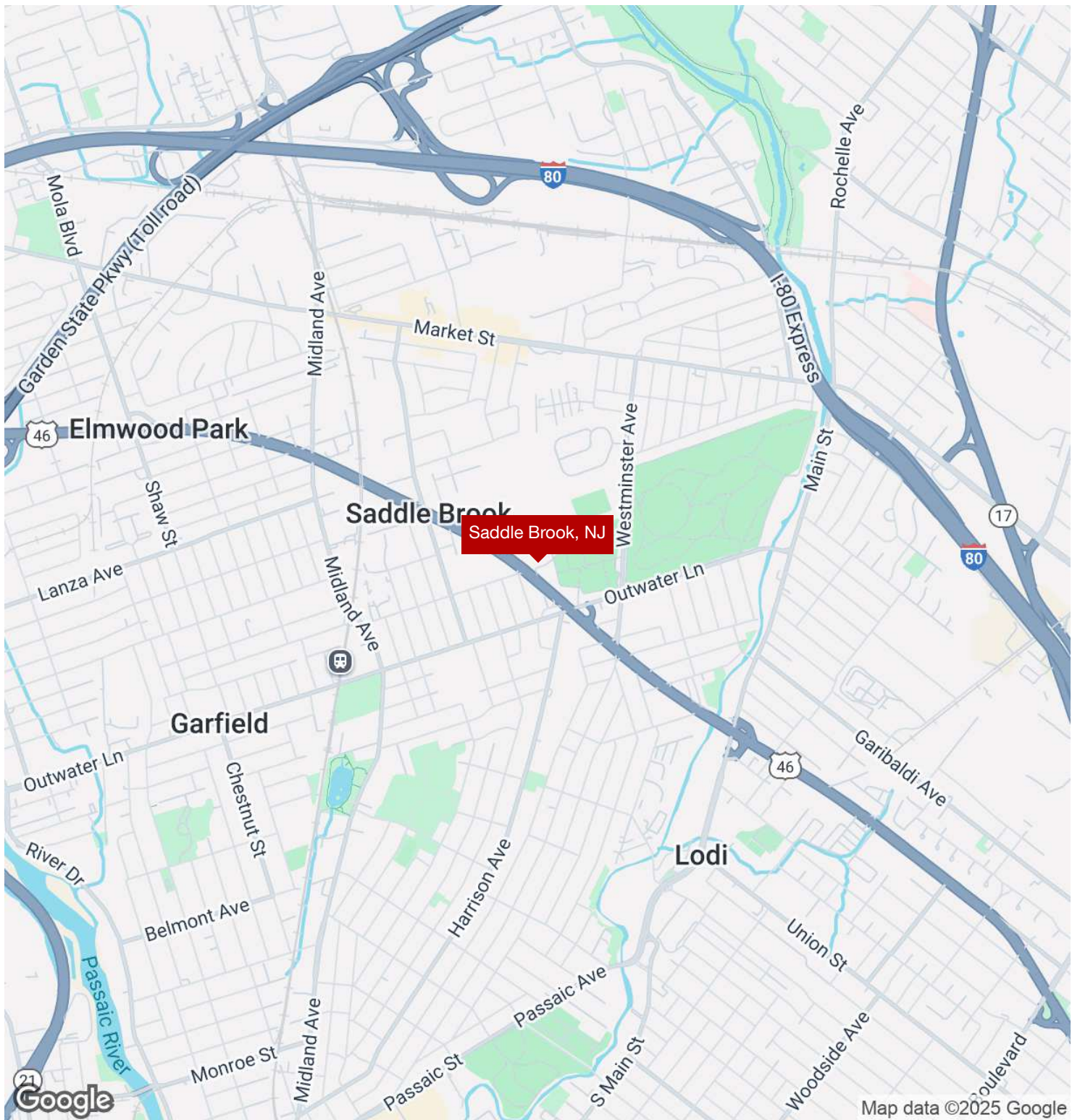


THIS TAX MAP WAS
FORMALLY APPROVED ON
JULY 20, 1966, ASSIGNED
SERIAL # 440, AND SIGNED
BY J.H. DITMARS

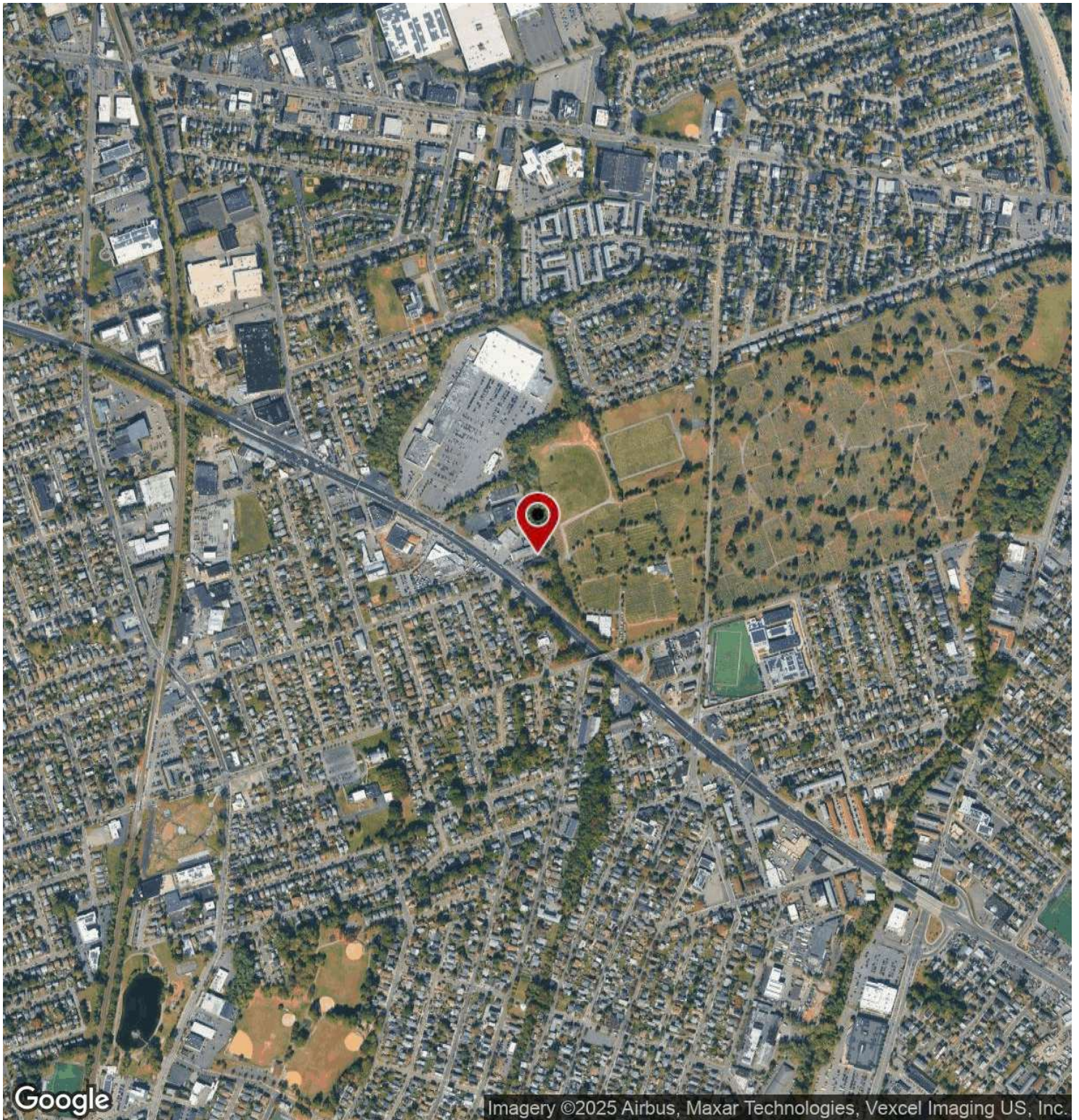
TAX MAP
TOWNSHIP OF SADDLE BROOK
BERGEN COUNTY NEW JERSEY
SCALE: 1"=100' NOVEMBER 2007
BIRDSALL ENGINEERING, INC.
611 INDUSTRIAL WAY WEST, EATONTOWN, NEW JERSEY 07724
CERTIFICATE OF AUTHORIZATION NO. 24G427989800
WILLIAM SCHINDLER JR., PROFESSIONAL
LAND SURVEYOR, LIC. NO. GS27188



Regional Map



Aerial Map



Google

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8,640 SF | AUTO-MECHANIC | 6 BAYS | .52 ACRE LOT SIZE

FINANCIAL ANALYSIS

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KEY FINANCIAL METRICS | STATISTICS

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Key Financial Metrics | Statistics

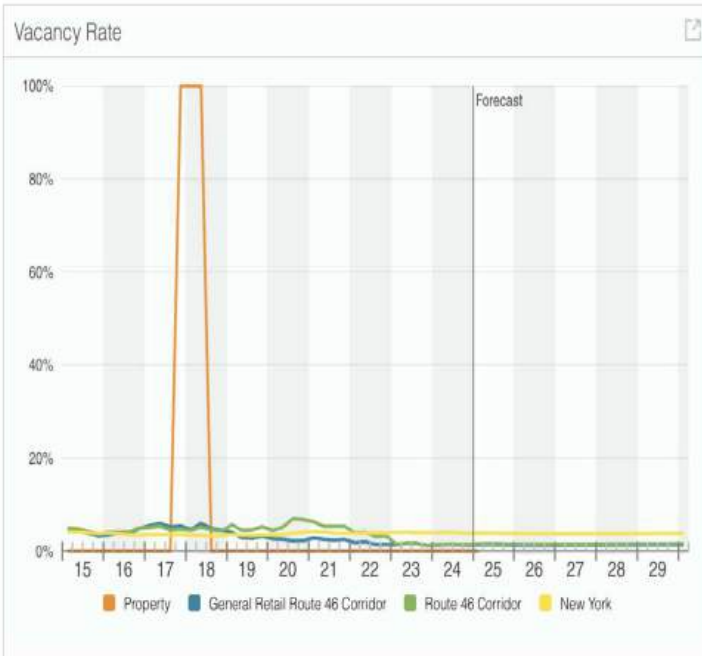
Key Metrics

AVAILABILITY	PROPERTY	SUBMARKET 1-2 STAR	SUBMARKET
Market Asking Rent/SF	\$36.23	\$23.16	\$25.75
Vacancy Rate	0%	1.8%	1.5%
Vacant SF	0	41.9K	86.7K
Availability Rate	-	2.1%	1.9%
Available SF Direct	-	42.3K	102K
Available SF Sublet	-	6K	10.4K
Available SF Total	-	48.3K	112K
Months on Market	-	6.1	10.9

INVENTORY	PROPERTY	SUBMARKET 1-2 STAR	SUBMARKET
Existing Buildings	1	485	710
Inventory SF	6.5K	2.3M	5.8M
Average Building SF	-	4.8K	8.2K
Under Construction SF	-	0	0
12 Mo Delivered SF	-	0	5.4K

DEMAND	PROPERTY	SUBMARKET 1-2 STAR	SUBMARKET
12 Mo Net Absorption SF	0	872	(10K)
12 Mo Leased SF	0	13.3K	81.1K
6 Mo Leasing Probability	-	43.4%	37.6%

SALES	PROPERTY	SUBMARKET 1-2 STAR	SUBMARKET
12 Mo Transactions	-	17	23
Market Sale Price/SF	-	\$252	\$268
Average Market Sale Price	-	\$1.2M	\$2.2M
12 Mo Sales Volume	-	\$19M	\$24.9M
Market Cap Rate	-	7.0%	6.8%



Financial Summary

INVESTMENT OVERVIEW

RENTAL PROFORMA

Price	\$2,700,000
Price per SF	\$415
Price per Unit	\$2,700,000
GRM	11.36
CAP Rate	7.71%
Cash-on-Cash Return (yr 1)	7.99%
Total Return (yr 1)	\$85,195
Debt Coverage Ratio	1.44

OPERATING DATA

RENTAL PROFORMA

Gross Scheduled Income	\$237,600
Other Income	\$23,242
Total Scheduled Income	\$260,842
Vacancy Cost	\$11,880
Gross Income	\$248,962
Operating Expenses	\$40,892
Net Operating Income	\$208,070
Pre-Tax Cash Flow	\$63,958

FINANCING DATA

RENTAL PROFORMA

Down Payment	\$800,000
Loan Amount	\$1,900,000
Debt Service	\$144,112
Debt Service Monthly	\$12,009
Principal Reduction (yr 1)	\$21,237



Income & Expenses

INCOME SUMMARY

RENTAL PROFORMA

Gross Scheduled Rent	\$237,600
CAM \$2.69/ft Reimbursements	\$23,242
Vacancy Cost	(\$11,880)
GROSS INCOME	\$248,962

EXPENSES SUMMARY

RENTAL PROFORMA

Taxes	\$30,342
Insurance	\$6,500
Snow Removal and Landscaping	\$2,850
Mis Expenses	\$1,200
OPERATING EXPENSES	\$40,892

NET OPERATING INCOME

\$208,070



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Entire Building	To Be Leased	8,640 SF	132.92%	\$27.50	\$30	-	\$237,600	To Be Leased	To Be Leased
TOTALS		8,640 SF	132.92%	\$27.50	\$30	\$0.00	\$237,600		
AVERAGES		8,640 SF	132.92%	\$27.50	\$30	\$NAN	\$237,600		



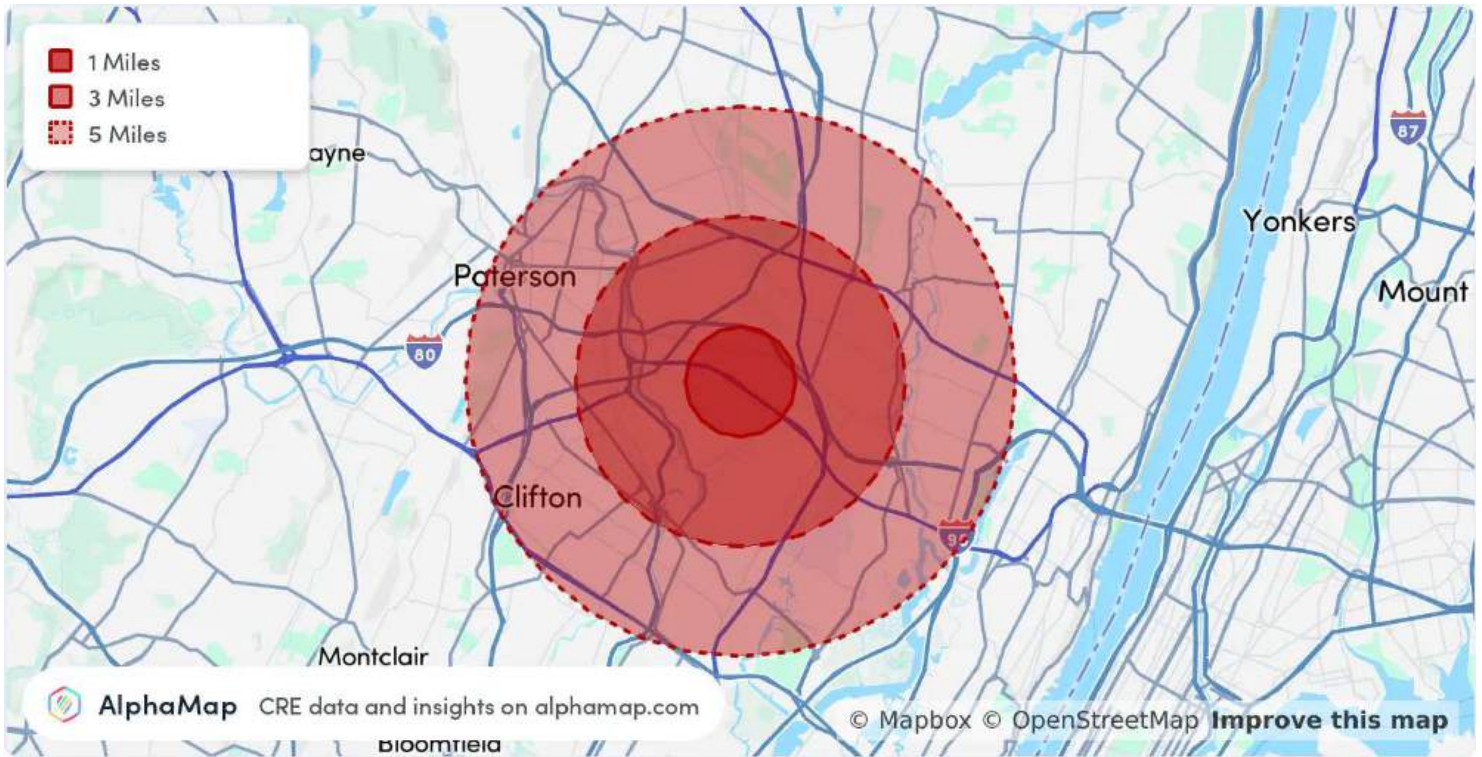
8,640 SF | AUTO-MECHANIC | 6 BAYS | .52 ACRE LOT SIZE

DEMOGRAPHICS

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AREA ANALYTICS

Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,034	280,295	663,985
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,267	99,561	231,793
Persons per HH	2.7	2.8	2.9
Average HH Income	\$116,238	\$109,290	\$117,756
Average House Value	\$515,049	\$483,813	\$503,253
Per Capita Income	\$43,051	\$39,032	\$40,605



8,640 SF | AUTO-MECHANIC | 6 BAYS | .52 ACRE LOT SIZE

ADDITIONAL INFORMATION

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ADVISOR BIO | MANAGING BROKER | KW COMMERCIAL | FORT LEE

Advisor Bio | Managing Broker | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

brucejr@kw.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

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 Fort Lee, NJ 07024

