

199 Market Street

PATERSON • NEW JERSEY • 07505



NEARBY RETAILERS



PRIME URBAN MIXED-USED FOR SALE

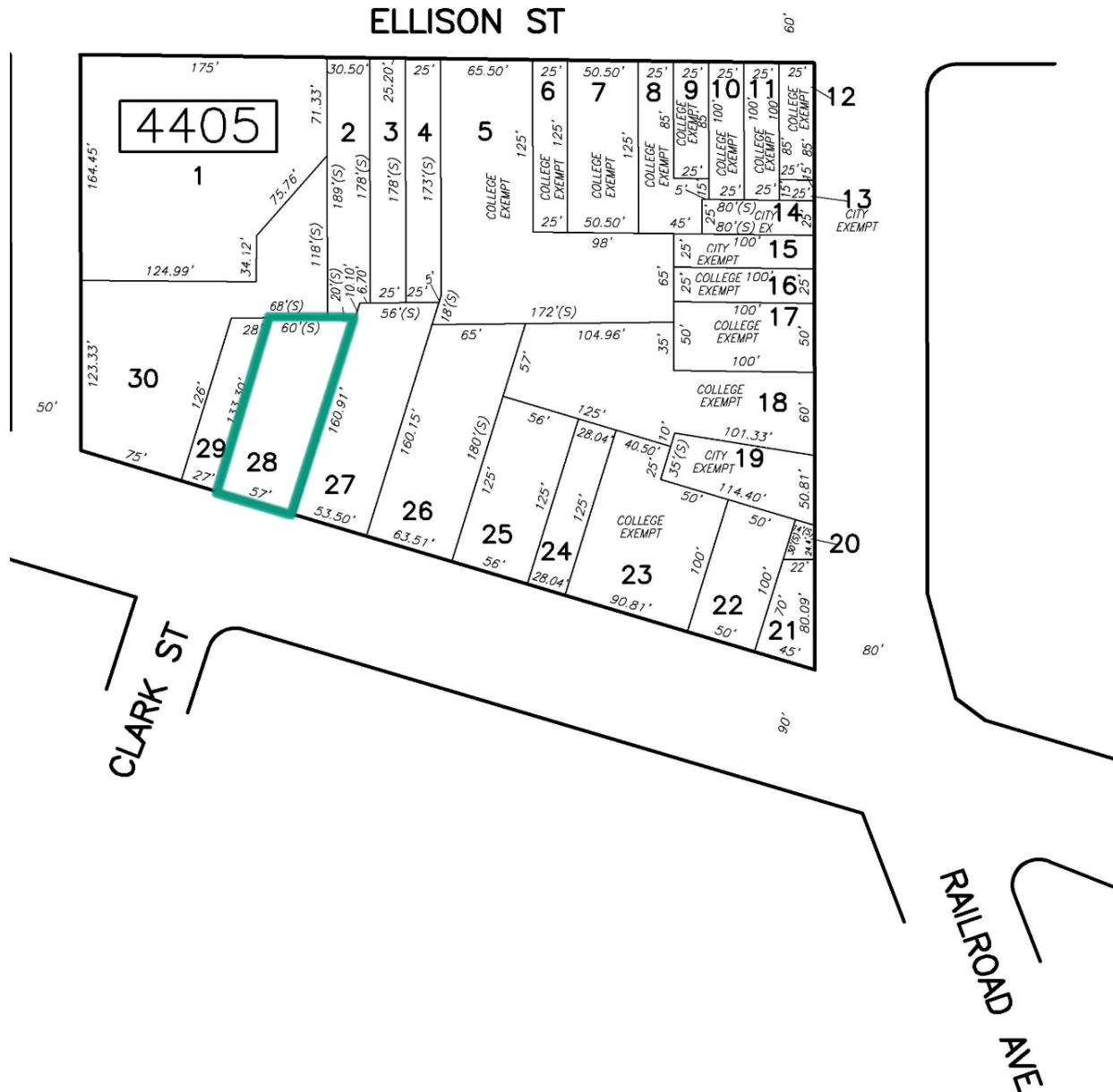
Inline Mixed-Use building located on Market Street in Downtown Paterson, NJ.

- Total Building Area: 14,661 SF
- 8 Residential Units with 2 Ground Floor Retail Spaces
- Current Tenants: Classic Furniture, Lena Carbon Restaurant 7 Lounge
- Zoning: B-4 Central Business District
- Asking Price: Upon Request
- Property Tax: \$41,320.00 (2025)
- Block: 4405 | Lot: 28

Tax Map

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Financial Overview

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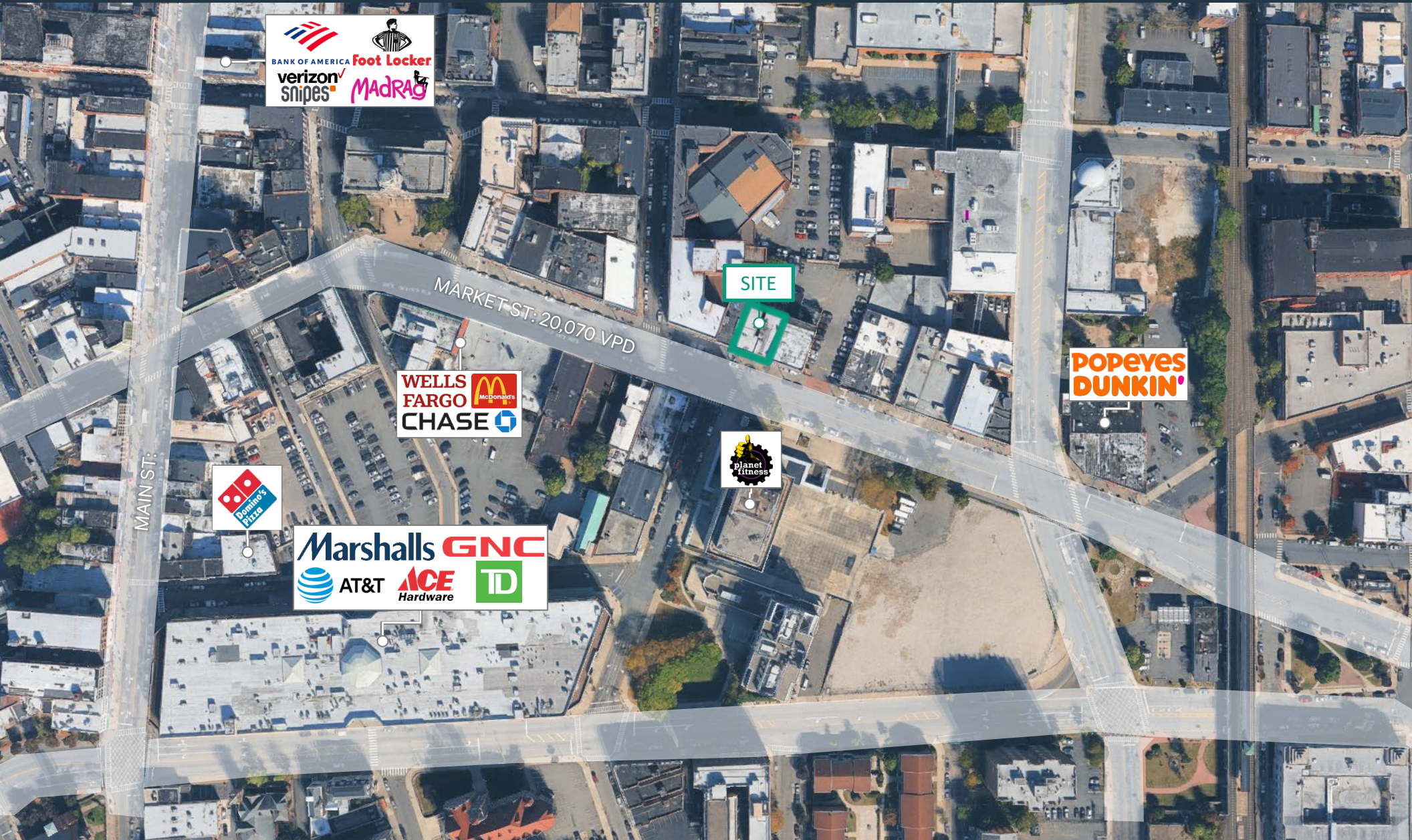
199 MARKET LLC

| REVENUE | |
|-----------------------------|---------------------|
| Residential Rent | \$147,915.50 |
| Commercial Rent | \$201,744.70 |
| Real Estate Tax Recoveries | \$3,600.00 |
| Water and Sewer Recoveries | \$15,152.14 |
| Gross Rental Income | \$368,412.34 |
| Total Revenue | \$368,412.34 |
| | |
| EXPENSES | |
| UTILITIES: | |
| Electricity – Common | \$629.00 |
| Water – Accounts 1 | \$2,771.00 |
| Water – Accounts 2 | \$542.39 |
| Water – Accounts 3 | \$6,658.00 |
| Water – Accounts 4 | \$2,519.00 |
| Sewer – Account 1 | \$15,230.00 |
| Total | \$28,349.39 |
| | |
| OPERATING EXPENSES | |
| Real Estate Taxes | \$41,320.00 |
| Insurance | \$22,636.00 |
| Total | \$63,956.00 |
| | |
| TOTAL EXPENSES | \$92,305.39 |
| NET OPERATING INCOME | \$276,106.95 |

Street Aerial

199 Market Street

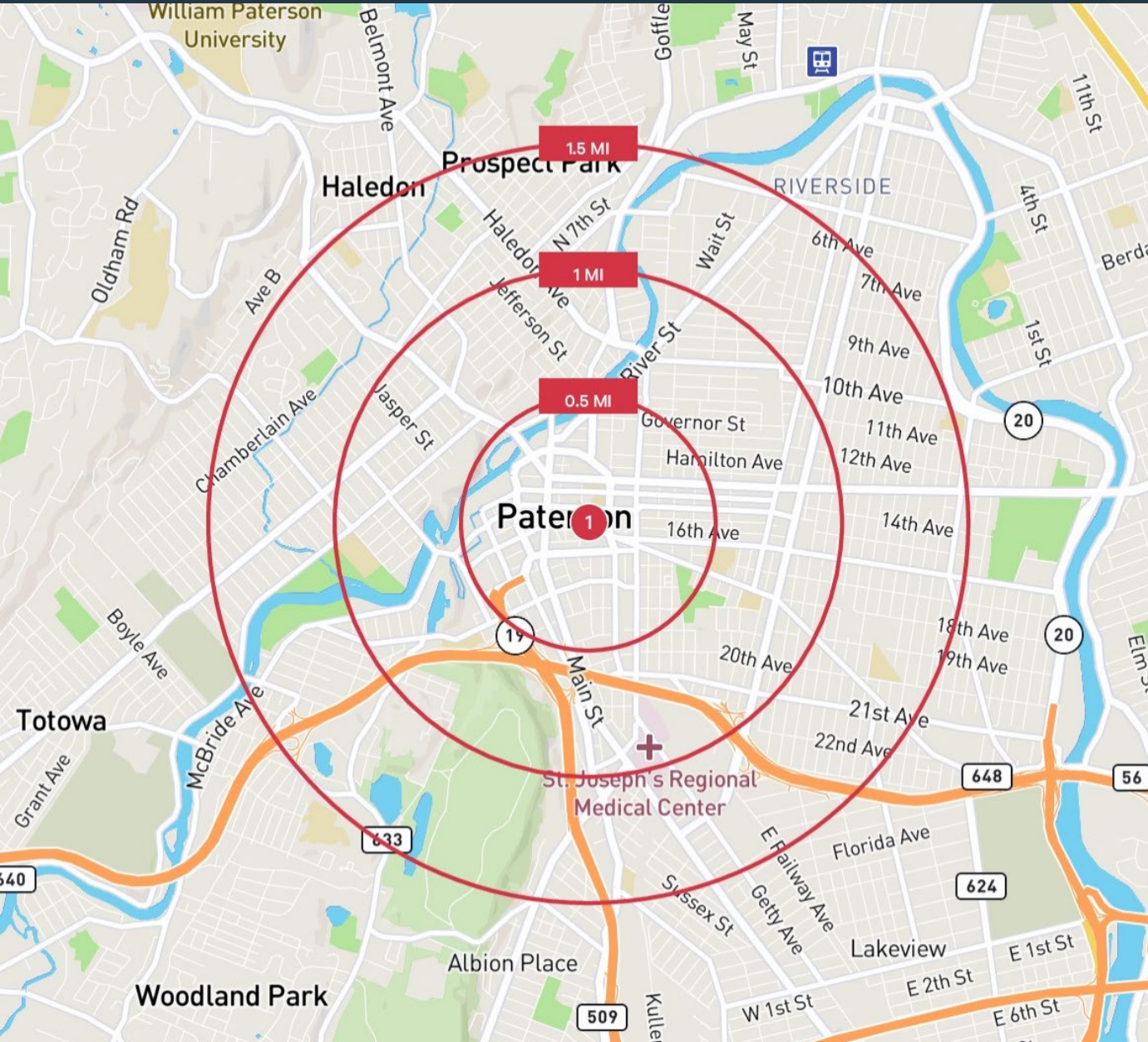
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Demographics

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DEMOGRAPHICS:

AVERAGE HH INCOME:



0.5 MILE
\$53,002



1 MILE
\$66,783



1.5 MILE
\$75,526

POPULATION:



0.5 MILE
16,707



1 MILE
71,637



1.5 MILE
136,634

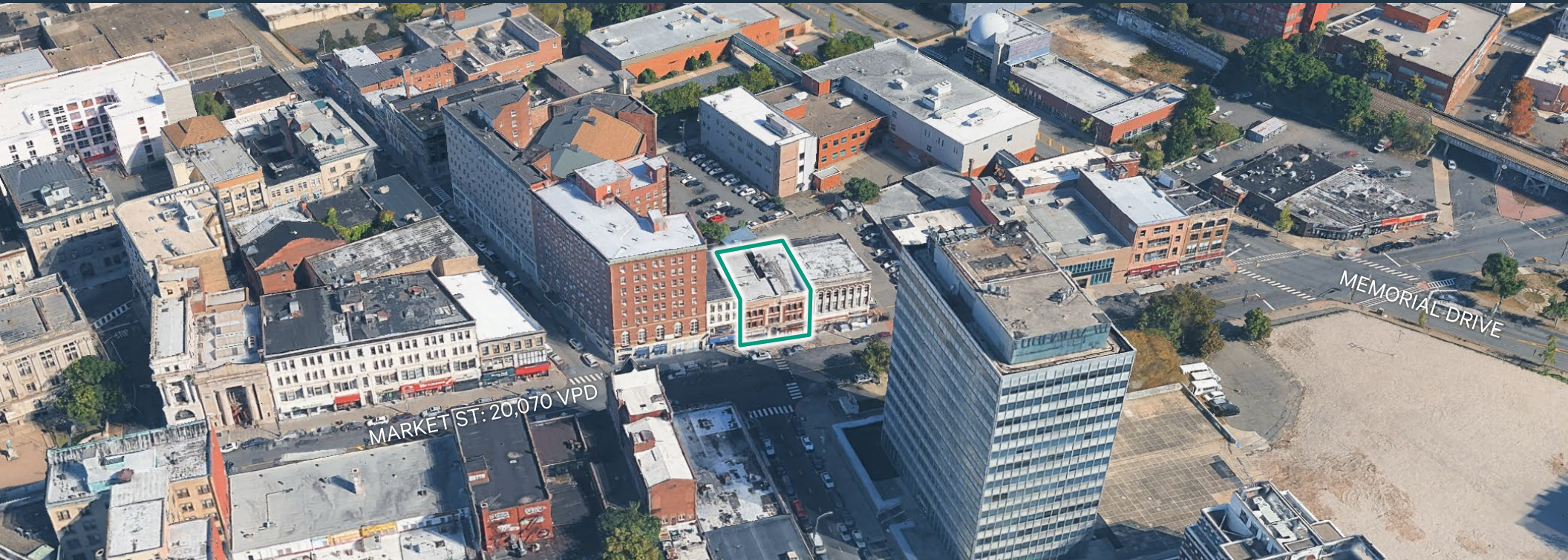
TRAFFIC COUNTS:

Market St N: 20,070 VPD

Clark St E: 5,481 VPD

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