

**FOR SALE**  
**ASKING PRICE \$2,300,000**  
**PRO-FORMA CAP RATE: 7.35%**

# 547 VALLEY ROAD

Montclair, NJ 07043 | **New Jersey**



**PRIME MIXED-USE BUILDING NEAR  
MONTCLAIR NJ TRAIN STATION**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### Prime Mixed-Use Offering

Two story mixed-use building with retail, residential, parking & storage space

#2

### Valley Road Location

Highly-trafficked corridor, well-known as a shopping and dining destination

#3

### Convenient Transportation Options

Two blocks to the Upper Montclair train station with direct line to NYC, and short walk to #28 bus station

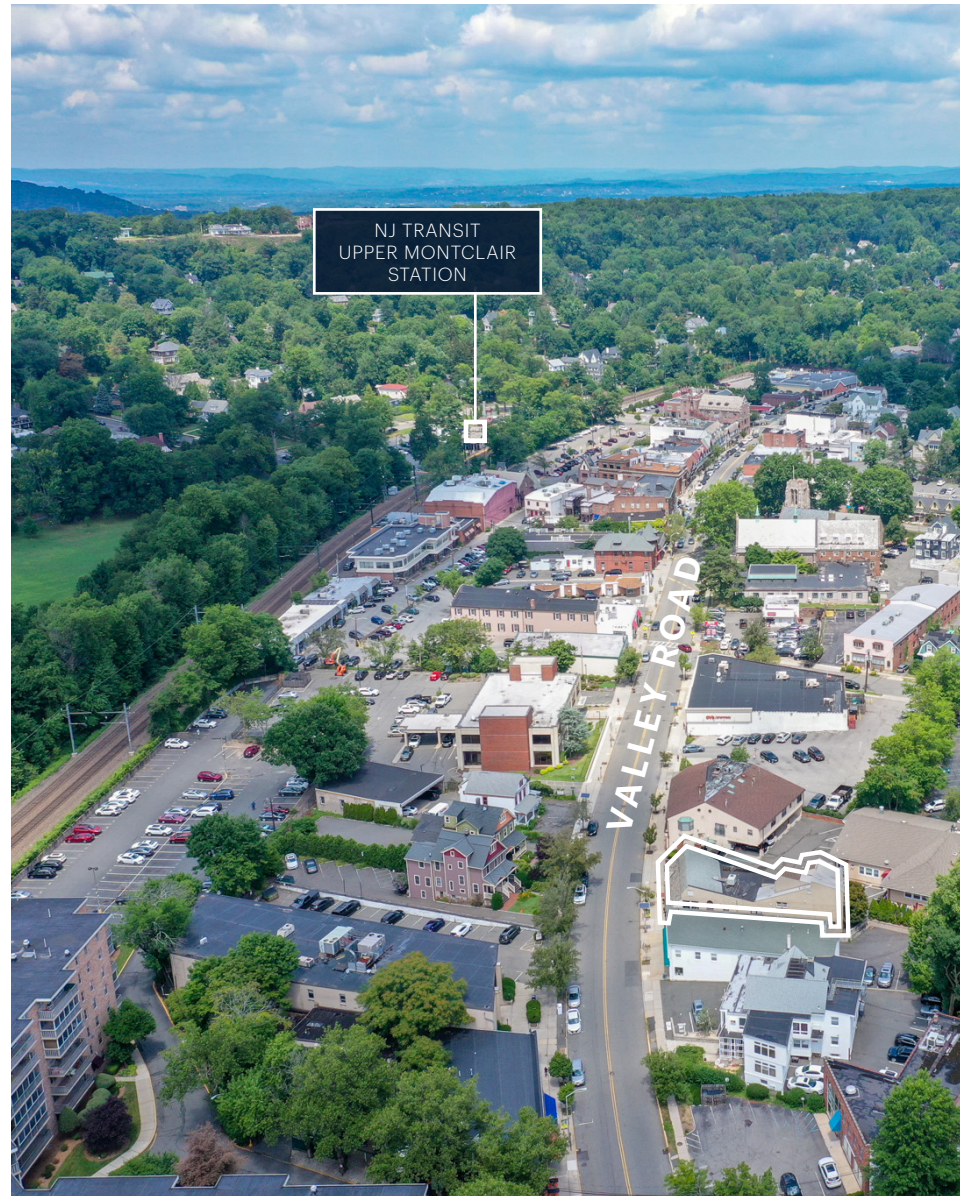
#4

### Newly Renovated Residential Units

#5

### Surrounded by Credit Tenancy

Including CVS, Starbucks, Williams-Sonoma and Bank of America



## PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **547 VALLEY ROAD** — in Monclair, New Jersey.

547 Valley Road is a two-story, 5,350 square foot mixed-use building located on the east side of Valley Road between Cooper and Wildwood Avenue. The building is comprised of three retail units and two spacious residential units, three storage spaces, and two covered parking spots. Both residential units were recently gut renovated.

The property is in a great location for retail and commuters. It is easily accessible from the Upper Montclair Train Station located two blocks away, and a one-minute walk to the #28 bus stop at Cooper Avenue. Additionally, the property sees tremendous exposure due to its highly traffic location on Valley Road, ideal for a retailer.

Monclair is a high income per capita neighborhood and is well-known as a shopping and dining destination full of national credit retailers and highly rated restaurants. Montclair State University is located less than a mile away creating a well-rounded surrounding market for potential retail customers and residential tenants.

Please reach out to the exclusive brokers with any questions about the opportunity.

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	547 Valley Road, Montclair NJ 07043
Location	Located on the East side of Valley Road between Cooper and Wildwood Avenue
Block / Lot	1712 / 7

#### BUILDING INFORMATION

Gross Lot SF	3,350 SF (approx.)
Lot Dimensions	42' x 101' SF (approx.)
Number of Buildings	1
Building SF	5,350 SF (approx.)
Stories	2
Building Dimensions	50' x 95' SF (approx.)
Residential Units	2
Commercial Units	3
Storage Units	3
Parking Spaces (Covered)	2

#### ZONING INFORMATION

Zoning	Neighborhood Commerce (N-H)
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#### FINANCIAL INFORMATION

Property Taxes	\$24,742
Tax Class	4A

## RESIDENTIAL REVENUE

UNIT	TYPE	SF (EST.)	STATUS	LXP	BASE RENT / SQ. FT.	ANNUAL RENT	MONTHLY RENT
1	Residential - 2 bd	1800	Vacant	Vacant	\$33	\$60,000	\$5,000
2	Residential - 1+ bd	900	Occupied	Mar-24	\$47	\$42,000	\$3,500
<b>TOTAL</b>		<b>2,700</b>				<b>Gross Monthly Residential Revenue</b>	<b>\$8,500</b>
						<b>Gross Annual Residential Revenue</b>	<b>\$102,000</b>

## COMMERCIAL REVENUE

UNIT	TYPE	SF (EST.)	STATUS	LXP	BASE RENT / SQ. FT.	ANNUAL RENT	MONTHLY RENT
Suite A	Optician	1,000	Occupied	Jul-26	\$41	\$40,800	\$3,400
Suite B	Retail Tenant	900	Pending Lease	Sept-26	\$40	\$36,000	\$3,000
Suite C	Salon	750	Occupied	Apr-26	\$36	\$27,000	\$2,250
<b>TOTAL</b>		<b>2,650</b>				<b>Gross Monthly Commercial Revenue</b>	<b>\$8,650</b>
						<b>Gross Annual Commercial Revenue</b>	<b>\$103,800</b>

## OTHER REVENUE

UNIT	USE	SF (EST.)	STATUS	LXP	BASE RENT / SF	ANNUAL RENT	MONTHLY RENT
A	Storage	100	Vacant	-	\$-	\$1,800	\$150
B	Storage	100	Vacant	-	\$-	\$1,800	\$150
C	Storage	100	Vacant	-	\$-	\$1,800	\$150
<b>TOTAL</b>		<b>300</b>				<b>Gross Monthly Misc. Revenue</b>	<b>\$450</b>
						<b>Gross Annual Misc. Revenue</b>	<b>\$5,400</b>

## TOTAL REVENUE

## ANNUAL INCOME

Effective Gross Annual Income

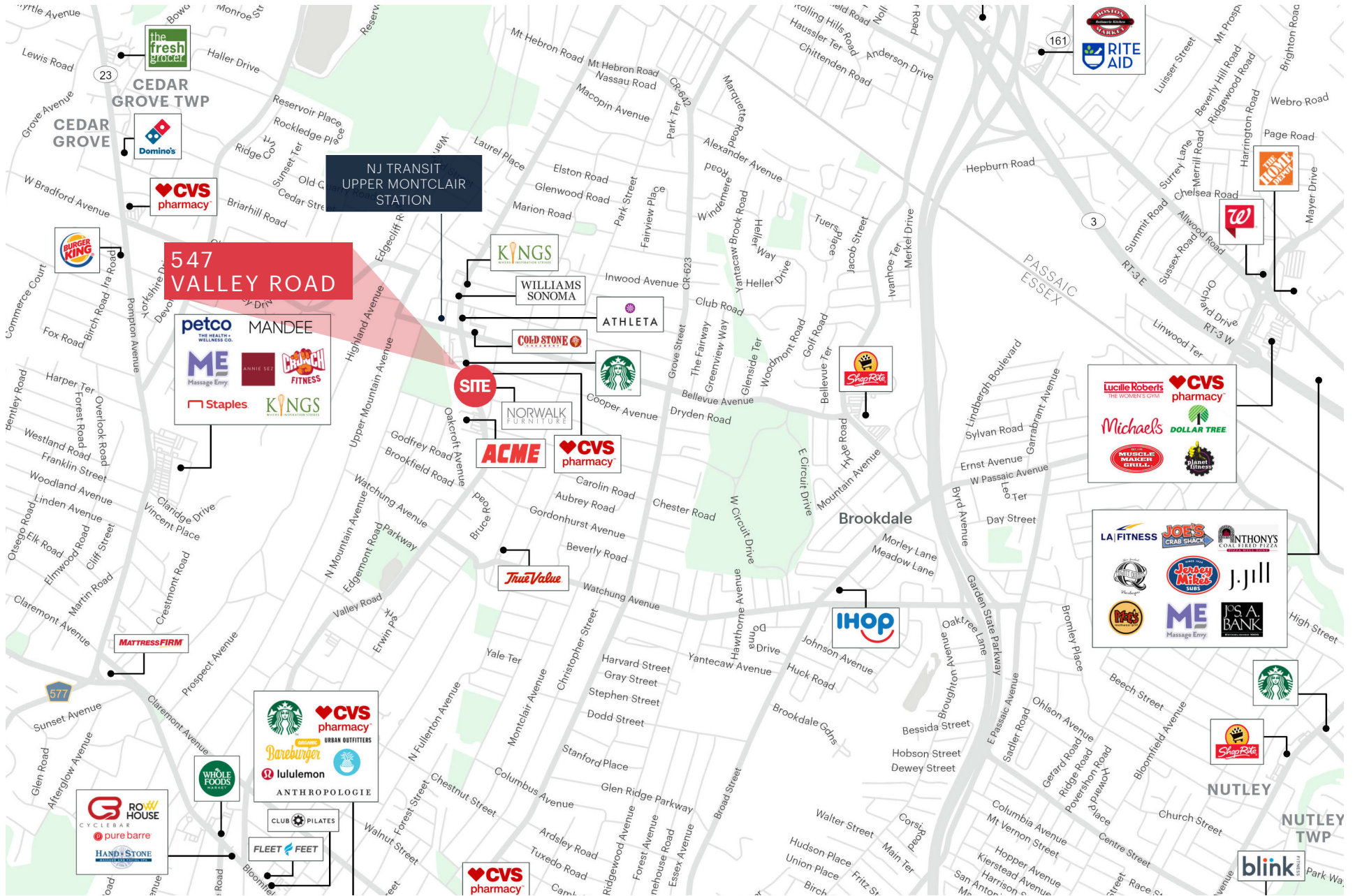
\$211,200

## EXPENSES

TYPE		% OF EGI	\$ / SF	2021 - ACTUAL
Property Taxes	2023	11.72%	\$4.94	\$24,742
Repairs & Maintenance	Per Ownership	1.02%	\$0.43	\$2,151
Electric (common area)	Per Ownership	0.20%	\$0.08	\$420
Insurance	Per Ownership	3.08%	\$1.30	\$6,500
Snow Removal	Per Ownership	0.95%	\$0.40	\$2,000
Management & Reserves	3% Gross Income	3.00%	\$1.18	\$6,336
Gas	Tenant Pays	0.00%	\$0.00	\$-
Water	Tenant Pays	0.00%	\$0.00	\$-
<b>TOTAL EXPENSES</b>		<b>19.96%</b>	<b>\$8.42</b>	<b>\$42,149</b>
<b>NET OPERATING INCOME</b>				<b>\$169,051</b>

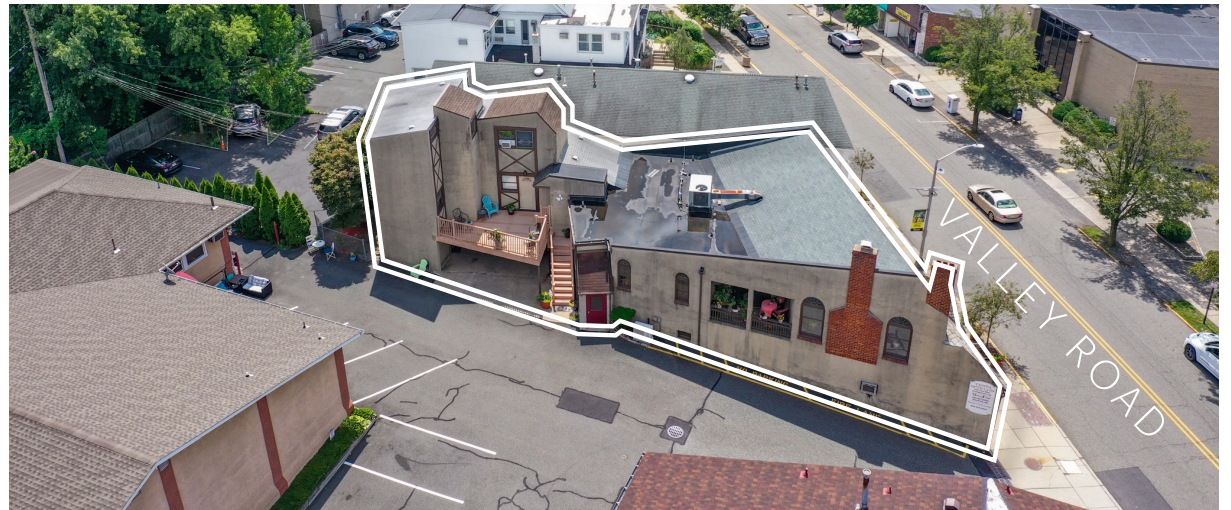
547 VALLEY ROAD  
FOR SALE

# RETAIL MAP



547 VALLEY ROAD  
FOR SALE

# PROPERTY PHOTOS



# APARTMENT PHOTOS





# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

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