

Client Full

82 W Broadway, Salem, NJ 08079

Active

Commercial Sale

\$799,000



Recent Change: **08/13/2026 : DOWN : \$850,000->\$799,000**

MLS #:	NJSA2018038	Available SqFt:	0.00
Tax ID #:	13-00011-00026	Business Use:	Apartment Building
Ownership Interest:	Fee Simple	Year Built:	1927
Sub Type:	Five Or More Units		
Waterfront:	No		

Location

County:	Salem, NJ	School District:	Salem City Schools
MLS Area:	Salem City - Salem County (21713)		

Association / Community Info

Property Manager: No

Taxes and Assessment

Tax Annual Amt / Year:	\$14,236 / 2025	Tax Assessed Value:	\$165,000 / 2026
Zoning:	RLC	Imprv. Assessed Value:	\$120,000
Zoning Description:	Residence - Limited Commercial	Land Assessed Value:	\$45,000
		Block/Lot:	11 / 26

Commercial Sale Information

Business Type:	Apartment Building	Potential Tenancy:	Multiple
Financial Data Source:	Owner	Building Area Total:	Estimated

Expenses

Insurance:	\$5,730	Annual Gross Expense:	\$35,644
Maintenance:	\$3,600	Professional Mgmt:	\$3,123
Annual Fuel:	\$5,420	Other Expense:	\$1,824

Unit 5:

Level:	3	Finished SqFt:		Contiguous Space
Occupied:	Yes	Lease Type:	Yearly	Lease Exp: 04/30/27
Monthly Rent:	\$1,180	Security Dep:	\$1,125	Projected Mo Rent
Features:	Unit 3A 1 Bedroom, 1 Bath			

Unit 4:

Level:	2	Finished SqFt:		Contiguous Space
Occupied:	Yes	Lease Type:	Yearly	Lease Exp: 12/16/26
Monthly Rent:	\$1,650	Security Dep:	\$2,475	Projected Mo Rent
Features:	Unit 2B, 3 Bedrooms, 1 Bath			

Unit 2:

Level:	1	Finished SqFt:		Contiguous Space
Occupied:	No	Lease Type:	Yearly	Lease Exp: 04/30/27
Monthly Rent:		Security Dep:		Projected Mo Rent \$1,450
Features:	Unit 1B, 4 bedrooms, 1 Bath			

Unit 1:

Level:	1	Finished SqFt:		Contiguous Space
Occupied:	Yes	Lease Type:	Yearly	Lease Exp: 01/31/27
Monthly Rent:	\$1,300	Security Dep:	\$1,950	Projected Mo Rent
Features:	Unit 1A, 2 bedrooms, 1 Bath, Section 8			

Unit 3:

Level:	2	Finished SqFt:		Contiguous Space
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Occupied:	Yes	Lease Type:	Yearly	Lease Exp:	01/31/27
Monthly Rent:	\$1,500	Security Dep:	\$2,250	Projected Mo Rent	
Features:	Unit 2A, 3 Bedroom, 1 Bath				

Unit 6:

Level:	3	Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:	Unit 3B, 3 bedrooms, 1 Bath		

Building Info

Building Units Total:	6	Construction Materials:	Brick
Building Total SQFT:	Estimated	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.65a / 28501sf / Assessor	Lot Size Dimensions:	125.00 x 228.00
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Parking

Car Parking Spaces	12	Features:	Parking Lot
Total Parking Spaces	12		

Interior Features

Interior Features:	Accessibility Features: None; Door Features: Atrium
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Utilities

Utilities:	No Cooling; Cooling Fuel: None; Heating: Radiator; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer
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Remarks

Exclusions:	Tenants personal property
Public:	Great investment opportunity. Total of 6 apartments. 1 one bedroom unit, 1 two bedroom unit, 3 three bedroom units and 1 four bedroom unit. Each with 1 full bath. 4 units are rented. 4 units have been recently renovated. Owner pays for water/sewer (\$1,441.48 per yr), trash, heat and hot water. Tenants pay separate electric.

Directions

Corner of 3rd St and Broadway

Listing Details

Original Price:	\$850,000	Previous List Price:	\$850,000
Annual Rental Income:	104,760.00	DOM:	161
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	03/07/2026		
Possession:	Settlement, Subject to Existing Lease		

