



13,138 SF BUILDING ON 1.275 ACRES FOR SALE

15 Harold St, Westwood, NJ 07675



PROPERTY DESCRIPTION

KW Commercial and The Elia Realty Group are proud to present an exciting new opportunity to own a piece of Westwood, NJ with this exciting new 13,138 SF industrial warehouse building on 1.275 acres.

The property is currently in need of some repairs on the interior and exterior, however provides ample opportunity for value add buyers or owner-users through renovating and cleaning up the facility to lease or sell the property.

Situated strategically in the downtown area of Westwood, tucked in the rear of existing retail shopping for local residents to shop.

PROPERTY HIGHLIGHTS

- 13,138 SF on Interior Warehouse + Small Office Space
- Lot size approx. 1.275 acres or approx. 57,451 SF
- Wonderful Opportunity for an Owner-User or Investor
- Property is in need of some interior and exterior repair
- Wonderfully situated in the center of town, close to downtown shopping

OFFERING SUMMARY

Sale Price:	\$2,400,000
Number of Units:	1
Lot Size:	57,451 SF
Building Size:	13,138 SF
NOI:	\$198,383.80
Cap Rate:	8.27%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	537	1,790	5,777
Total Population	1,145	4,301	15,408
Average HH Income	\$115,001	\$126,265	\$145,907

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BRUCE ELIA JR.

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2200 Fletcher Ave Suite 500
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PROFORMA RENTAL INCOME / EXPENSES

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INCOME SUMMARY		PROFORMA RENT ROLL
Gross Scheduled Income		\$210,208
CAM Charges - Reimbursements to LL		\$18,728
Vacancy Cost		(\$11,824)
GROSS INCOME		\$217,112
EXPENSES SUMMARY		PROFORMA RENT ROLL
Taxes		\$10,728
Insurance		\$5,500
Landscape & Snow Removal		\$2,500
OPERATING EXPENSES		\$18,728
NET OPERATING INCOME		\$198,384

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INDUSTRIAL FOR SALE

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INVESTMENT OVERVIEW

Price	\$2,400,000
Price per SF	\$183
Price per Unit	\$2,400,000
GRM	10.15
CAP Rate	8.27%
Cash-on-Cash Return (yr 1)	7.79%
Total Return (yr 1)	\$56,312
Debt Coverage Ratio	1.24

PROFORMA RENT ROLL

PROFORMA OPERATING DATA

Gross Scheduled Income	\$236,484
Other Income	\$18,728
Total Scheduled Income	\$228,936
Vacancy Cost	\$11,824
Gross Income	\$217,112
Operating Expenses	\$18,728
Net Operating Income	\$198,384
Pre-Tax Cash Flow	\$38,777

PROFORMA RENT ROLL

FINANCING DATA

Down Payment	\$497,780
Loan Amount	\$1,902,220
Debt Service	\$159,607
Debt Service Monthly	\$13,300
Principal Reduction (yr 1)	\$17,535

PROFORMA RENT ROLL

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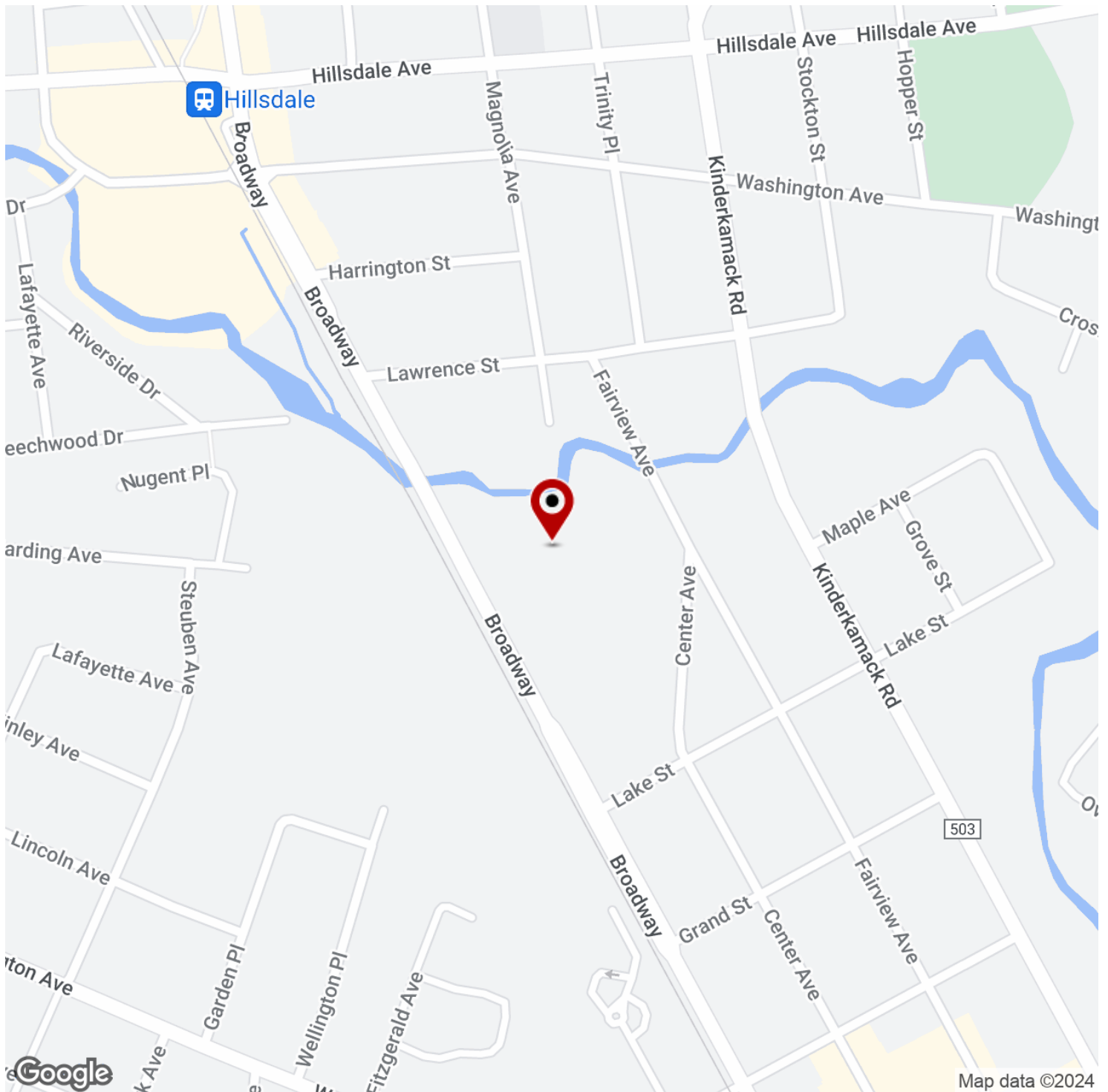
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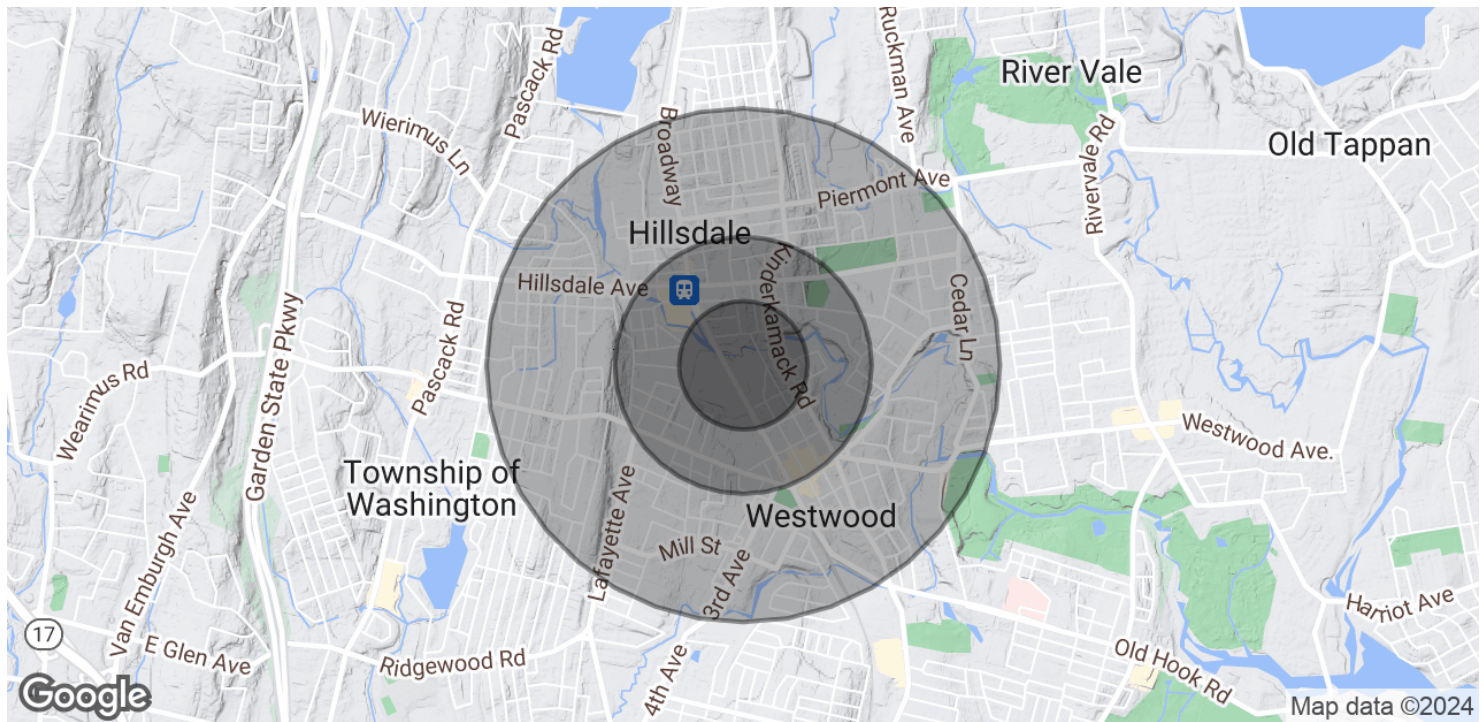
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,145	4,301	15,408
Average Age	45.5	44.4	42.8
Average Age (Male)	43.5	41.8	40.8
Average Age (Female)	55.4	50.9	46.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	537	1,790	5,777
# of Persons per HH	2.1	2.4	2.7
Average HH Income	\$115,001	\$126,265	\$145,907
Average House Value	\$459,670	\$475,401	\$497,687

* Demographic data derived from 2020 ACS - US Census

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