



Two-Story Flexible-Use Commercial Building For Sale



\$749,000



Retail Property



**3,750 SF
Property**



2,500 SF Lot

6209 Adams St, West New York, New Jersey
Two-Story Flexible-Use Commercial Building

Presented by

Bruce Elia Jr.

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NJ #0893523

KW Commercial

2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



Property Description

6209 Adams Street presents a flexible two-story commercial opportunity in West New York. The property features ground-floor retail/service space and a spacious open-concept second floor that can accommodate a variety of business uses, subject to zoning and municipal approvals. Located in the R-M Medium Density Residential District, the property also offers potential residential conversion or redevelopment upside for buyers seeking a value-add opportunity. Ideal for an owner-user, investor, or operator looking for a well-located property with flexible existing space and future repositioning potential.

Property Highlights

- Two-Story Flexible-Use Commercial Building
- Ground-Floor Retail / Service Space
- Large Open-Concept Second-Floor Layout
- Located in West New York's R-M Residential District
- Potential Residential Conversion or Redevelopment Upside, Subject to Approvals

Offering Summary

Sale Price:	\$749,000
Number of Units:	2
Lot Size:	2,500 SF
Building Size:	3,750 SF
Zoning:	R-M Residential District
Floors:	2
Ceiling Height:	10-12 FT

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,361	12,327	38,458
Total Population	7,862	31,092	97,482
Average HH Income	\$54,687	\$68,285	\$86,953



6209 Adams St

West New York, NJ 07093
Block 158 · Lot 32 · Two-Story Mixed-Use

Asking Price	Units	Building SF	Price / SF	Occupied SF	GRM (Pro Forma)
\$749,000	2	3,750	\$199.73	2,000	10.65

Rent Roll

Unit	Use / Status	Rentable SF	Monthly Rent	Rent/SF/Yr	Annual Rent	Notes
1st Floor	Commercial – Occupied	2,000	\$2,650	\$15.90	\$31,800	Increases to \$2,850/mo in Jan.
2nd Floor	Commercial – Vacant	1,750	\$3,208	\$22.00	\$38,500	Pro forma
Total		3,750	\$5,858	\$18.75	\$70,300	

Income & NOI

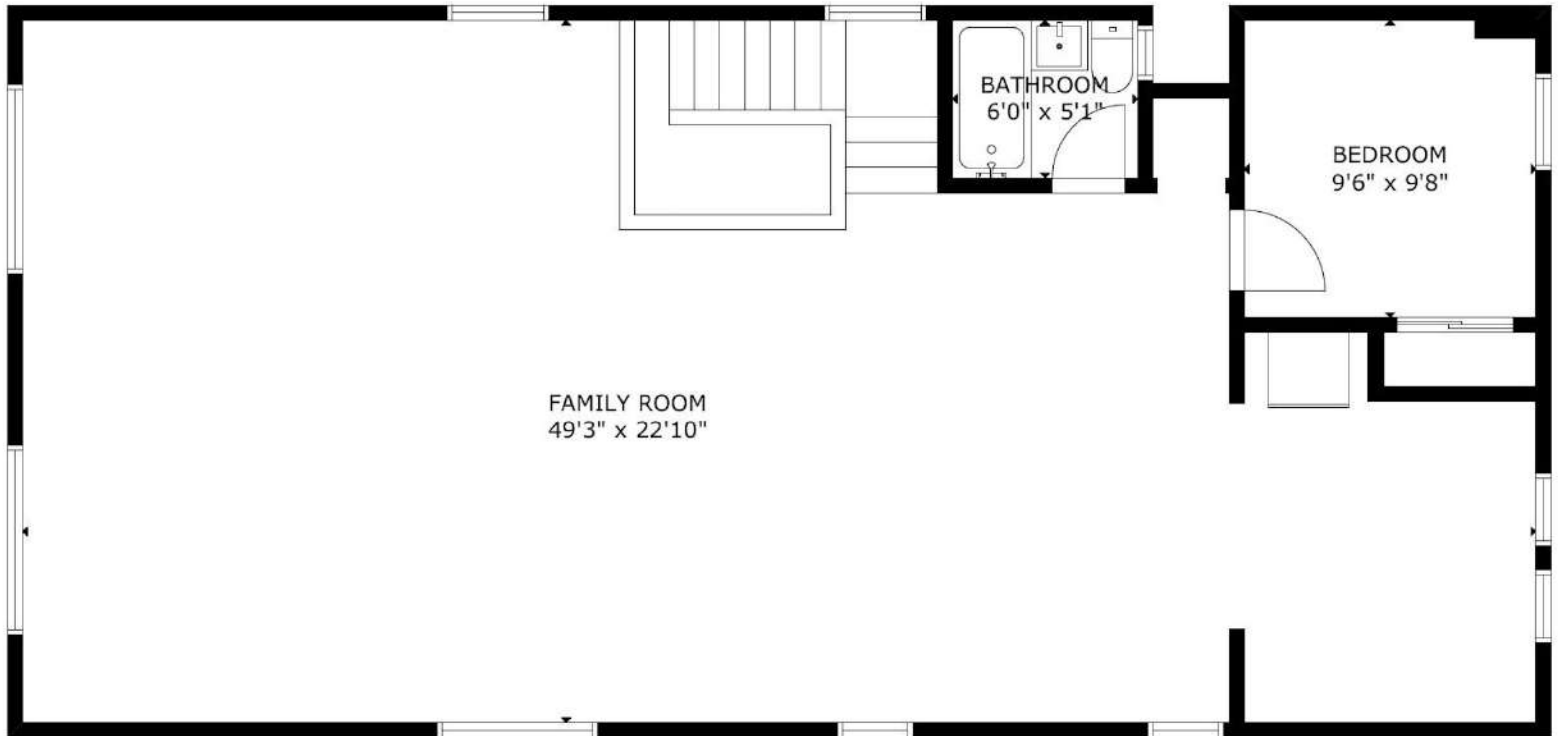
	In Place	Pro Forma
1st Floor Rental Income	\$31,800	\$31,800
2nd Floor Rental Income	—	\$38,500
Gross Income	\$31,800	\$70,300
Less: Operating Expenses	(\$14,272)	(\$14,272)
Net Operating Income	\$17,528	\$56,028
Expense Ratio	44.9%	20.3%

Operating Expenses

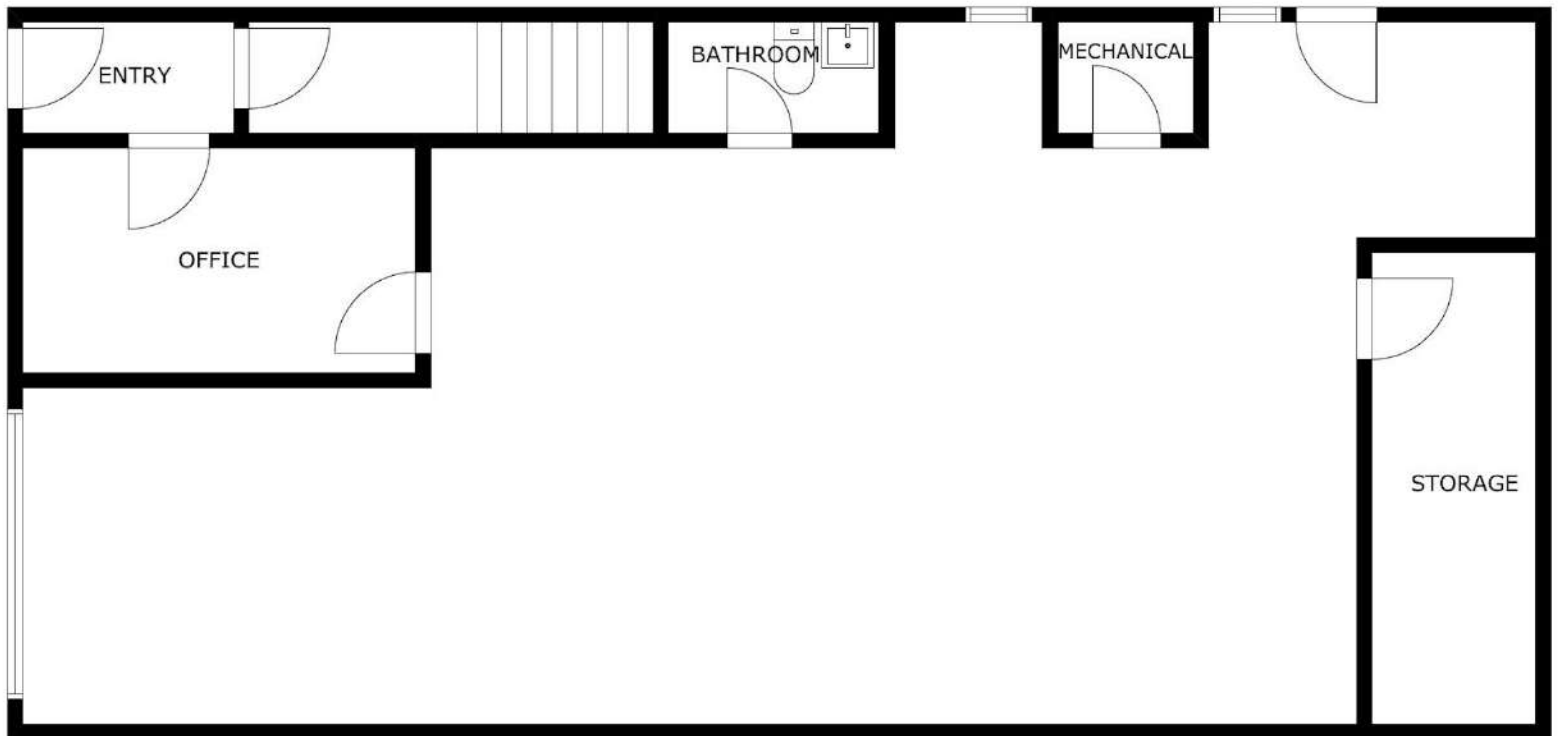
Expense	Annual	Per Unit	Per SF	% of Total
Real Estate Taxes (2025 actual)	\$8,272	\$4,136	\$2.21	58.0%
Insurance (estimate)	\$4,000	\$2,000	\$1.07	28.0%
Repairs & Maintenance (estimate)	\$2,000	\$1,000	\$0.53	14.0%
Total Operating Expenses	\$14,272	\$7,136	\$3.81	100.0%

Tenants pay their own gas and electric. Taxes per 2025 public record (assessed \$95,000 × 8.707% rate = \$8,271.65). Insurance and repairs & maintenance are estimates and should be verified. 2nd floor is shown vacant; pro forma assumes 1,750 SF leased at \$22.00/SF/yr. Unit square footages are approximate.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA







Real Estate Independently
Owned and Operated

Property Detail Report

For property located at

6209 Adams St, West New York, NJ 07093

 **PropertyRecords**

APN: 12-00158-0000-00032-0000

Generation date: 06/03/2026

DEP Wetlands



Description

Area

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



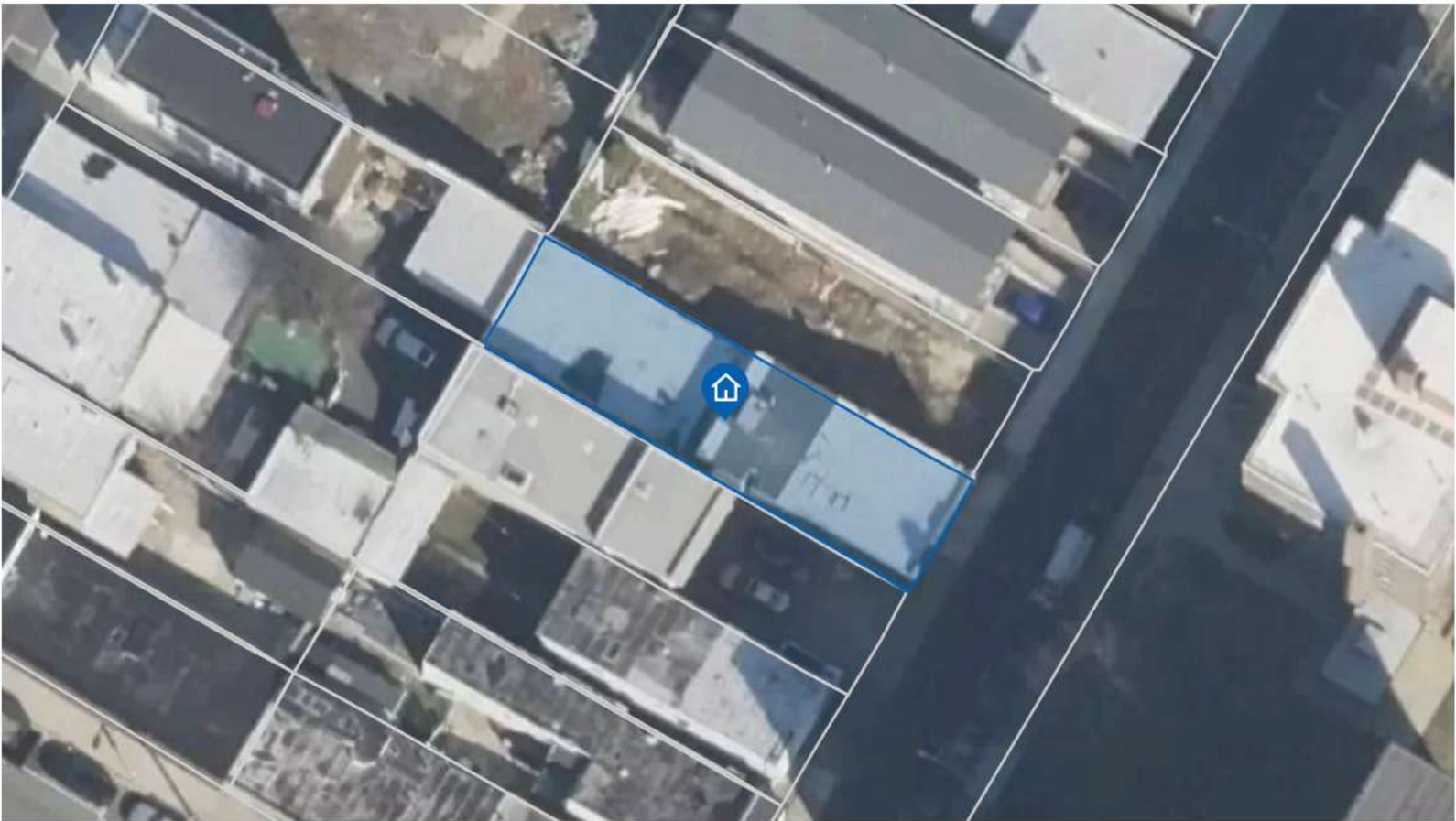
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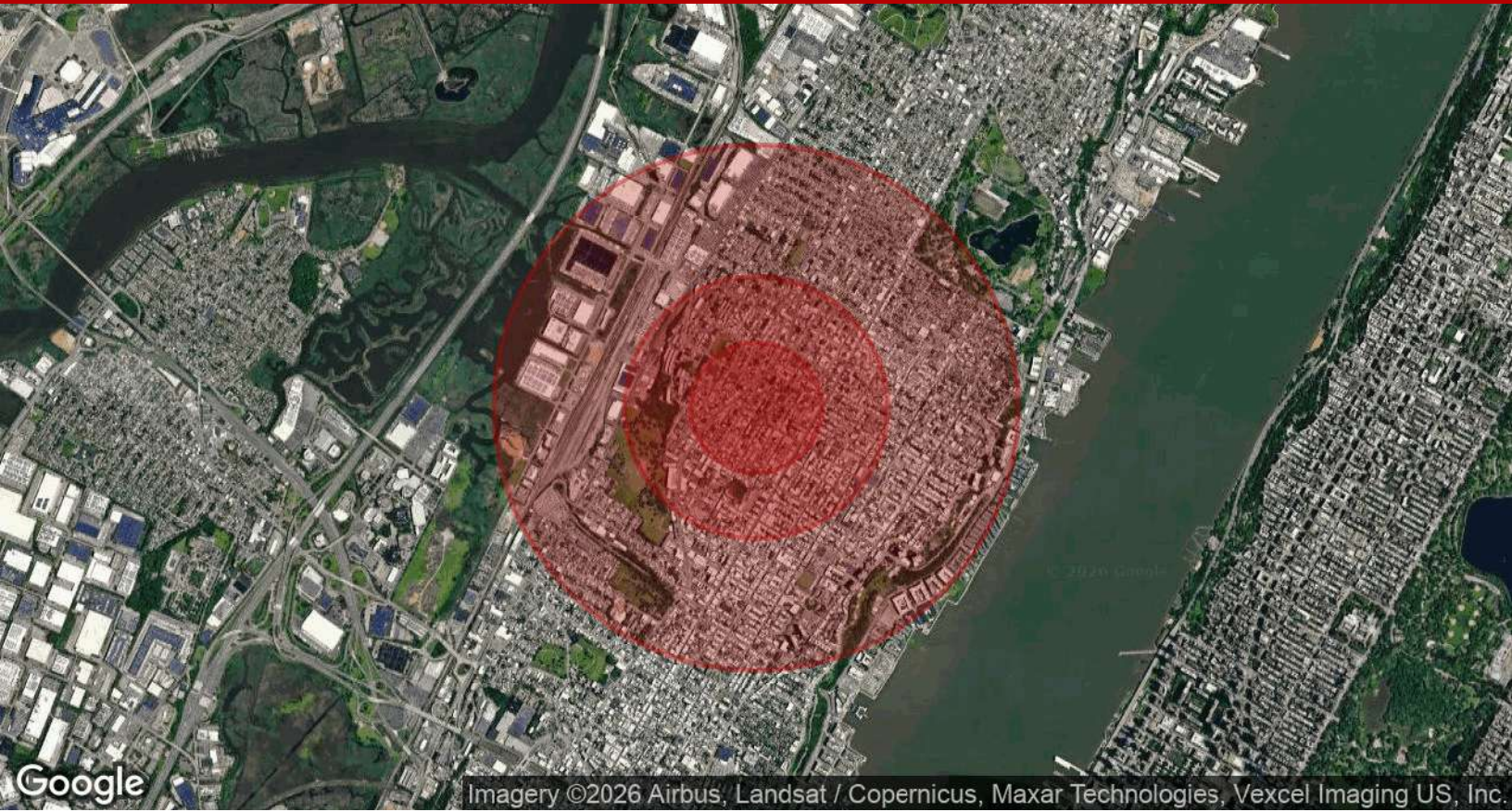
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FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.06 (100%)	34003C0267H	No	<div><div></div>Floodway</div> <div><div></div>1% Annual Chance Flood Hazard</div> <div><div></div>0.2% Annual Chance Flood Hazard</div> <div><div></div>Undetermined</div>





Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	7,862	31,092	97,482
Average Age	44.0	39.0	39.5
Average Age (Male)	42.1	36.8	38.6
Average Age (Female)	47.6	42.9	40.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,361	12,327	38,458
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$54,687	\$68,285	\$86,953
Average House Value	\$393,893	\$413,727	\$425,250

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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