

CONDO-APARTMENT FOR SALE



CALL FOR THE PRICE

9 E.18th Street
Bayonne, NJ

LOFT BUILDING



“Built for condos”



Now Rented as Apartments

4 Sotry Residential Condo Building

Each Floor 3,000sf. Small Units (2beds) X 3/ 963sf.
Larger Units (2beds) X 3/1,455sf.

Total 6 Units Condo on 2nd,3rd and 4th Floor.
Ground Floor: 2,500sf retail space (For Commercial)

Lot: 25' X 125'

Building: 12,500sf

INCOME

\$3,500 X 6 units+ \$21,000/Month (1 vacant unit)
Ground Floor (Office): \$2,500 /Month

Gross Income:282,000 (\$21,000 X 12= \$252,000+\$30,000)

All tenants have own Utility meters

Expenses:

Real Estate Tax: Approx. \$57,000/yr ***

Insurance: approx.\$4,000/yr

Expenses Total: 61,000

NET OPERATING INCOME:\$221,000

***Significant Upside Through Pending Tax Reduction

The owner has initiated the de-condominium conversion process to transition the property from individual condominium ownership to a conventional multifamily apartment building. As a result, the property is anticipated to benefit from a significant reduction in annual real estate taxes effective in 2027, subject to governmental approval. This tax savings is expected to materially improve the property's cash flow, NOI, and long-term asset value.

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2 BED ROOM CONDO
1,455SF (3UNITS)



UNIT 2B	1,455 SQ.FT.
UNIT 3B	1,455 SQ.FT.
UNIT 4B	1,455 SQ.FT.
SCALE 1/8" = 1'-0"	

A scale bar showing measurements from 0 to 20 feet, with increments of 5 feet.



1BED ROOM CONDO
963SF (3UNITS) ~

UNIT 2A	963 SQ.FT.
UNIT 3A	963 SQ.FT.
UNIT 4A	963 SQ.FT.
SCALE 1/8" = 1'-0"	

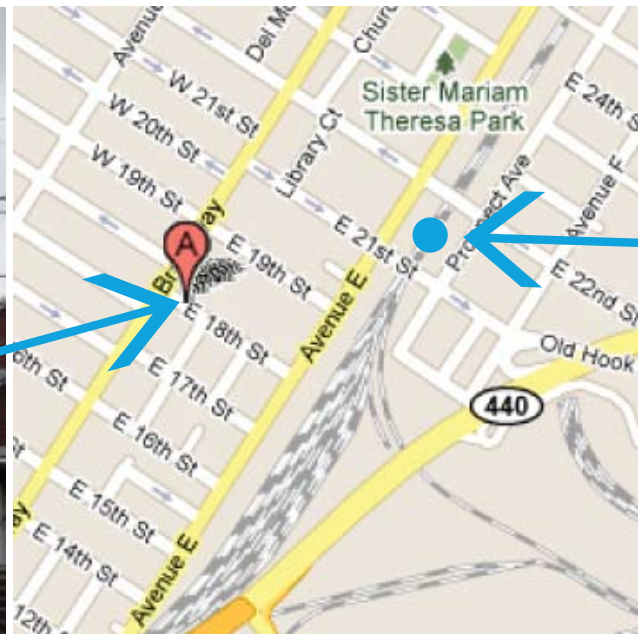
A scale bar showing measurements from 0 to 20 feet, with increments of 5 feet.

GROUND FLOOR
AS A COMMERCIAL
2,500SF



CONDO BUILDING 9 E. 18th St Bayonne NJ

It's located only 5 minutes walk distance from Train Station to go to Manhattan.



Train Station