

MIXED USE FOR SALE

305-307 W. WESTFIELD AVENUE

305-307 W. Westfield Avenue, Roselle Park, NJ 07204



SALE PRICE:	\$625,000
PRICE PER UNIT:	\$156,250
CAP RATE:	7.5%
LOT SIZE:	0.1 Acres
BUILDING SIZE:	3,980 SF
ZONING:	Commercial

PROPERTY OVERVIEW

PRIME RE-DEVELOPMENT OR INVESTMENT OPPORTUNITY!!

This two-Story, stand-alone mixed-use building, in the heart Roselle Park's redevelopment plans, has two apartments, plus two store fronts -- one a hair salon and the other a travel agency. Upstairs includes two, 2-bedroom apartments both occupied. One apartment newly renovated. Below market rents.

Right across the street, they've broken ground on a massive 212 Apartment Project and a new WAWA to open 1/4 mile away!! New apartments are 1-bedrooms @ \$1700/mo, 2-bedrooms @ \$2k/mo! In addition, they recently approved another 300+ apartments right down the street.

Perfect for any retail such as bagel/deli store, convenience store, laundry mat, etc.

KW COMMERCIAL
74 Godwin Avenue
Ridgewood , NJ 07450

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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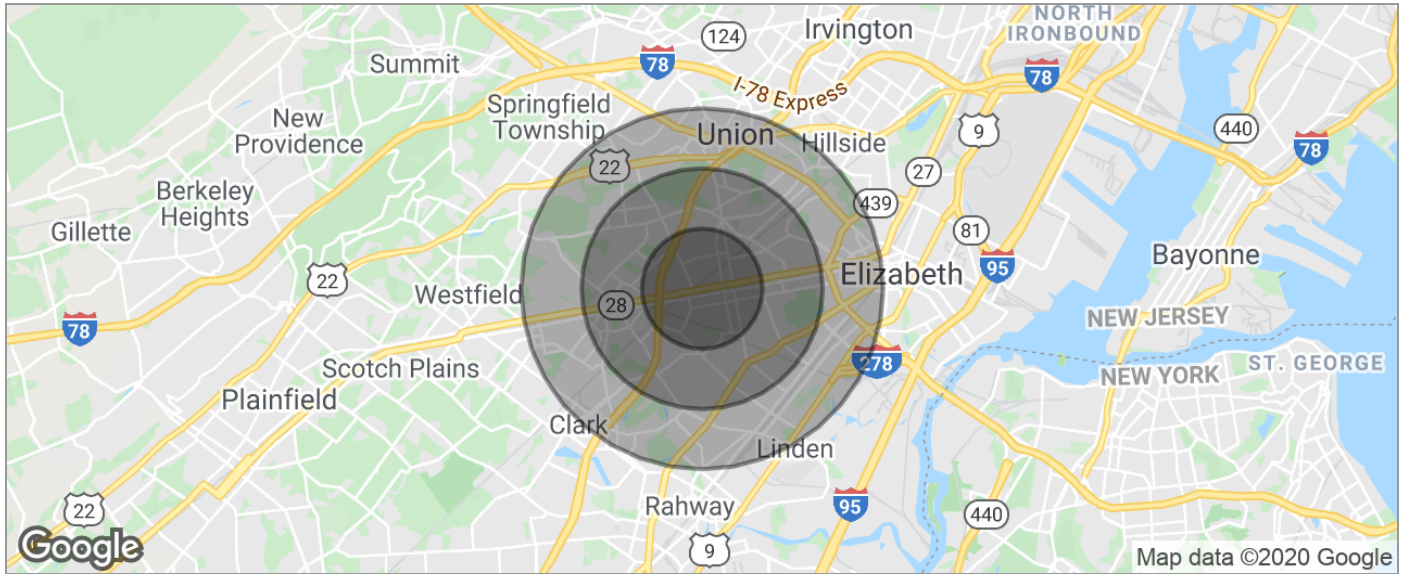
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	26,192	89,137	190,149
MEDIAN AGE	38.7	39.2	38.7
MEDIAN AGE (MALE)	38.5	38.2	37.5
MEDIAN AGE (FEMALE)	39.0	40.5	40.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,480	32,030	67,867
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$77,161	\$86,419	\$85,493
AVERAGE HOUSE VALUE	\$343,407	\$362,097	\$378,897
RACE	1 MILE	2 MILES	3 MILES
% WHITE	51.8%	60.9%	64.1%
% BLACK	23.3%	21.4%	19.1%
% ASIAN	9.3%	6.4%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	13.5%	9.4%	9.2%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	27.8%	20.5%	22.3%

* Demographic data derived from 2010 US Census

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