



\$1,550,000



Street Retail,
Office & Storage
Investment



13,107 SF



6,095 SF



Paterson, New Jersey

203-207 Market St.

Presented by

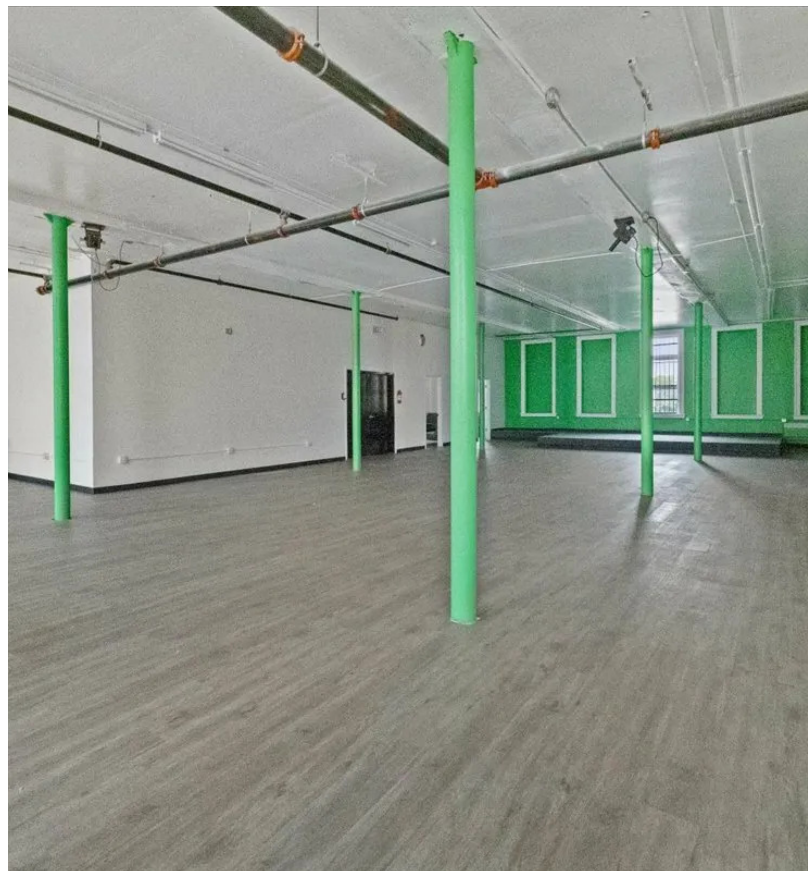
Bruce Elia Jr.

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NJ #0893523



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







Property Description

Three-story, mixed-use commercial building totaling 13,107 SF (12,100 SF leaseable) on a 6,095 SF lot in the B-4 zone. The property includes an occupied first-floor furniture store (5,100 SF) and two office floors (3,500 SF each), with approximately 12-13 foot ceilings, flexible floor layouts, interior column spacing, a roof in good condition, and roughly 7-8 rear parking spaces. Situated on Market Street, a main commercial corridor in Paterson, it offers strong visibility and represents an excellent owner-user or investment opportunity.

Property Highlights

- Strategic location on a main commercial street in Paterson
- Strong visibility and accessibility
- Ample windows and natural light
- High ceilings on all floors (approximately 12-13 feet)
- Rear parking (approximately 7-8 spaces)
- Flexible floor layouts with interior column spacing
- Good roof condition
- **Existing occupied first-floor space plus two additional office floors, and below-grade space**

Offering Summary

Sale Price:	\$1,550,000
Number of Units:	3
Lot Size:	6,095 SF
Building Size:	13,107 SF
Zoning:	B-4
Parking:	7-8 Spaces
Below-Grade Space:	5,100 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,363	5,857	22,257
Total Population	3,159	15,940	68,595
Average HH Income	\$38,788	\$51,906	\$62,088



203-207 MARKET ST, PATERSON, NJ

Income & Expense Summary

PROPERTY DETAIL

Item	Value		Item	Value
List Price	\$1,550,000		Units	3
Building Size	13,104 SF		Floors	3
Block / Lot	4405 / 27		Ceiling Heights	12-13 ft
Zoning	B-4		Year / Notes	-

INCOME SUMMARY

Unit	Status	SF	Monthly Rent	Annual Rent
Furniture Store - Ground and Basement	Occupied	5,100 SF	\$10,600	\$127,200
Office Space - Unit 2	Pro Forma	3,500 SF	\$3,792	\$45,500
Office Space - Unit 3	Pro Forma	3,500 SF	\$2,917	\$35,000
Total Leasable SF		12,100 SF		
Total Stabilized Income			\$17,308	\$207,700

ANNUAL OPERATING EXPENSES

Expense	Type		Annual Amount	Notes
Real Estate Taxes	Fixed		\$57,222	2024 assessment
Insurance	Fixed		\$7,500	
Repairs & Maintenance	Variable		\$12,000	
Snow Removal	Variable		\$1,500	Landlord assumption
Water & Sewer	Variable		\$3,500	Landlord assumption
Garbage Removal	Variable		\$3,000	Landlord assumption
Total Operating Expenses			\$84,722	

ESTIMATED STABILIZED NOI

\$122,978

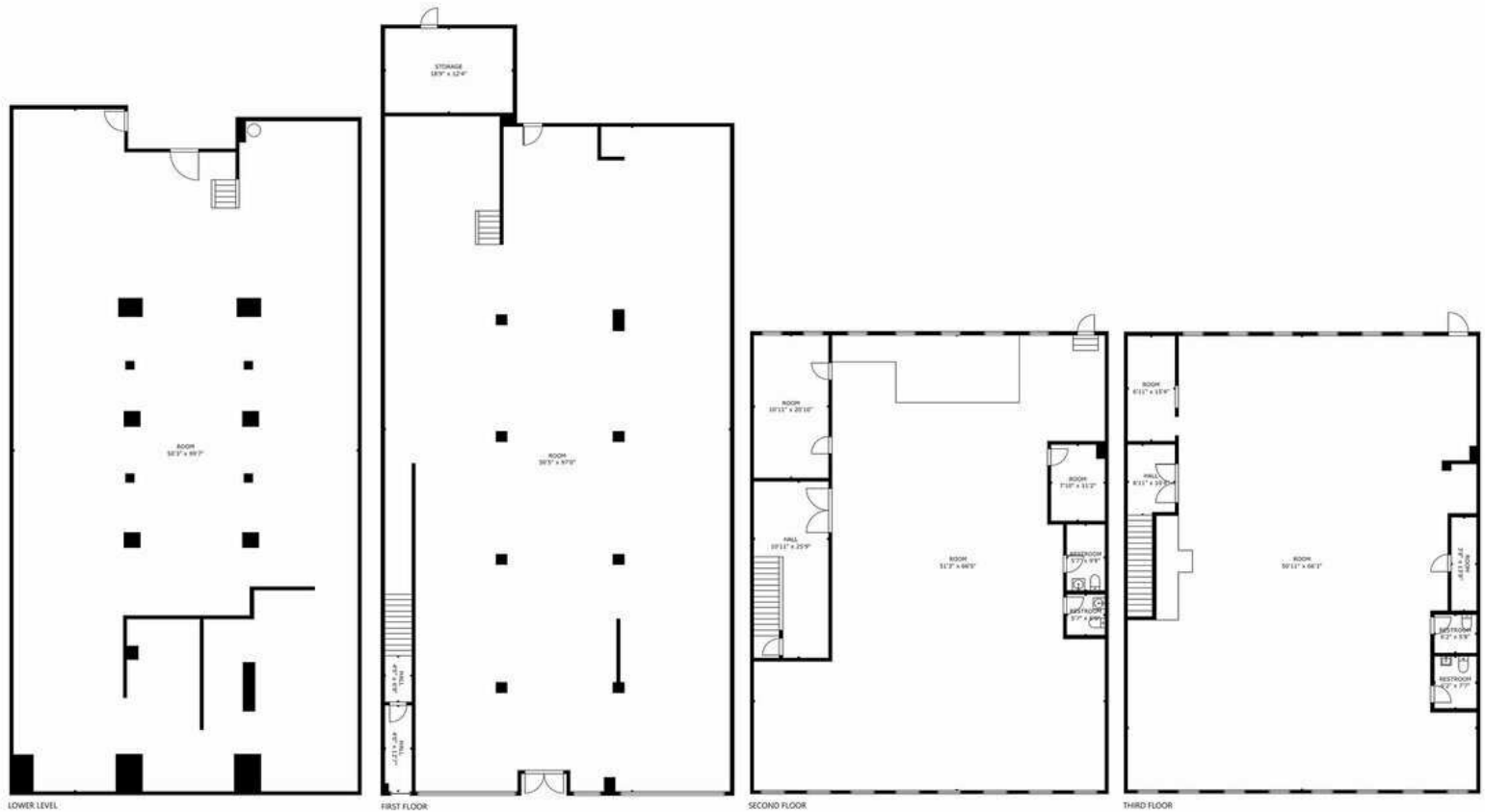
INVESTMENT METRICS

Metric	Value		Metric	Value
Cap Rate (Stabilized)	7.93%		Expense Ratio	40.79%
Price / SF (Building)	\$118.28		GRM (Gross Rent M	7.46x
Price / Unit	\$516,667		Avg Rent / SF / YR	\$17.17



Each Office Independently
Owned and Operated

203-207 Market St, Downtown, Paterson, NJ, 07505, United States



FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.21 (100%)	34031C0216G	No	

Floodway

1% Annual Chance Flood Hazard

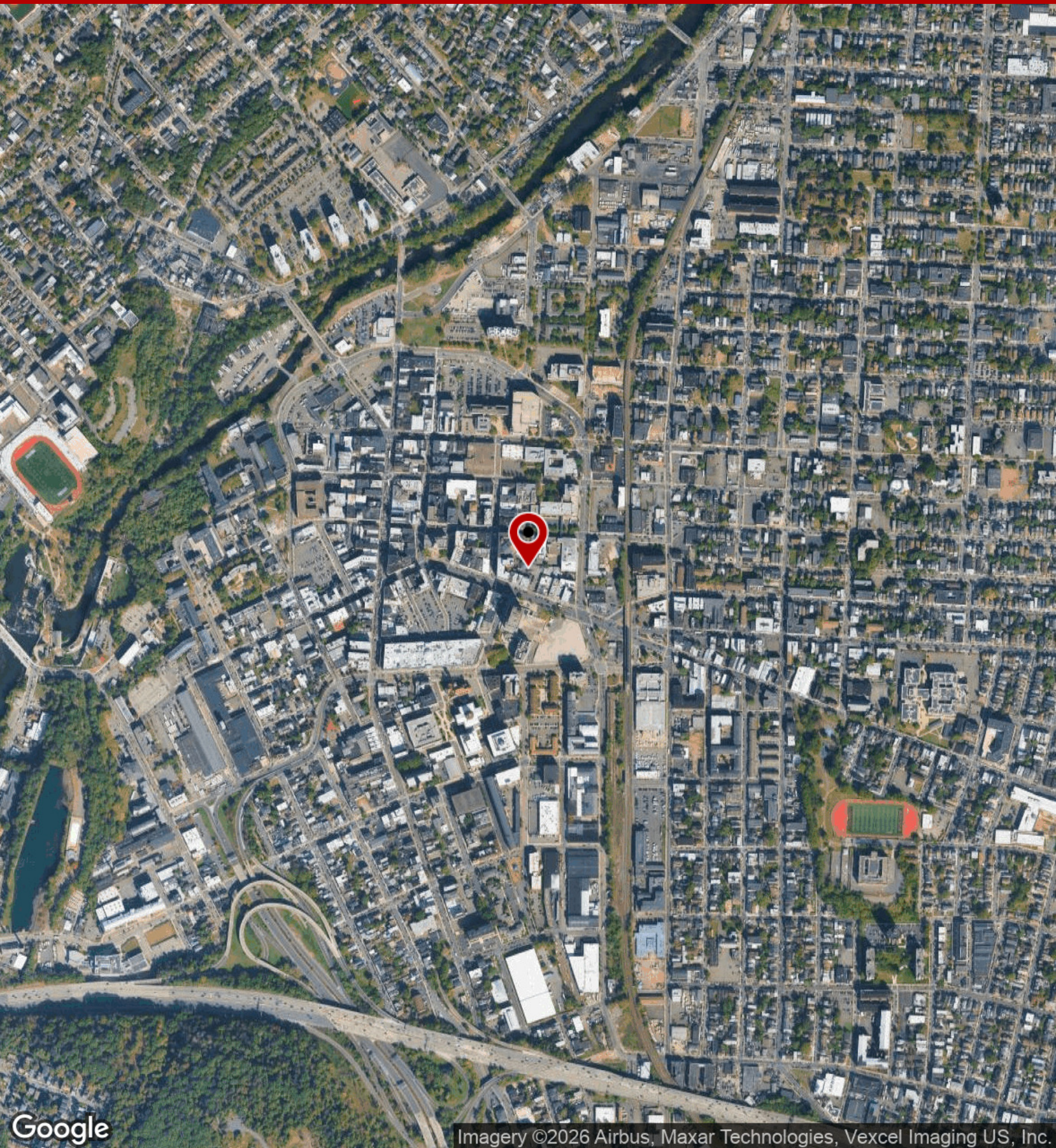
0.2% Annual Chance Flood Hazard

Undetermined

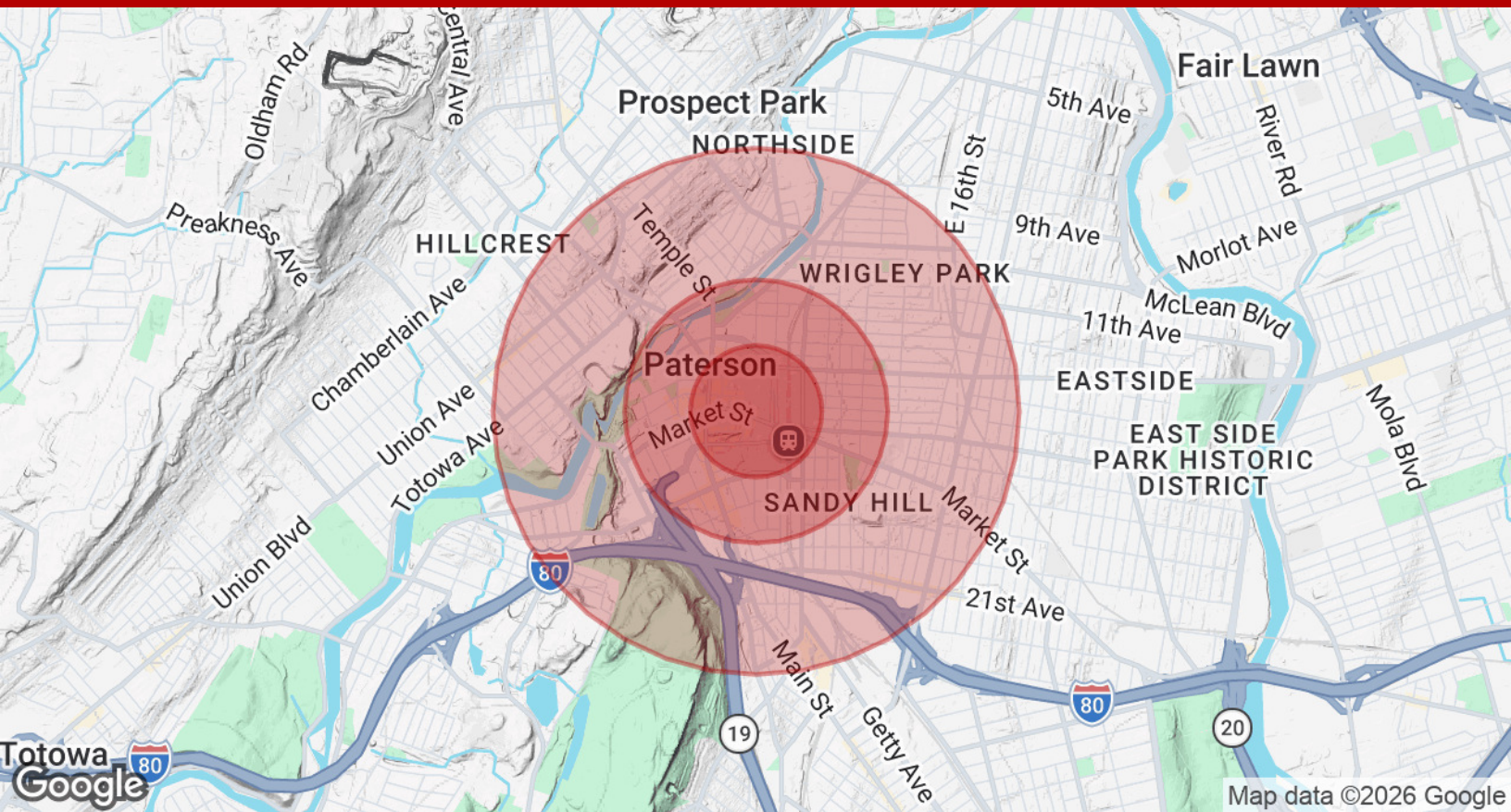
DEP Wetlands



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



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,159	15,940	68,595
Average Age	36.4	32.6	31.9
Average Age (Male)	33.5	29.9	30.3
Average Age (Female)	38.1	35.2	34.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,363	5,857	22,257
# of Persons per HH	2.3	2.7	3.1
Average HH Income	\$38,788	\$51,906	\$62,088
Average House Value	\$175,653	\$179,772	\$252,535

2023 American Community Survey (ACS)



Bruce Elia Jr.

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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

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