



For Sale



\$1,300,000



Mixed-Use



**10,000+ vehicles
per day**



**12,500 SF
Building**



0.22 Acres



6.83% Cap Rate

171-173 Franklin Ave Nutley, New Jersey

**RARE: Nutley Retail,
Residential & Warehouse**

Presented by

Bruce Elia Jr.

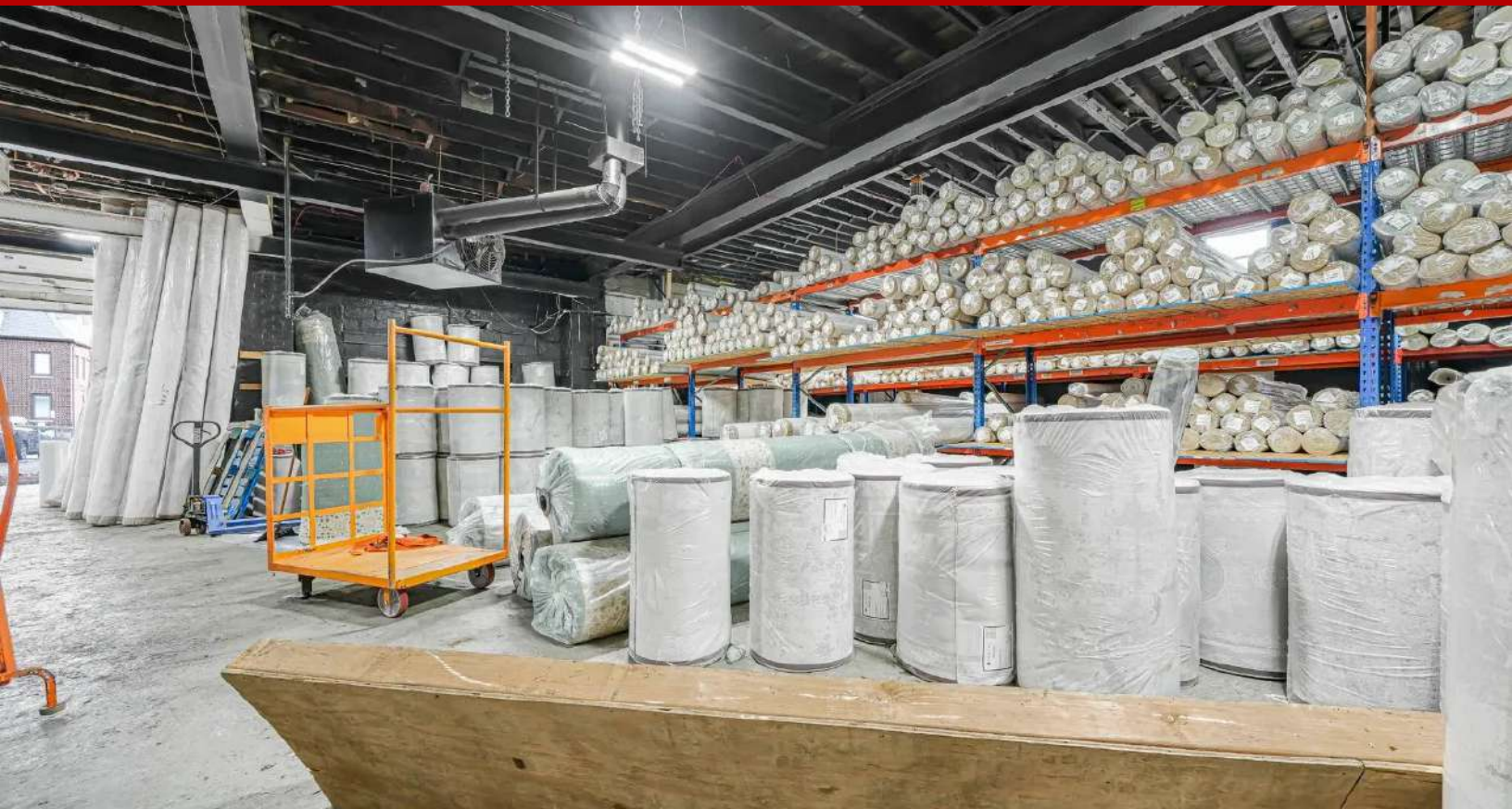
Managing Director | Fort Lee
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NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



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Property Description

171–173 Franklin Avenue presents a mixed-use investment opportunity in the heart of Nutley's downtown commercial corridor. The approximately 12,500-square-foot property sits on a roughly 9,000-square-foot lot (approximately 60' x 150') and includes residential, retail, and warehouse components, totaling 5 units.

The property contains three residential apartments, an approximately 2,572-square-foot retail space currently occupied by a furniture store, and an approximately 4,620-square-foot rear warehouse with substantial ceiling height, creating multiple income streams within one well-located asset.

Originally built in 1940 and renovated in 2010, the two-story building is positioned along Franklin Avenue within Nutley's B-3A Downtown Business district. The combination of apartments, storefront retail, and warehouse space makes the property attractive to investors seeking a diversified mixed-use asset with existing income and future upside through improved rents, management, or repositioning, subject to existing leases and municipal requirements.

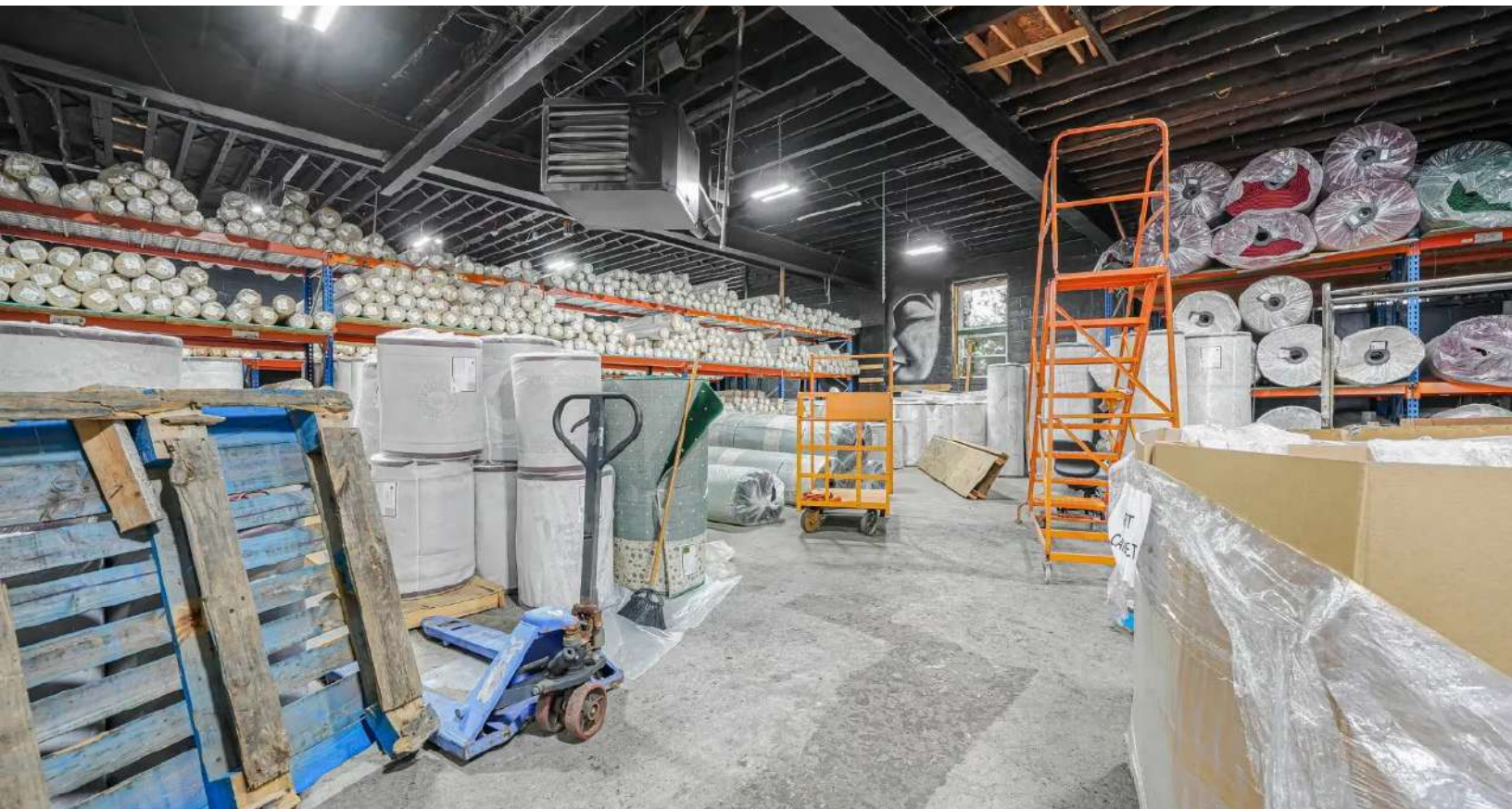
Offering Summary

Sale Price:	\$1,300,000
Number of Units:	5
Lot Size:	0.22 Acres
Building Size:	12,500 SF
NOI:	\$88,795.00
Cap Rate:	6.83%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	714	3,056	11,723
Total Population	1,846	7,476	30,114
Average HH Income	\$115,300	\$119,730	\$135,251



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Building Name	RARE: Nutley Retail, Residential & Warehouse
Property Type	Retail
Property Subtype	Street Retail
APN	16-07604-0000-00019
Building Size	12,500 SF
Lot Size	0.22 Acres
Year Built	1940
Year Last Renovated	2010
Number of Floors	2

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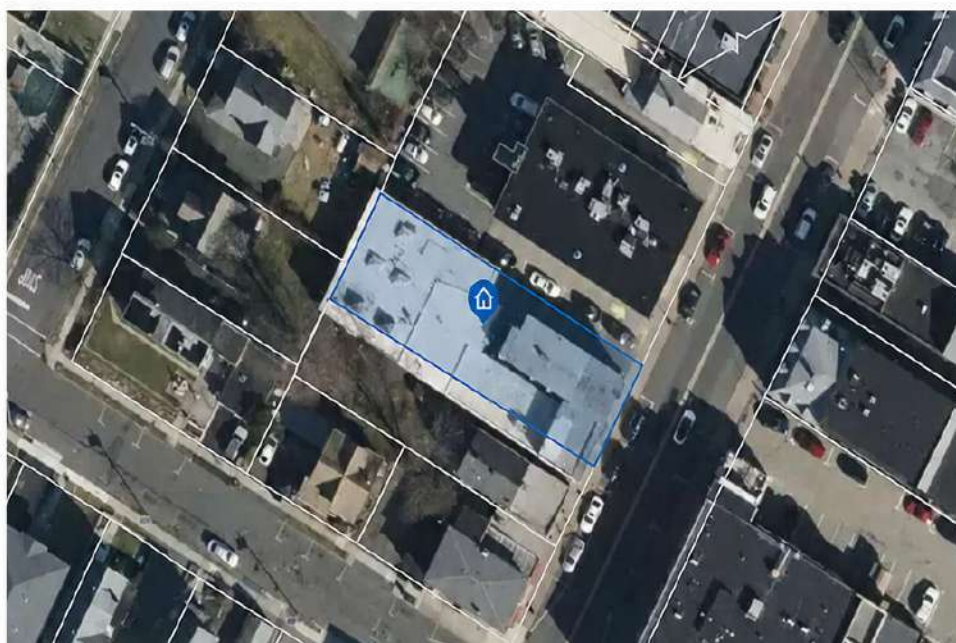
- ±12,500 SF mixed-use investment property | 5 Units
- ±2,572 SF street-level retail space along Franklin Avenue
- Approximately 9,000 SF lot measuring roughly 60' x 150'
- Three residential apartments providing multiple income streams
- ±4,620 SF rear warehouse with substantial ceiling height
- Value-add opportunity with current income and potential rental upside

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.17 (100%)	34013C0108G	No	● Floodway ■ 1% Annual Chance Flood Hazard ■ 0.2% Annual Chance Flood Hazard ■ Undetermined

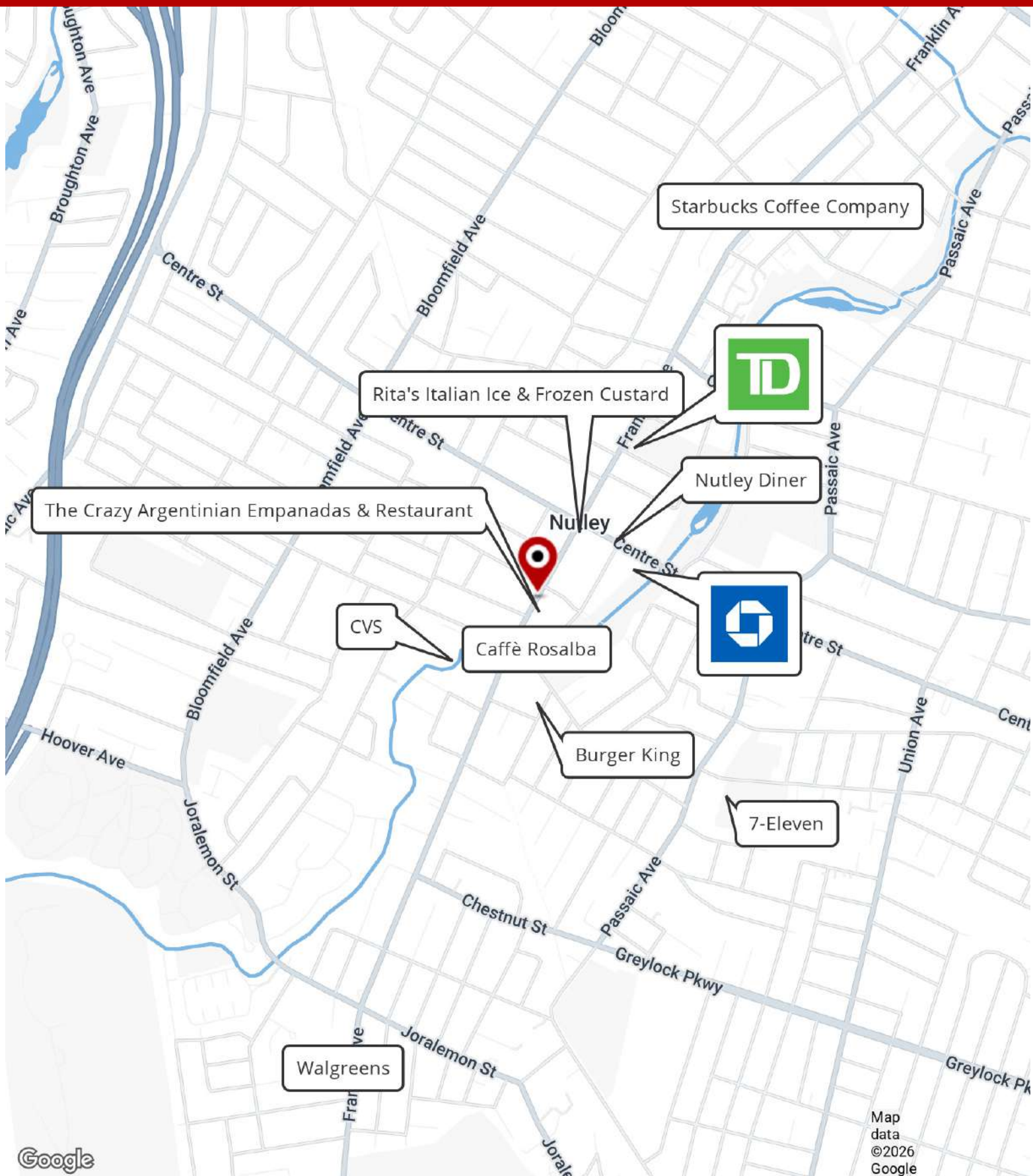
DEP Wetlands



Description

Area

This parcel does not appear to have any relations with DEP Wetlands

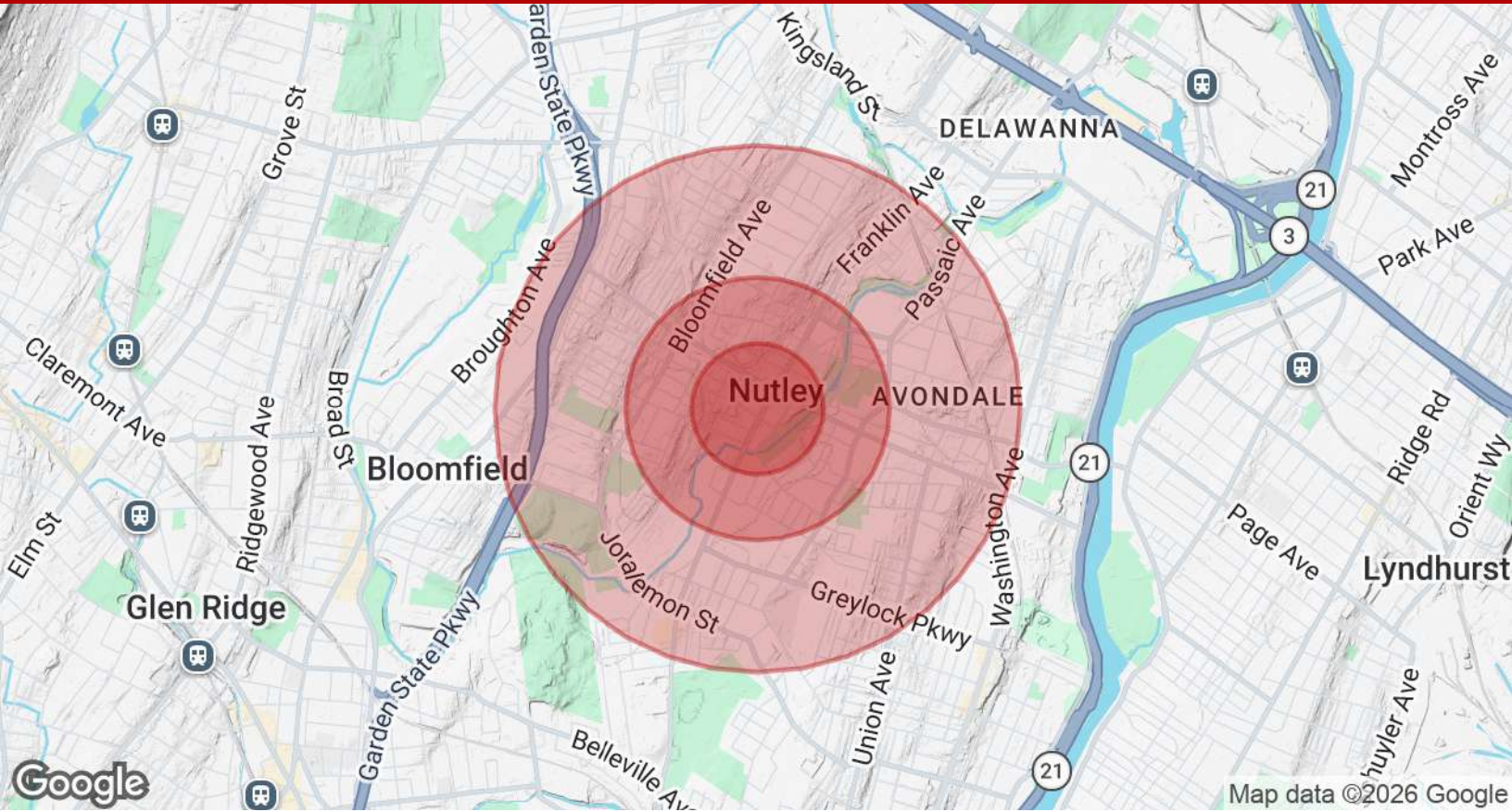


Google

Map
data
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,846	7,476	30,114
Average Age	43.8	43.9	42.2
Average Age (Male)	40.9	42.0	40.5
Average Age (Female)	44.4	42.1	43.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	714	3,056	11,723
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$115,300	\$119,730	\$135,251
Average House Value	\$471,386	\$479,007	\$465,509

2023 American Community Survey (ACS)

**Bruce Elia Jr.****Managing Director | Fort Lee**

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NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

Platinum Circle of Excellence Award Recipient

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