

**3417 PARK AVE,
WEEHAWKEN, NJ 07087**

- **Prime hudson waterfront location**
Highly desirable Weehawken waterfront submarket with direct Manhattan access and strong urban foot traffic.
- **Single-Tenant restaurant asset**
Standalone retail restaurant offering simplified ownership and operational efficiency.
- **Strong market fundamentals**
0.0% vacancy at the property and low submarket vacancy, reflecting sustained tenant demand.
- **Excellent walkability, transit & demographics**
Walker's paradise (97), rider's paradise (91), and dense, affluent trade area with 83,000+ residents within 1 mile.
- **Urban Infill asset with proven value**
Supply constraints and CBD zoning support long-term value and liquidity.

Asking Price: \$2,500,000

Single-tenant waterfront restaurant in a high-barrier, transit-oriented Hudson County submarket with proven sales comparables.



Property Overview

Address	3417 Park Ave, Weehawken, NJ 07087
Type	Retail
Building Size	4,497 SF
Year Built	1910
Land Acres	0.06AC
Stories	3
Class	C
Bldg FAR	1.72
Zoning	R-MF
Taxes	\$6,051.86/Unit(2024)
Frontage	27' on Park Ave
Taxes	\$4.04/SF (2024)

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Public Transportation	Station / Location	Drive Time	Walk Time	Distance (mi)
Transit/Subway	Lincoln Harbor	3 min	16 min	0.8
	Bergenline Avenue	4 min	20 min	1.0
	Port Imperial	6 min	20 min	1.0
	34 St-Hudson Yards	11 min		3.6
Commuter Rail	Hoboken	11 min		3.2
	New York Penn Station	11 min		3.7
Airport	Newark Liberty International Airport	15 min		11.4
	LaGuardia Airport	28 min		12.5
	John F. Kennedy International Airport	37 min		20.5



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