

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



PROPERTY DESCRIPTION

The site totals approximately 7840.8 SF, The conceptual layout includes 7.5 feet of spacing on both sides, a 25-foot front setback, and a 30-foot rear yard, creating a practical residential plan with garage parking, efficient unit layouts, and usable outdoor space.

192 W Englewood Ave presents a boutique townhouse development opportunity in a growing Englewood neighborhood with strong residential demand and continued reinvestment activity. The proposed concept calls for three side-by-side townhouses, each approximately 24 feet wide by 39.5 feet deep, for a total proposed building area of approximately 7,992 SF across all three homes.

Located in RE zoning within an NC overlay zone, the property is positioned for a developer or builder seeking a small-scale residential project in a developing Englewood corridor. Area residential trends suggest potential new construction townhouse values of approximately \$400-\$420 per SF, subject to final approvals, design, finishes, and market conditions.

PROPERTY HIGHLIGHTS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$750,000 |
| Number of Units: | 3 |
| Lot Size: | 7,840 SF |
| Unit Size: | 2,664 SF |
| Zoning: | R-E |
| Overlay Zoning: | N-C |
| Floors: | 3 |

DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 8,481 | 27,435 | 61,628 |
| Total Population | 23,021 | 75,160 | 166,699 |
| Average HH Income | \$80,354 | \$104,232 | \$110,826 |

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ

192 W Englewood Ave, Englewood, NJ 07631



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

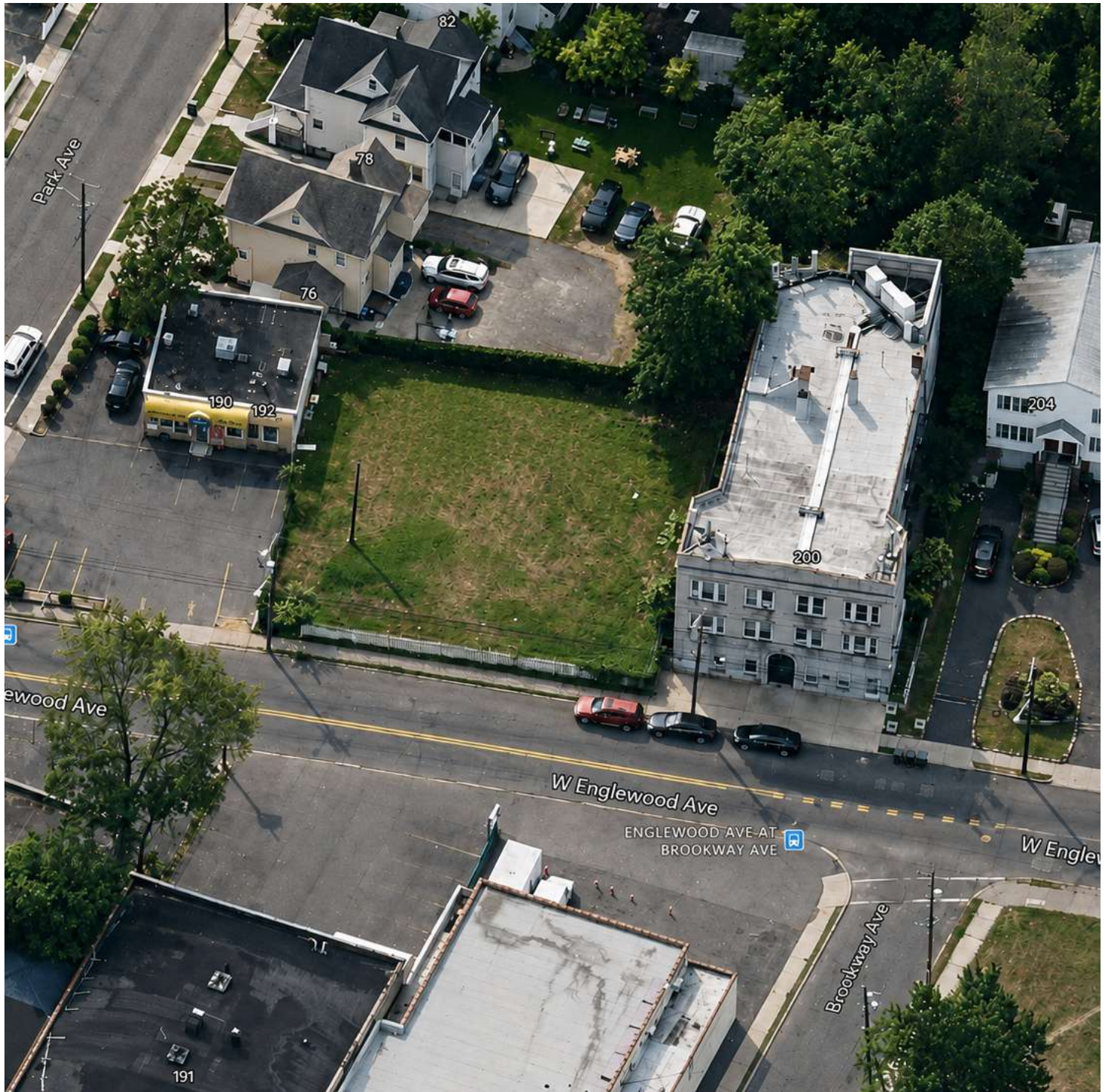
Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631

New Pending Listings ⓘ

April 2026

Share

Property Type SF + Condo/TH/Apt



Realtors Property Resource®, LLC

Source: Listings

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

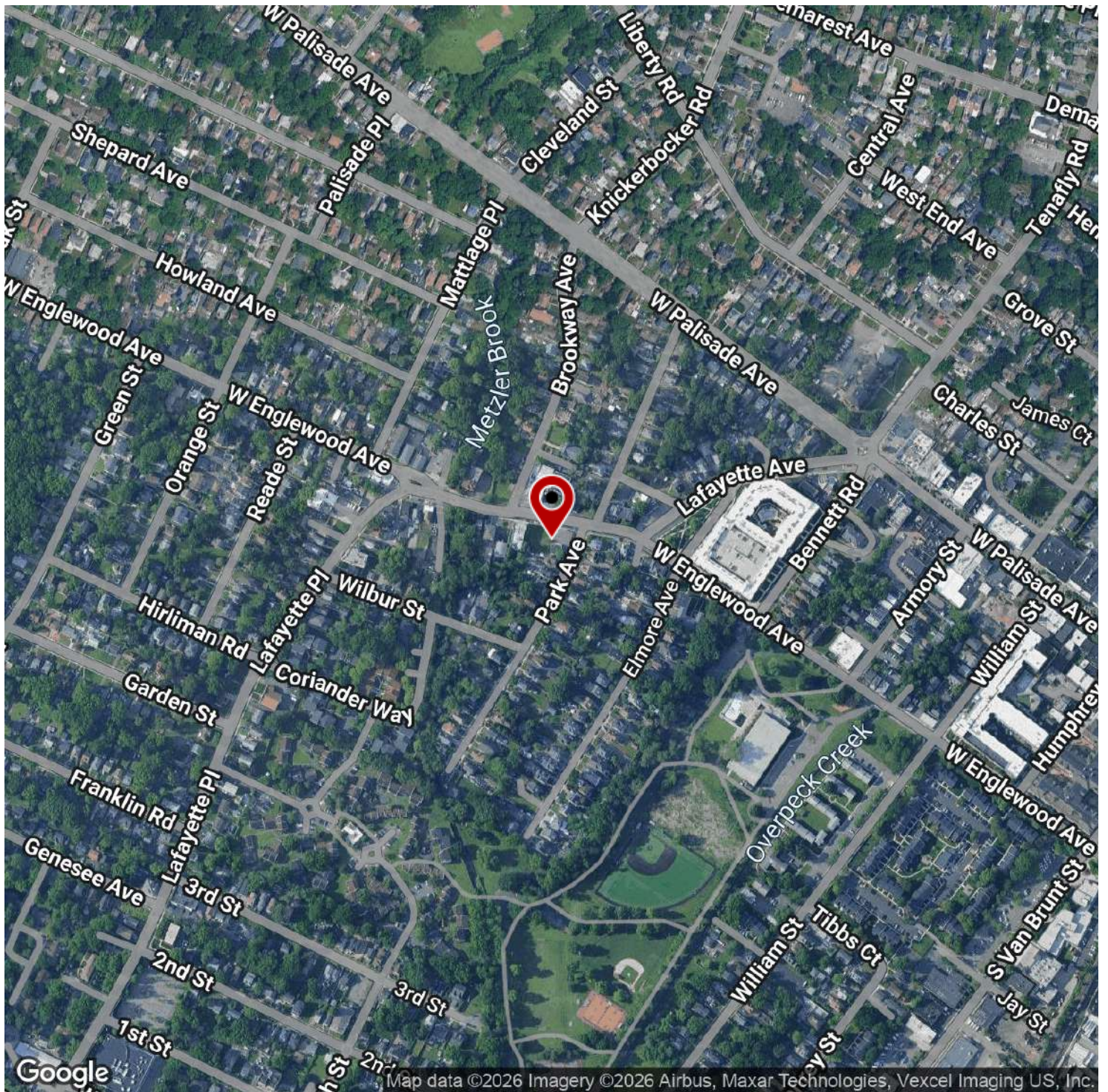
Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

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

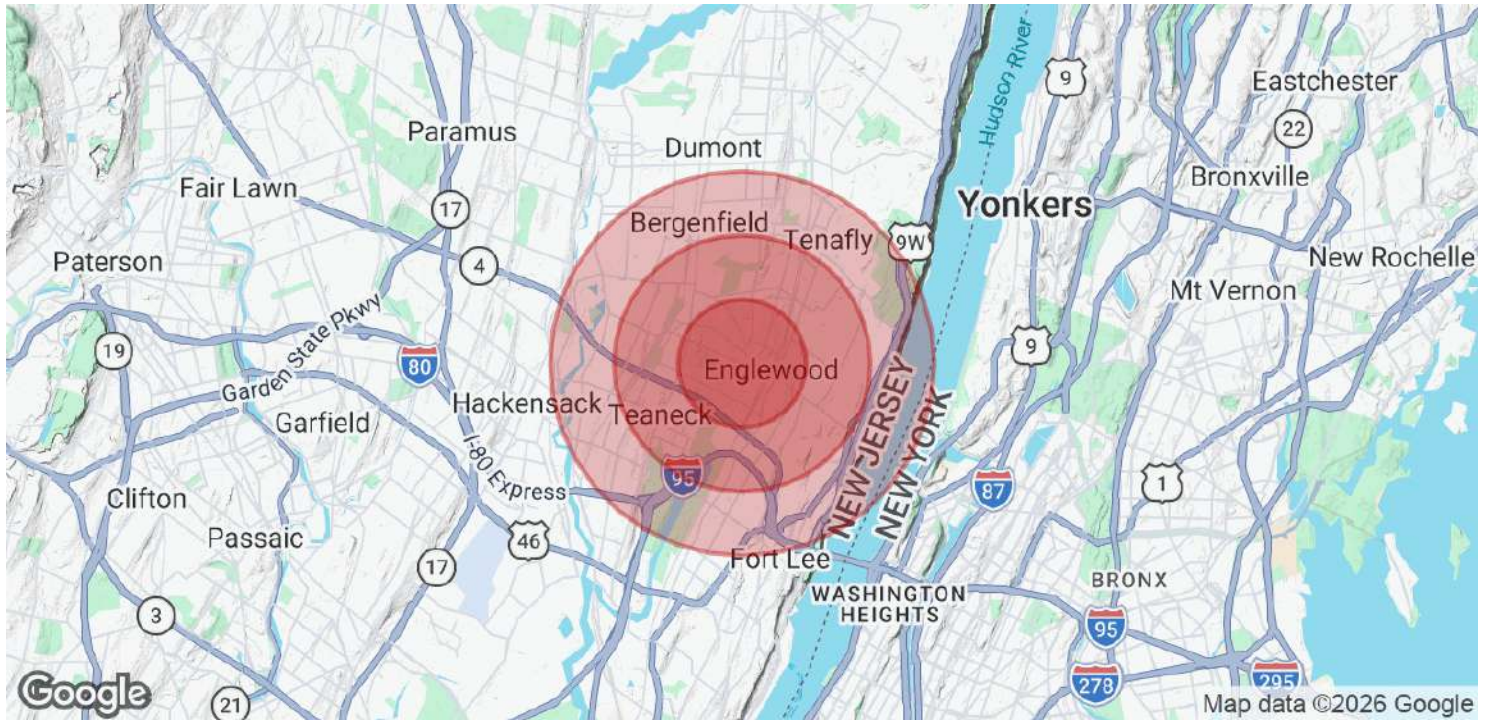
Each Office Independently Owned and Operated ERGTeam.kw.com

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 23,021 | 75,160 | 166,699 |
| Average Age | 37.8 | 39.0 | 40.0 |
| Average Age (Male) | 34.0 | 35.9 | 37.6 |
| Average Age (Female) | 41.4 | 41.6 | 42.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,481 | 27,435 | 61,628 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$80,354 | \$104,232 | \$110,826 |
| Average House Value | \$416,235 | \$518,637 | \$524,972 |

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
 Managing Director | Fort Lee
 O: 201.917.5884 X701
 C: 201.315.1223
 operations@ergteam.com
 NJ #0893523

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

MULTIFAMILY FOR SALE

PROPOSED 3-UNIT RESIDENTIAL DEVELOPMENT | ENGLEWOOD, NJ



192 W Englewood Ave, Englewood, NJ 07631



BRUCE ELIA JR.

Managing Director | Fort Lee

operations@ergteam.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

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 | Bruce Elia Jr. | Fort Lee
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.

Managing Director | Fort Lee

O: 201.917.5884 X701

C: 201.315.1223

operations@ergteam.com

NJ #0893523

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

Each Office Independently Owned and Operated **ERGTeam.kw.com**