

FOR SALE

547 Valley Road

Mixed-Use Opportunity in Upper Montclair



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Description Of Offering

Introducing an exquisite two-story mixed-use boasting three vibrant retail units and two elegantly refurbished residential spaces, complemented by exclusive parking amenities tailored for residential occupants.

Nestled within the heart of the bustling Valley Road, this property commands a coveted position along a sought-after retail enclave, renowned for its distinguished array of shopping and dining establishments.

Conveniently accessible, the locale offers seamless transportation options, mere moments from the Upper Montclair train station providing direct connectivity to New York City, as well as a quick stroll to the nearby #28 bus station.

Enveloped by esteemed commercial neighbors such as CVS, Starbucks, Williams-Sonoma, and Bank of America, this offering presents an unparalleled opportunity for discerning investors or users seeking to immerse themselves in a thriving community ambiance.

Offering Summary

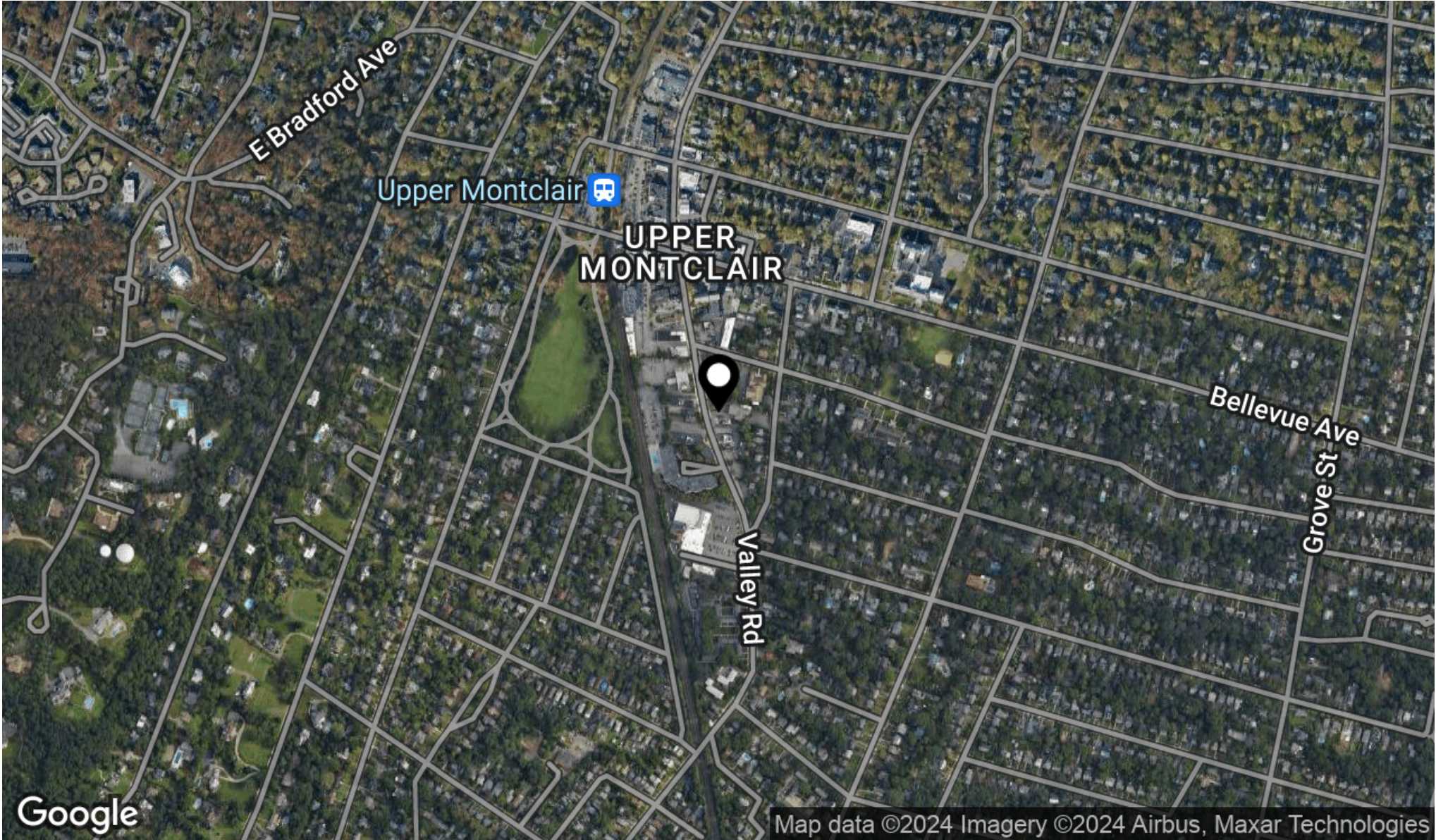
Sale Price:	\$2,000,000
Number of Units:	5
Lot Size:	3,365 SF
Building Size:	5,350 SF

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	605	1,641	5,353
Total Population	1,329	4,204	13,953
Average HH Income	\$195,760	\$238,716	\$232,724

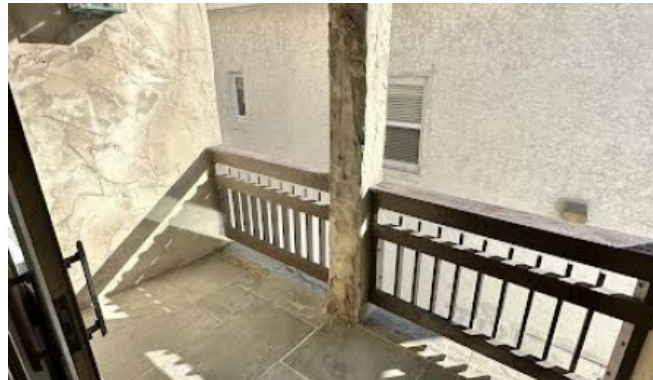
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Potential Gross Income • 547 Valley Road

Suite	Bedrooms	Size SF	Rent	Rent / SF	Market Rent	Market Rent / SF	Lease End
Retail 1 - Testa Opticians	-	900 SF	\$3,400	\$3.78	\$3,500	\$3.89	7/31/2026
Retail 2 - Apothecary	-	880 SF	\$2,700	\$3.07	\$3,000	\$3.41	-
Retail 3 - Thread & Lash lounge	-	725 SF	\$2,318	\$3.20	\$2,400	\$3.31	4/30/2026
Apartment 1 - Vacant	3	1,750 SF	\$4,500	\$2.57	\$4,500	\$2.57	Vacant
Apartment 2	2	1,095 SF	\$3,605	\$3.29	\$3,605	\$3.29	-
Totals		5,350 SF	\$16,523		\$17,005	\$16.47	

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Investment Overview

Price	\$2,000,000
Price per SF	\$374
Price per Unit	\$400,000
GRM	10.09
CAP Rate	7.38%
Cash-on-Cash Return (yr 1)	8.93%
Total Return (yr 1)	\$51,338
Debt Coverage Ratio	1.53

Operating Data

Gross Scheduled Income	\$198,276
Total Scheduled Income	\$16,523
Gross Income	\$198,276
Operating Expenses	\$50,750
Net Operating Income	\$147,526
Pre-Tax Cash Flow	\$51,338

Financing Data

Down Payment	\$575,000
Loan Amount	\$1,425,000
Debt Service	\$96,188
Debt Service Monthly	\$8,015

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Income Summary

Retail 1	\$3,400
Retail 2	\$2,700
Retail 3	\$2,318
Apartment 1	\$4,500
Apartment 2	\$3,605
Vacancy Cost	\$0
Gross Income	\$198,276

Expenses Summary

Taxes	\$25,000
Insurance	\$7,100
Electricity	\$150
Property Management	\$8,500
Repairs and Maintenance	\$10,000
Operating Expenses	\$50,750

Net Operating Income

\$147,526