

## 200 Madison Ave, Perth Amboy NJ

08861

**Price: \$985,000**

Cap Rate  
7.12%

Price Per Unit  
\$164,166

6 Unit Multifamily



### Building / Lot Information

Block/Lot	33/27
Lot Dimensions	25 x 100
Taxes	\$14,773
Lot SF	2,500
Building GLA	3,220
Stories	2
Zoning	R-25
Year Built	1900
Building Class	4A
Laundry	None
Parking	On Site

### Property Description

- ▶ The property is a value-add, corner, 6-unit apartment building with parking
- ▶ Apartments consist of three 1B/1BA and three 2B/1BA units
- ▶ 18% upside in apartment rents
- ▶ 2,500sf lot is zoned for single and 2-family redevelopment

### Location Highlights

- ▶ Access to NJ Turnpike, Parkway, I-95, Staten Island, Rt. 440 & 35, NJ Transit Rail
- ▶ \$200m was recently invested in the approved Sea Gate project that will bring 602 new housing units to the waterfront
- ▶ The combination of waterfront redevelopment, regional connectivity, and ongoing economic revitalization makes for an emerging investment market

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## Aerial

### Property Photos



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## Apartments 1 & 2



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## Apartments 4 & 6



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## Aerial/Frontage



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### For Further Information Please Contact:



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