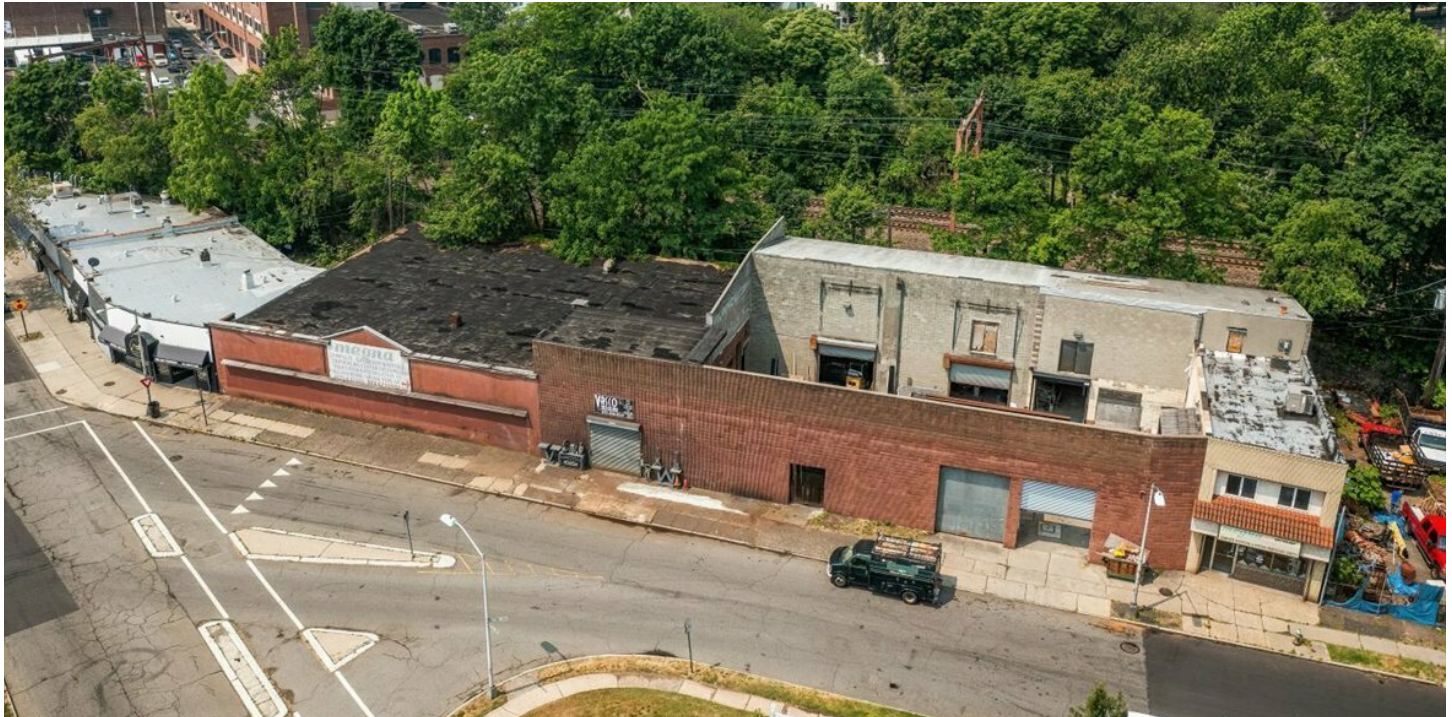


INDUSTRIAL / RETAIL BUILDING FOR SALE

19,815 SF INDUSTRIAL BUILDING FOR SALE

19,815 SF Industrial Property With One Retail Storefront And Office Space



PROPERTY DESCRIPTION

The Elia Realty Group and KW Commercial are proud to present an exciting new opportunity to own a mixed use Warehouse and Office property in the heart of East Orange, close to all major highways with easy in-an-out access for an owner operator, or an investor looking at obtaining a return on his investment.

Rare Value-add Industrial property For Sale with approx. 19,815 Interior SqFt of Industrial / Office Space and approx. 18,400 SqFt Lot Size. The Proforma Cap Rate = 8.19% for an investor, and easy to move-in for an owner-user. Inquire today before it's sold to someone else who acts faster and more efficient.

PROPERTY HIGHLIGHTS

- Rare Value-add Industrial property For Sale in East Orange
- Close Proximity to All NJ Major Highways
- Approx. 19,815 Interior SqFt of Industrial / Office Space
- Approx. 18,400 SqFt Lot Size
- Proforma Cap Rate = 8.19%
- Value Add component

OFFERING SUMMARY

Sale Price:	\$2,398,888
Number of Units:	2
Lot Size:	18,400 SF
Building Size:	19,815 SF
NOI:	\$204,789.60
Cap Rate:	8.54%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,249	5,987	23,171
Total Population	2,739	14,836	58,171
Average HH Income	\$51,780	\$57,541	\$54,380

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brucejr@kw.com
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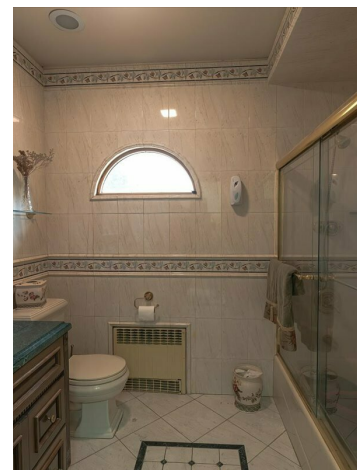
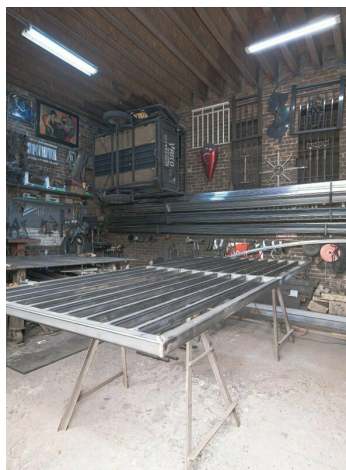
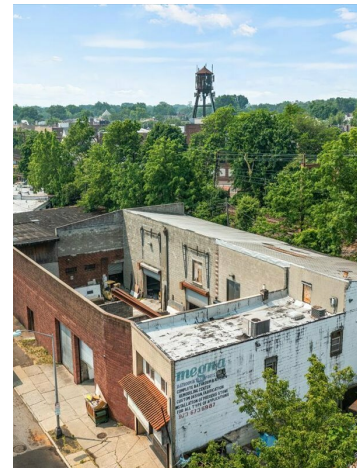
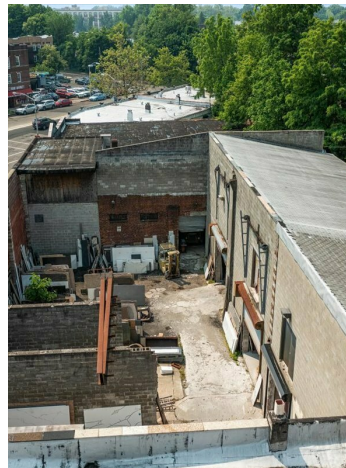
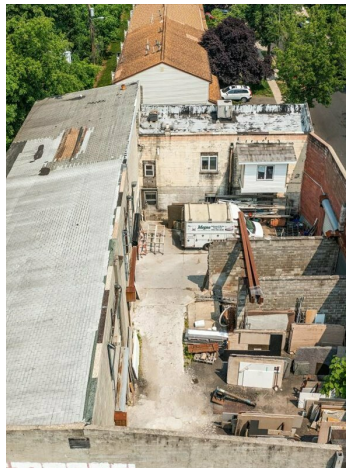
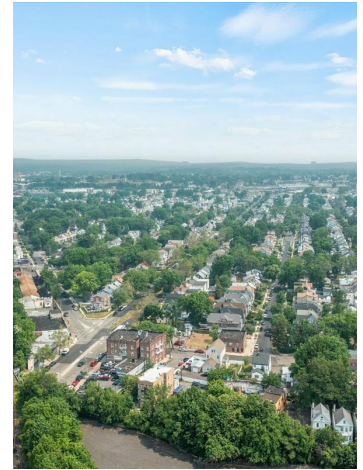
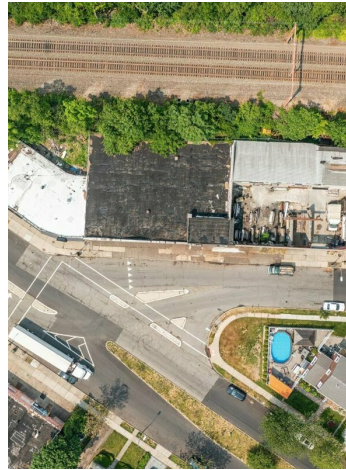
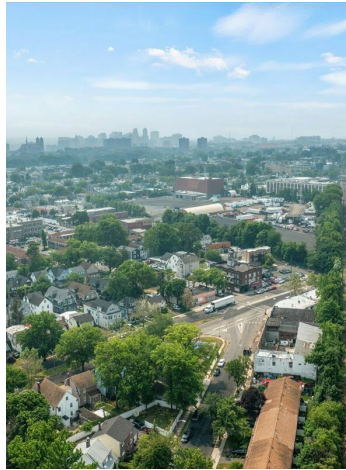
KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

Each Office Independently Owned and Operated

INDUSTRIAL FOR SALE

19,815 SF INDUSTRIAL BUILDING FOR SALE

7-17-21 Hoffman Boulevard, East Orange, NJ 07017

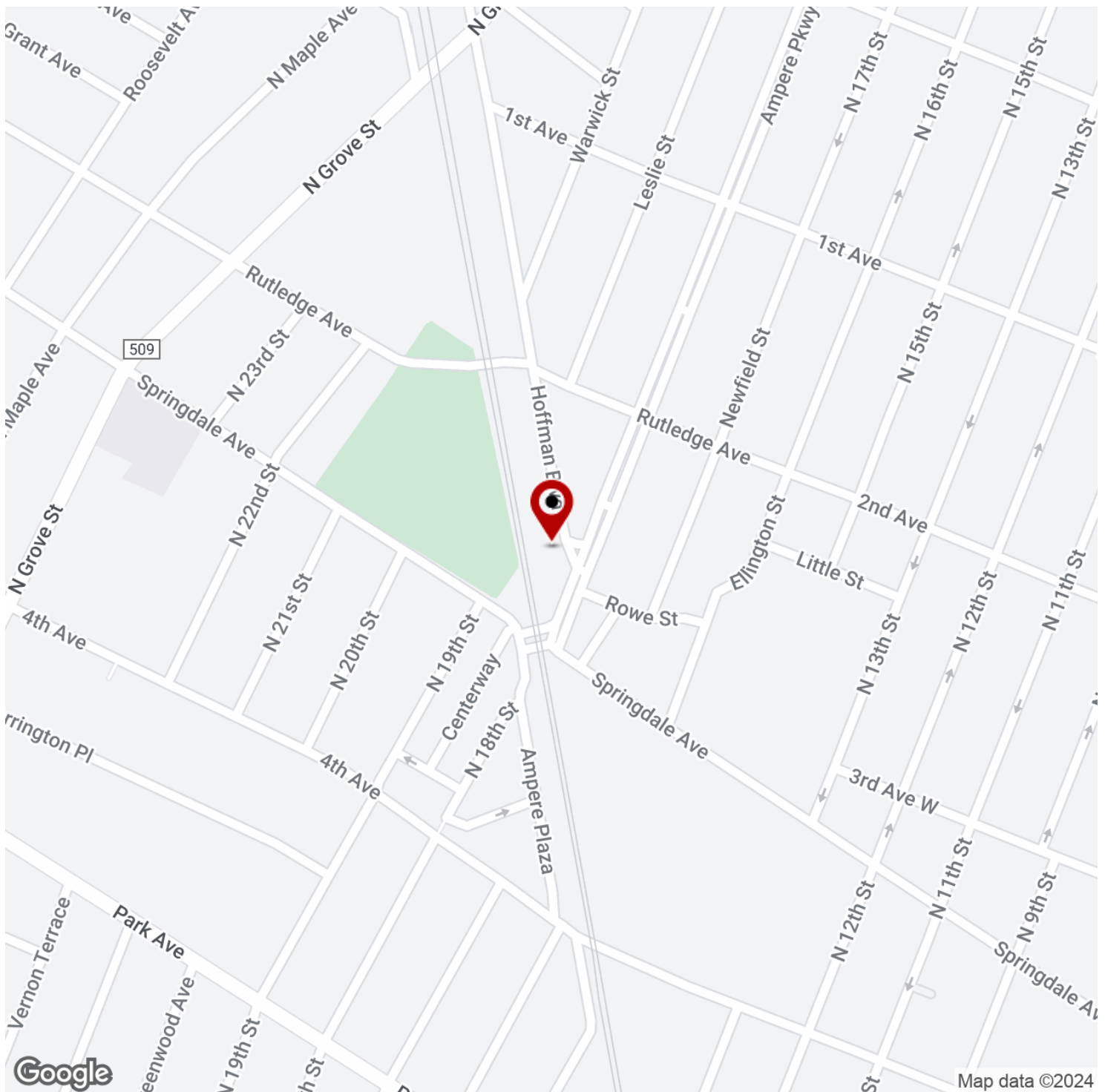


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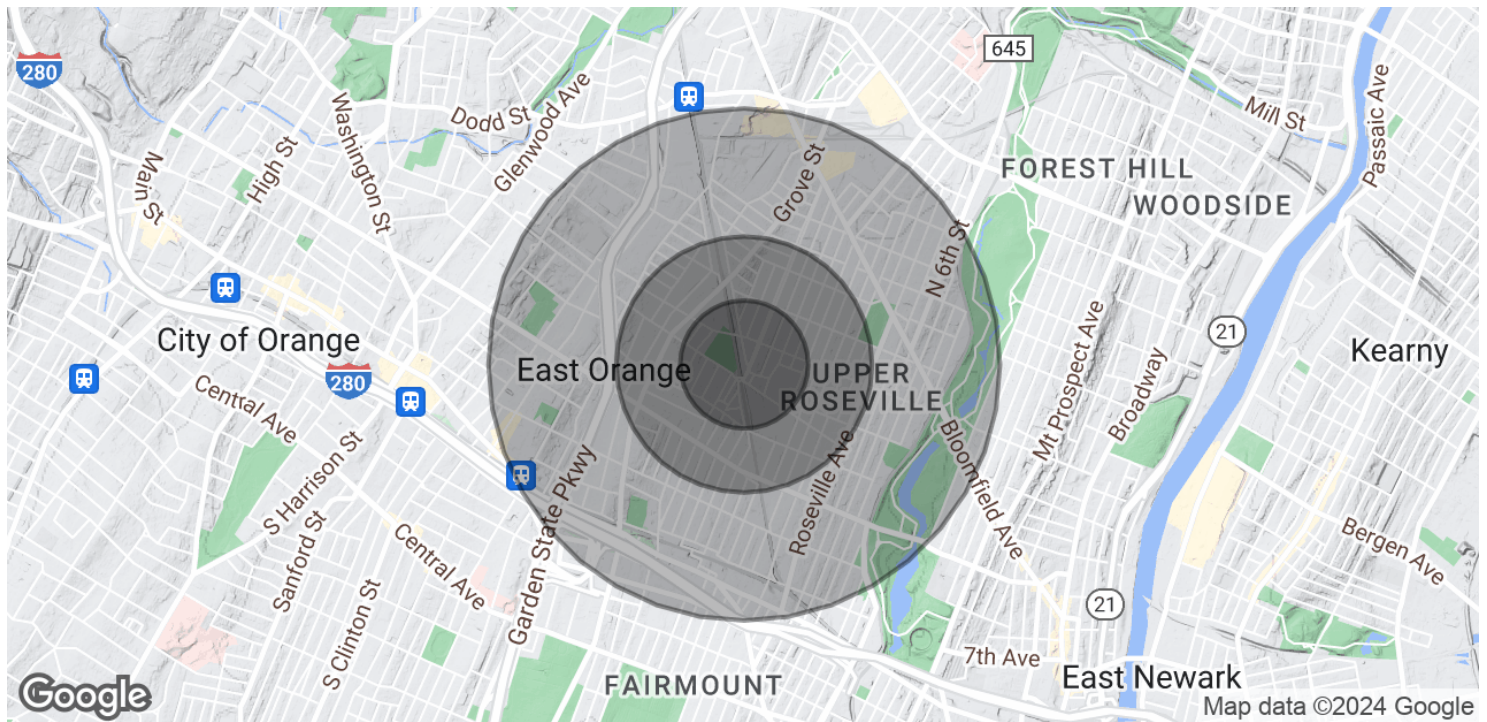
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INDUSTRIAL FOR SALE

19,815 SF INDUSTRIAL BUILDING FOR SALE

7-17-21 Hoffman Boulevard, East Orange, NJ 07017



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,739	14,836	58,171
Average Age	37.5	37.2	35.4
Average Age (Male)	33.5	35.2	33.1
Average Age (Female)	39.7	37.6	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,249	5,987	23,171
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$51,780	\$57,541	\$54,380
Average House Value	\$221,070	\$219,234	\$190,813

* Demographic data derived from 2020 ACS - US Census

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