



**Joseph Aziz** real estate.

201-708-5067  
JosephAzizRealEstate@icloud.com  
JosephAzizRealEstate.com

—  
**281-285 Monroe St,**  
Passaic, NJ 07055



## *Capital Improvements*

- All apartments fully renovated
- New roof (2025)
- New electrical system (2025)

**Joseph Aziz** real estate.

201-708-5067  
JosephAzizRealEstate@icloud.com

For Sale **\$2,500,000** | Cap Rate 6.67%  
285 Monroe St, Passaic, NJ 07055





Income / Rent Roll	
<b>Comercial Teanats (Ground Floor)</b>	
Metro PCS	\$4,250/month
Ghost Tech	\$3,375/month
Flower Shop	\$3,000/month
Total Commercial Income: <b>\$10,625/month</b>	
<b>Residential Units</b>	
2-Beds Unit	\$2,200/month
2nd Floor Unit	\$2,850/month
3rd Floor Unit	\$800/month
Total Residential Income <b>\$5,850/month</b>	

Expenses	
Taxes	\$10,713
Average Water & Sewer Bill	\$1,354/year
Insurance	\$9,298.75
Monthly Maintenance fee	\$9,600/year
Total <b>\$30,965/year</b>	









**Total Gross Income:**  
 Monthly Gross Income: **\$16,475**  
 Annual Gross Income: **\$197,700**

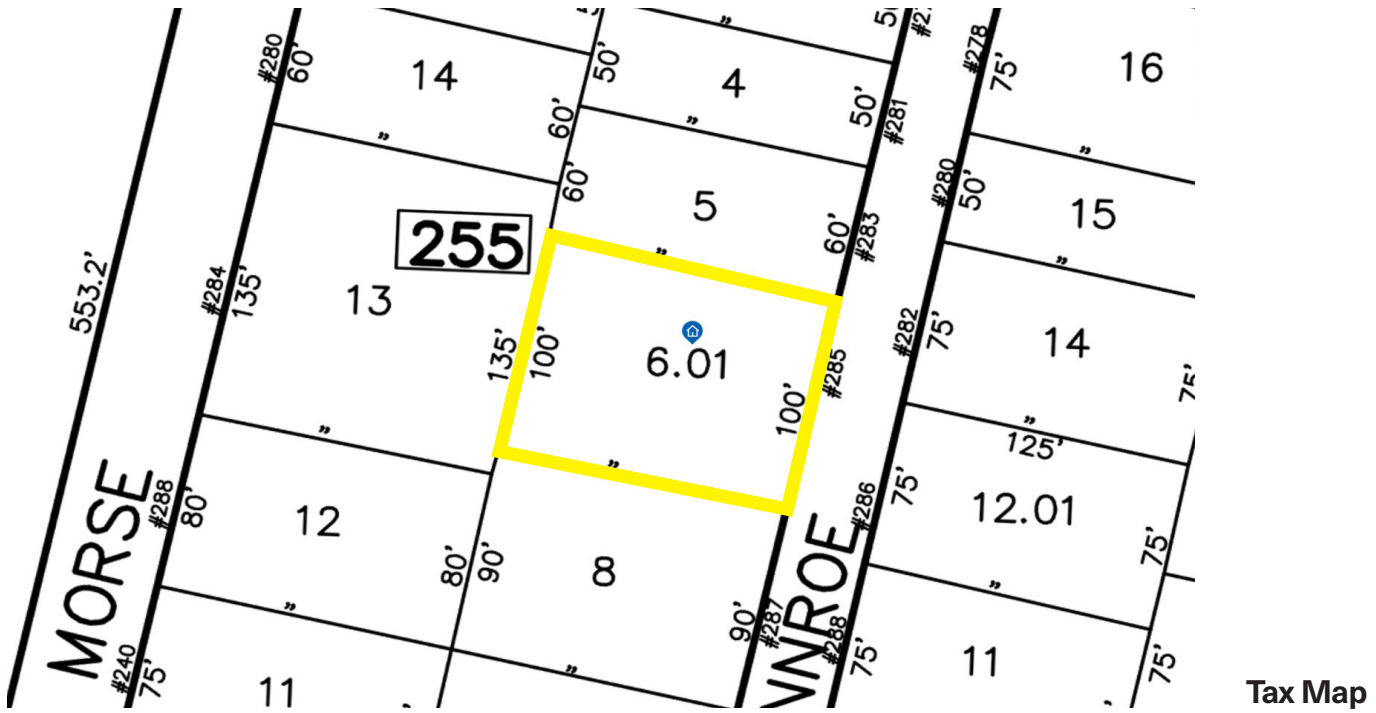
## Transportation

### Transit/Subway

Silver Lake 	13 min drive	8.9 mi
Branch Brook Park 	12 min drive	8.6 mi
Davenport Avenue 	13 min drive	9.0 mi
Grove Street 	14 min drive	8.2 mi
Tonnelle Avenue 	13 min drive	10.0 mi

### Commuter Rail

Passaic  	3 min drive	1.3 mi
Garfield  	3 min drive	1.5 mi
Clifton  	4 min drive	2.4 mi
Plauderville  	5 min drive	2.4 mi
Wesmont	8 min drive	3.7 mi



A Prime Mixed-Use Redevelopment Opportunity Positioned along the active Monroe Street corridor, 281”285 Monroe Street presents a rare mixed-use asset with significant redevelopment upside in one of Passaic’s steadily evolving urban submarkets. Surrounded by residential buildings, neighborhood retail, and established commercial activity, the property sits within a proven

corridor benefiting from ongoing reinvestment and rising investor demand.

This is a true value-add redevelopment site, ideal for developers seeking to unlock long-term value through repositioning, increased density, or ground-up redevelopment.

The existing mixed-use configuration offers interim income potential, while the underlying value is driven by the site’s land

position and redevelopment potential supported by local zoning.

The immediate area features strong pedestrian traffic, daily convenience retail, and proximity to major transportation routes, offering seamless connectivity to Northern New Jersey employment hubs and direct access to New York City

