



# 3,456 SF Restaurant | Investment Sale Strong Tenant In Place

4105 PARK AVE, UNION CITY, NJ 07087



## OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



3,456 SF RESTAURANT | INVESTMENT SALE STRONG TENANT IN PLACE

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

INTERIOR PHOTOS

ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

Introducing an exceptional retail investment opportunity in the heart of Union City New Jersey. This exceptional property, built in 1898 and renovated in 2018, offers a prime 3,456 SF retail space ideal for forward-thinking investors. Boasting commercial retail zoning and featuring a singular, versatile unit, this property presents an attractive canvas for retail and street retail endeavors. The location offers the potential for high visibility and foot traffic in this thriving market. A unique blend of historical charm and modern functionality, this property is poised to elevate any retail venture's success in this dynamic and sought-after Northern New Jersey location.

## PROPERTY HIGHLIGHTS

- 3,456 SF versatile retail space
- 10-year lease, currently in Year 1 (Blended Cap Rate of 7.04%)
- Ideal for retail and street retail tenants
- High visibility and foot traffic potential
- Restaurant and/or Nightclub Lounge
- Basement with Freezer Boxes and private office
- Versatile retail space with commercial retail zoning

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	1
Zone:	Commercial Retail
Available SF:	Fully Leased
Lot Size:	2,391 SF
Building Size:	3,456 SF
Building Size Price Per SF:	\$492
NOI:	\$84,000.00
Year 1 Cap Rate:	5.6%
Year 3 Cap Rate:	6.3%
Year 5 Cap Rate:	6.81%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,019	12,947	34,945
Total Population	12,798	33,699	91,081
Average HH Income	\$94,455	\$97,974	\$103,550



## Property Description



### PROPERTY DESCRIPTION

**Investor Highlight:** A long-term tenant is already secured with a newly executed 10-year lease, currently in Year 1, providing immediate, stable income and long-term investment security. This turnkey, income-producing property presents an excellent opportunity for investors seeking a reliable asset in a high-demand market.

Introducing a prime retail investment opportunity in the heart of Union City, New Jersey. Originally built in 1898 and thoughtfully renovated in 2018, this 3,456 SF commercial property blends historic character with modern functionality. Featuring a single versatile retail unit with commercial zoning, the asset offers flexibility for a variety of street-level retail uses while benefiting from strong visibility and consistent foot traffic in one of Northern New Jersey's most active urban corridors.

### LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property in Northern New Jersey. Located in Union City, this area boasts a diverse mix of local businesses, restaurants, and shops, making it an appealing destination for retail investors and tenants alike. The bustling Park Ave is just steps away, offering high foot traffic and visibility for any retail or street retail establishment. Nearby attractions include the scenic Washington Park, as well as convenient access to transportation options for easy commuter access. With its dynamic atmosphere and supportive community, this location presents an exciting opportunity for businesses seeking a prime retail space in a thriving market.

### SITE DESCRIPTION

Flat site with street retail access.

### POWER DESCRIPTION

400 Amps

### GAS DESCRIPTION

Natural Gas



# Property Details

Sale Price

**\$1,500,000****LEASED**

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	Commercial Retail
Lot Size	2,391 SF
APN #	0910_243_17
Corner Property	No
Waterfront	No
MLS #	On MLS
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
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## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Restrooms	2
Gas / Propane	Yes

## LOCATION INFORMATION

Building Name	3,456 SF Restaurant   Investment Sale Strong Tenant in Place
Street Address	4105 Park Ave
City, State, Zip	Union City, NJ 07087
County	Hudson
Market	Northern, NJ
Sub-market	Hudson River Waterfront
Township	Union City
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways Approx. 10 Minute Drive
Nearest Airport	Newark Airport Approx. 30 Minute Drive

## BUILDING INFORMATION

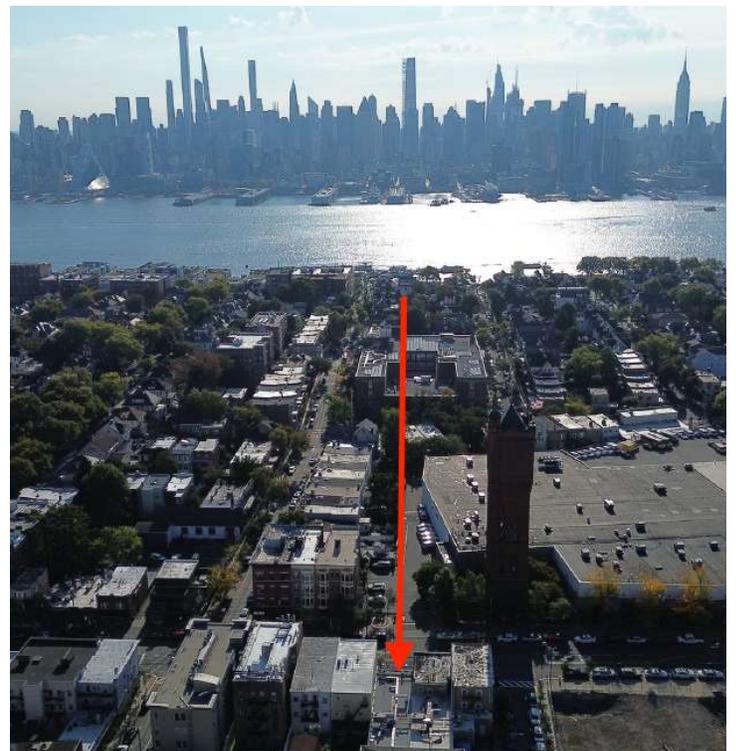
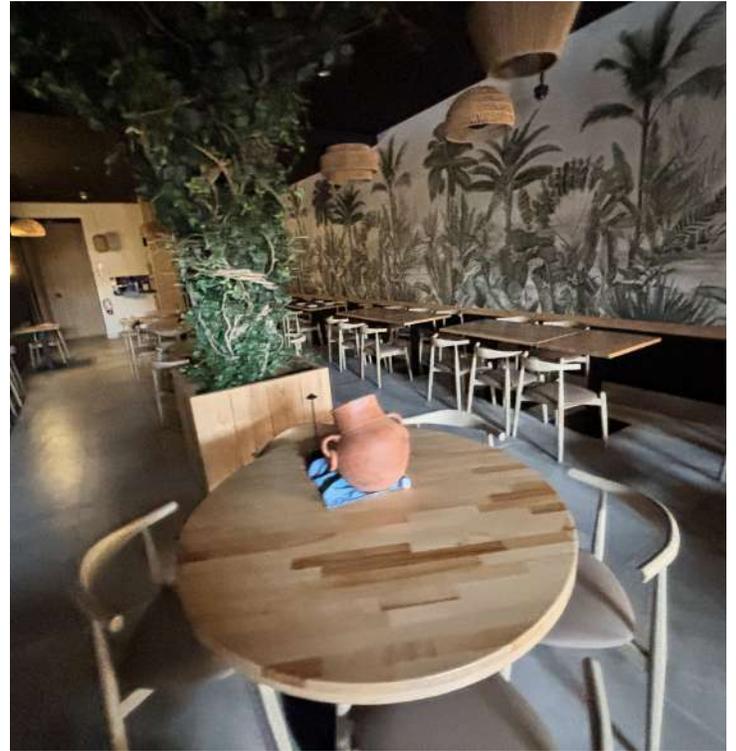
Building Size	3,456 SF
NOI	\$84,000.00
Cap Rate	5.6
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	12 ft
Minimum Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	2,391 SF
Year Built	1898
Year Last Renovated	2018
Gross Leasable Area	3,456 SF
Construction Status	Existing



# Interior Photos



## Additional Photos



3,456 SF RESTAURANT | INVESTMENT SALE STRONG TENANT IN PLACE

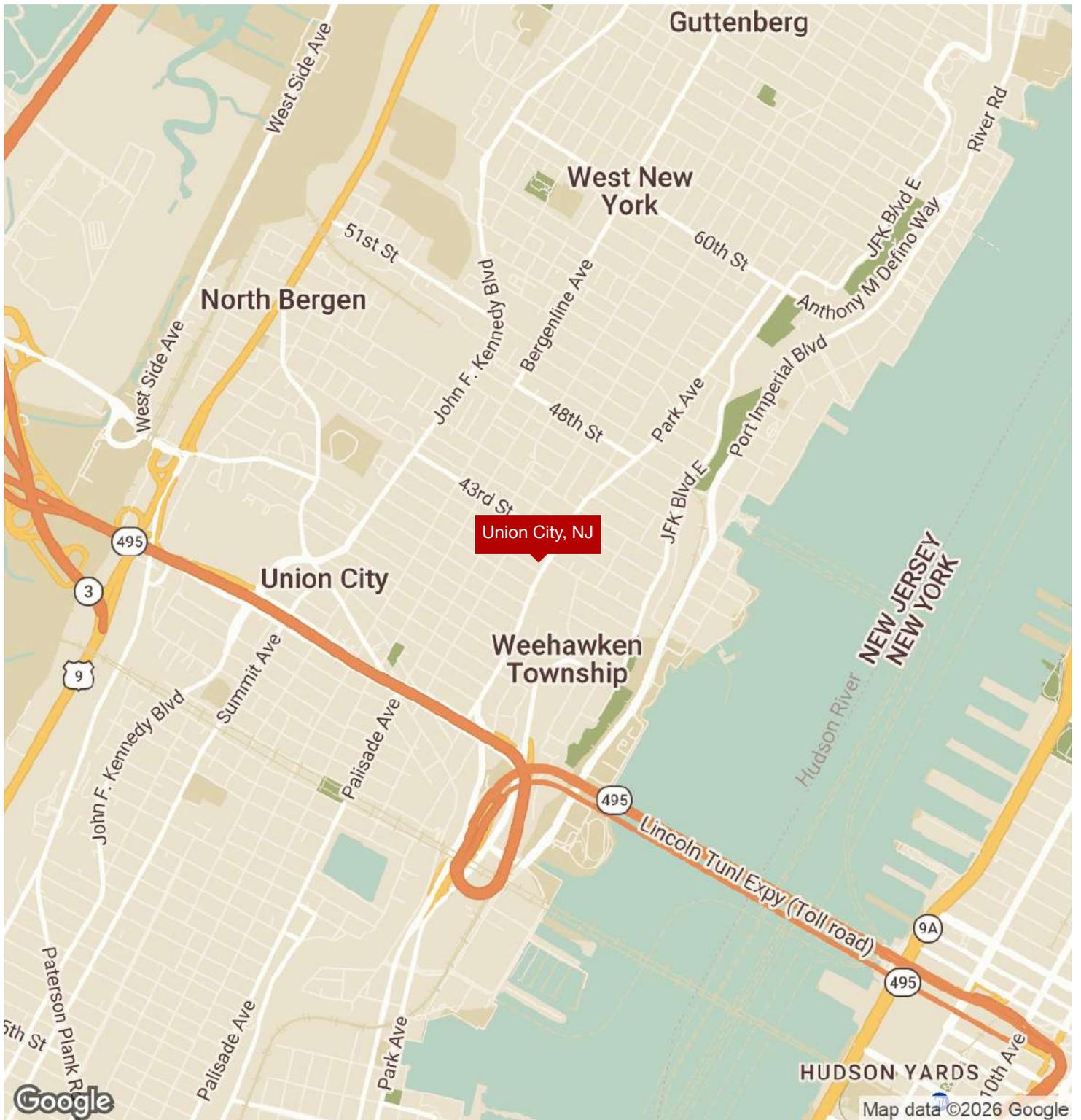
# LOCATION INFORMATION

# 2

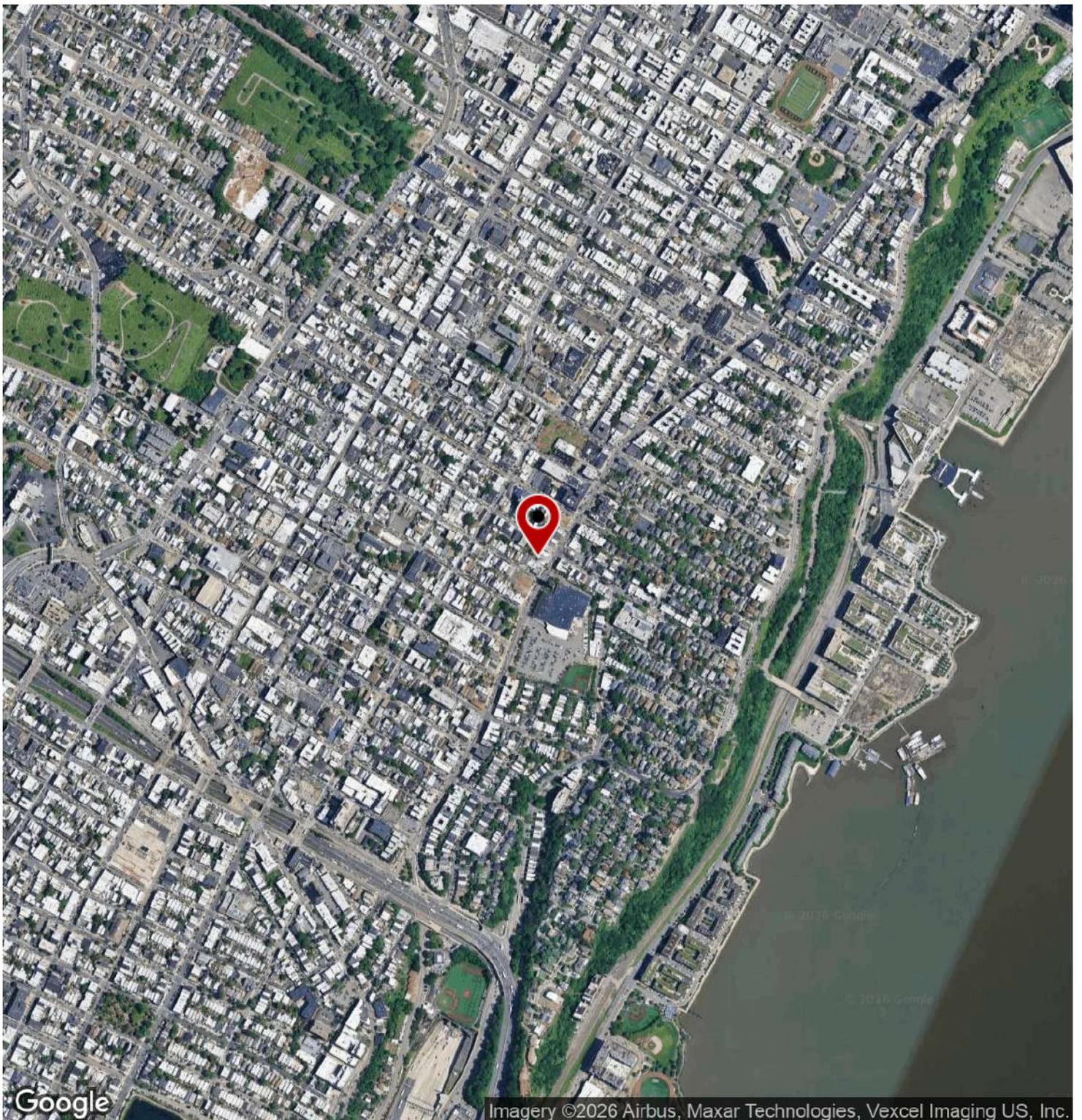
REGIONAL MAP

AERIAL MAP

# Regional Map



# Aerial Map



3,456 SF RESTAURANT | INVESTMENT SALE STRONG TENANT IN PLACE

# FINANCIAL ANALYSIS

# 3

SIGNED LEASE

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

## Lease Escalations Year 1-10

- First Month Rent Due on lease execution
- (4) Four months rent concession (free rent): April, May, June, July of 2025

Year 1: \$84,000/year or \$7,000/month

Year 2: \$88,200/year or \$7,350/month | +5%

Year 3: \$92,610/Year or \$7,718/month | +5%

Year 4: \$97,241/year or \$8,103/month | +5%

Year 5: \$102,103/year or \$8,508./month | +5%

Year 6: \$107,208/year or \$8,934/month | +5%

Year 7: \$112,568/year or \$9,381/month | +5%

Year 8: \$118,196/year or 9,850/month | +5%

Year 9: \$124,106/year or \$10,342/month | +5%

Year 10: \$130,311/year or \$10,859/month | +5%

**Total : \$1,056,543 / 10 year**



# Year 1 | Financial Summary

## INVESTMENT OVERVIEW

## 3,498 SF COMMERCIAL CONDOMINIUM | UNION CITY

Price	\$1,500,000
Price per SF	\$434
GRM	12.4
CAP Rate	5.60%
Cash-on-Cash Return (yr 1)	5.60%
Total Return (yr 1)	\$84,000

## OPERATING DATA

## 3,498 SF COMMERCIAL CONDOMINIUM | UNION CITY

Gross Scheduled Income	\$120,960
Total Scheduled Income	\$120,960
Gross Income	\$120,960
Operating Expenses	\$21,191
Net Operating Income	\$84,000
Pre-Tax Cash Flow	\$84,000
Down Payment	\$1,500,000



# Income & Expenses

**INCOME SUMMARY****3,498 SF COMMERCIAL CONDOMINIUM | UNION CITY****GROSS INCOME****\$120,960****EXPENSES SUMMARY****3,498 SF COMMERCIAL CONDOMINIUM | UNION CITY**

Taxes \$16,691

Insurance \$4,500

**OPERATING EXPENSES****\$21,191****NET OPERATING INCOME****\$84,000**

## Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Retail Suite	To Be Leased	3,456 SF	100%	\$35.00	\$10,000	\$2.89	\$120,960	To Be Leased	To Be Leased
<b>TOTALS</b>		<b>3,456 SF</b>	<b>100%</b>	<b>\$35.00</b>	<b>\$10,000</b>	<b>\$2.89</b>	<b>\$120,960</b>		
<b>AVERAGES</b>		<b>3,456 SF</b>	<b>100%</b>	<b>\$35.00</b>	<b>\$10,000</b>	<b>\$2.89</b>	<b>\$120,960</b>		



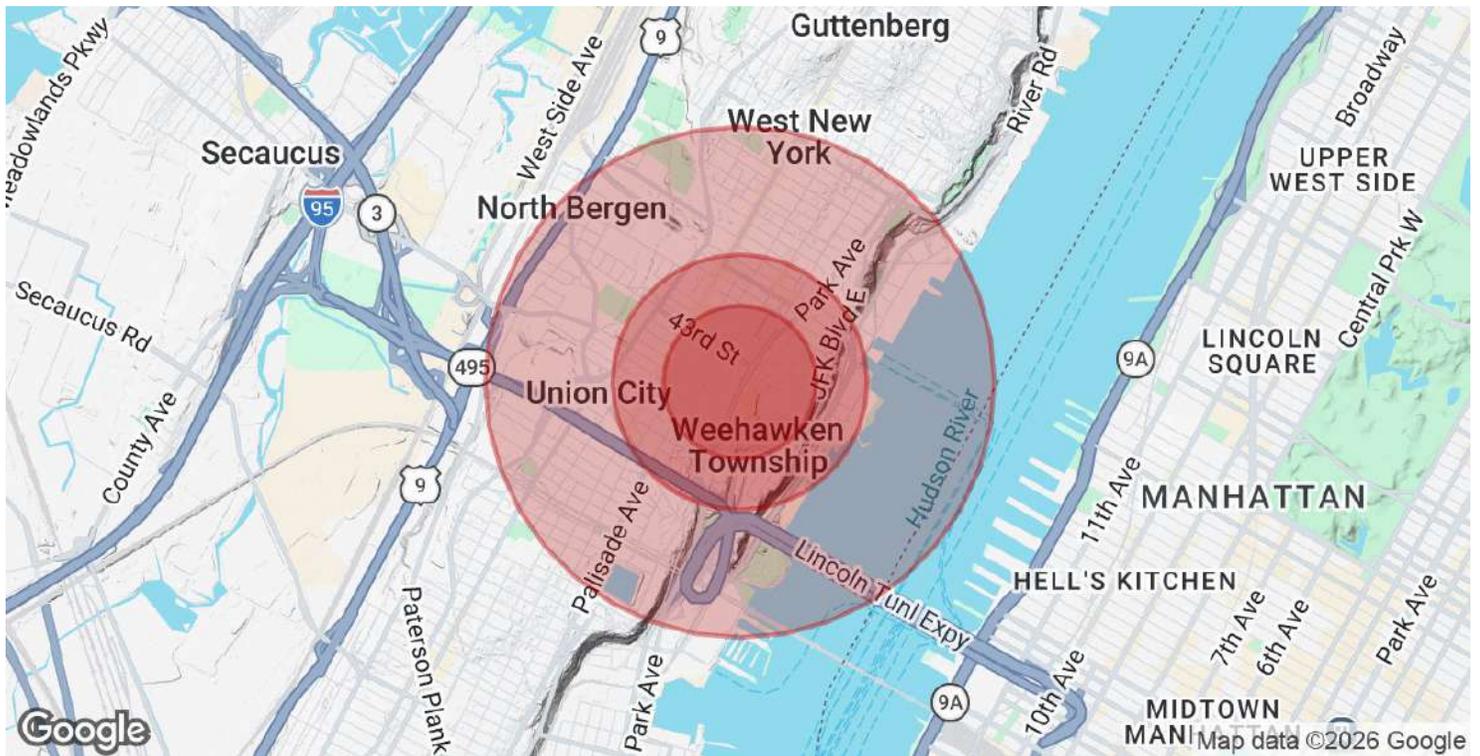
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# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	12,798	33,699	91,081
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	5,019	12,947	34,945
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$94,455	\$97,974	\$103,550
Average House Value	\$610,215	\$602,344	\$607,222

Demographics data derived from AlphaMap



3,456 SF RESTAURANT | INVESTMENT SALE STRONG TENANT IN PLACE

# ADDITIONAL INFORMATION

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DIRECTOR OF KW COMMERCIAL | ADVISOR BIO

## Director Of KW Commercial | Fort Lee | Advisor Bio



### 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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