

611 Summit Ave

Union City, NJ

2 Unit Mixed Use— For Sale

*Mamie's Café*  
611 Summit Ave. Comida Ecuatoriana

**KW**  
COMMERCIAL



# TABLE OF CONTENTS

**03**

Highlights

**04-11**

Property Photos

**12-13**

Financials

**14-16**

Location

**17**

Demographics

**19-20**

Contact Info





# Property Highlights

2 Unit Mixed Use

All Utilities Separate  
Water/Sewer/Electric/Gas

Passive Investment Building

Close Proximity to  
Mass Transit

Convenient Location  
Summit & Paterson Plank

Updated Residential Unit

Long Term  
Commercial Tenant  
w/5% Annual Increases

611 Summit Ave offers an opportunity to acquire a 2 unit mixed use building on bustling Summit Ave & Paterson Plank Rd with a long standing commercial tenant with 5% annual rent increases and an updated residential unit that can be delivered vacant.

## Property Stats

Taxes: \$10,338

Lot:31 Block: 22

Lot Size : 1,599 SF

Zoning: C-N

Year Built: 1918









Mamie's Café





A wide-angle photograph of the interior of Mamie's Café. The room features a white tiled floor and a drop ceiling with exposed silver ductwork and fluorescent lighting. Several wooden tables with black chairs are arranged throughout the space. A large window on the left side of the image shows an 'EXIT' sign and some decorations. In the background, there is a service counter, a menu board, and a large black refrigerator. A television is mounted on the wall to the right. A red banner with the text 'Mamie's Café' is overlaid at the bottom left.

Mamie's Café























# Rent Roll

UNIT #	UNIT TYPE	APPROX SQUARE FT	LEASE EXPIRATION	CURRENT MONTHLY RENT	RSF	PRO-FORMA
C	Restaurant	1,300	12/31/28	\$3,102	\$28.63	\$3,257.10
1	2 Bed+Den   1 Bath	1,100	MTM	\$2,450	\$26.73	\$2,450
				<b>\$5,552.00</b>		<b>\$5,707.10</b>

	Gross Income	Cap Rate
Current – 12/31/25	\$66,624	6.5%
2026	\$68,485.20	6.75%
2027	\$70,439.46	7%
2028	\$72,491.43	7.29%

## Building Utility



**Heating:** *Paid By Tenants*  
Gas Fired Boiler – Baseboard Heat



**Cooling:** *Paid By Tenants*  
Window Units/ Electric



**Hot Water:** *Paid By Tenants*  
2 Hot Water Heaters



**Electricity:** *Paid By Tenants*  
Separate Meters





# Income Statement

Number of Units: 2

Price	\$750,000
Gross Annual Income	\$66,624
Total Expenses	\$17,833
NOI	\$48,791
Cap Rate	6.51%

EXPENSES		%
GL & Property Insurance	\$4,000	6%
Taxes:	\$10,333	15.51%
Repairs and Maintenance	\$3,500	5.25%
Total Expenses	\$17,833.00	26.77%





# LOCATION



Amore  
Pizzeria



Taino  
LOUNGE  
BAR & GRILL



Paterson  
Plank

Summit Ave





New York



WELLS  
FARGO



AMERICANA  
GRILL & CAFE





# LOCATION

New York

Summit Ave at 8th St

5.0 ★★★★★ (2)

Bus stop



83

85

87

Paterson Plank Rd at

6th St

Bus stop

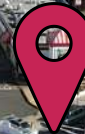


85

**Bus**

**Transportation**

1 Block Away





# Demographics

New York

1- MILE

3- MILES

5- MILES

3- MILE RADIUS  
DEMOGRAPHICS

POPULATION

95,028

617,463

1,721,968



617,463

DAYTIME POPULATION

HOUSEHOLDS

1-MILES

40,865

3- MILES

323,284

5- MILES

948,165



60,102

TOTAL HOUSEHOLDS

INCOME

1-MILES

3- MILES

5- MILES



\$114,563

AVERAGE HOUSEHOLD INCOME



# Zoning

## C-N Zone

### Permitted Uses

1. Retail sales and personal service establishments.

2. Offices (upper floors only).

3. Medical offices (upper floors only).

4. Dwelling units (upper floors only) in a mixed-use building.

5. Legal, preexisting multifamily developments.

6. Live/work units (upper floors only).

7. Restaurants, excluding drive-through restaurants.  
Municipal facilities, subject to Planning Board site plan review.

8. Eating and drinking establishments, excluding drive-throughs.

9. Bars.

10. Banks, excluding drive-through banks.

11. Hotels.

12. Theaters.

13. Open-air markets.

14. Community centers.

15. Indoor commercial recreation.

16. Health clubs.

17. Child-care centers.

18. Municipal uses.

19. Government uses.

20. Public parks and playgrounds.

21. Places of worship, subject to institutional use requirement





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