



6209 Adams Street Retail/Office Asset | West New York

WEST NEW YORK, NJ



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.



6209 ADAMS STREET RETAIL/OFFICE BUILDING | WEST NEW YORK

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY REPORT

EXTERIOR PHOTOS

INTERIOR PHOTOS

AERIAL

Property Summary



PROPERTY DESCRIPTION

6209 Adams Street is a 3,750 SF two-story mixed-use (retail/office) asset in West New York, NJ, featuring two units on a 2,500 SF lot. The property offers a strong owner-user opportunity, allowing a buyer to occupy the upstairs space while benefiting from existing income from the downstairs tenant, NorthStar Air Conditioning, a professional, scientific, and technical services business. The upstairs space is well-suited for a wide range of commercial uses, including a dance studio, fitness or wellness studio, creative studio, tutoring center, showroom, salon/spa concept, professional office, or other appointment-based business. Located near Bergenline Avenue, public transit, and a dense residential trade area, the asset provides flexibility for an owner-user, investor, or operator seeking a versatile commercial building in West New York.

PROPERTY HIGHLIGHTS

- 3,750 SF mixed-use asset
- Owner-user opportunity with income
- Downstairs tenant in place
- Upstairs ideal for studio, office, wellness, or creative use

OFFERING SUMMARY

Sale Price:	\$849,000
Number of Units:	2
Lot Size:	2,500 SF
Building Size:	3,750 SF
Zoning:	R-M
Use:	Mixed-Use
Floors:	2
Units:	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



Property Description



PROPERTY DESCRIPTION

6209 Adams Street is a 3,750 SF two-story mixed-use (retail/office) asset in West New York, NJ, featuring two units on a 2,500 SF lot. The property offers a strong owner-user opportunity, allowing a buyer to occupy the upstairs space while benefiting from existing income from the downstairs tenant, NorthStar Air Conditioning, a professional, scientific, and technical services business. The upstairs space is well-suited for a wide range of commercial uses, including a dance studio, fitness or wellness studio, creative studio, tutoring center, showroom, salon/spa concept, professional office, or other appointment-based business. Located near Bergenline Avenue, public transit, and a dense residential trade area, the asset provides flexibility for an owner-user, investor, or operator seeking a versatile commercial building in West New York.

LOCATION DESCRIPTION

Discover the vibrant commercial potential of West New York, NJ. Situated within close reach of Manhattan, this location offers unparalleled convenience and connectivity for office and office building investors. The area is surrounded by essential amenities, including popular dining options like Waterside Restaurant & Catering and Son Cubano, perfect for business lunches and client meetings. With easy access to Hudson River waterfront, scenic parks, and bustling shopping districts, the location presents an attractive blend of work and leisure opportunities. This dynamic neighborhood's proximity to major transportation hubs ensures seamless accessibility for employees and clients alike. Explore the potential of this thriving business district in the heart of West New York.

SITE DESCRIPTION

Two-story multi-tenant commercial building located in West New York's R-M Medium Density Residential district.

POWER DESCRIPTION

Electric service available; amperage to be verified.

GAS DESCRIPTION

Gas service available



Property Details

Sale Price

\$849,000

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	R-M
Lot Size	2,500 SF
APN #	WEST NEW YORK TOWN_158_32
Lot Frontage	25 ft
Lot Depth	100 ft
Corner Property	No
Traffic Count	11964
Traffic Count Street	Bergenline Avenue
Amenities	Multi-tenant income, two-story layout, urban infill location, service/retail tenancy, proximity to Bergenline Avenue, public transit access, dense residential trade area.
Waterfront	No
Power	Yes

LOCATION INFORMATION

Building Name	6209 Adams Street Retail/Office Building West New York
Street Address	6209 Adams St
City, State, Zip	West New York, NJ 07093
County	Hudson
Township	West New York
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways within 15 minute drive
Nearest Airport	Newark, La Guardia, & JFK within 60 minute drive

BUILDING INFORMATION

Building Size	3,750 SF
Ceiling Height	12 ft
Number of Floors	2
Average Floor Size	1,875 SF
Number of Buildings	1

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Gas / Propane	Yes
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Property Report

Location Information

County	Hudson	Lot Acres	0.0574	Class 4 Code	
Municipality	West New York	Lot Sq Ft	2,500.34	Building Class	
Block / Lot / Qual	158 / 32 / --	Land Use	Industrial	Building Desc	2CB-IN-2U-H
Additional Lots	--	Land Desc	25X100	Building Sq.Ft.	3750
Census Code	340170324004007	Zoning	--	Year Constructed	

Tax Information

Assessed Year	2026	Land Value	\$50,000	Tax Exemption	--
Tax Year	2025	Improved Value	\$45,000	Deductions (Amount)	0
Calculated Tax	\$8,271.65	Total Assessed Value	\$95,000	Tax Rate (2025)	8.707
Special Tax Codes	--			Tax Ratio (2025)	20.56

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34003C0267H	08/28/2019	0.06 (100%)	No



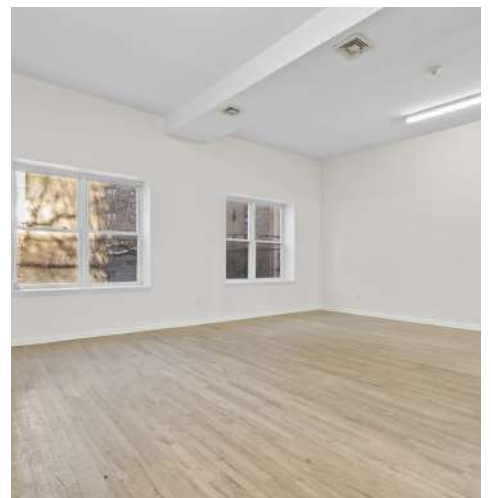
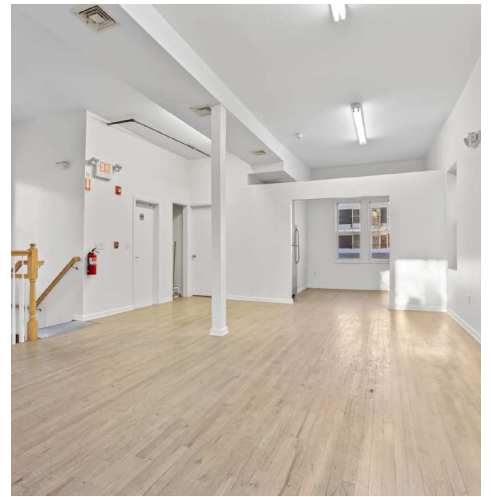
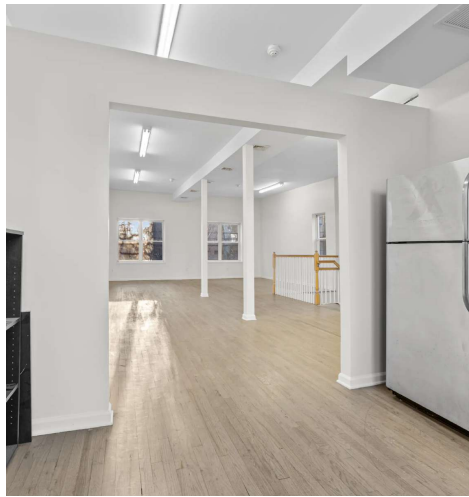
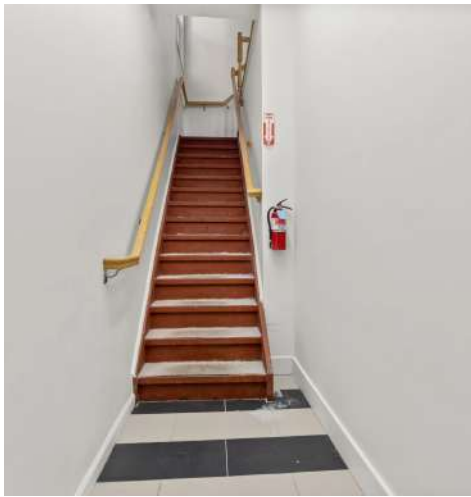
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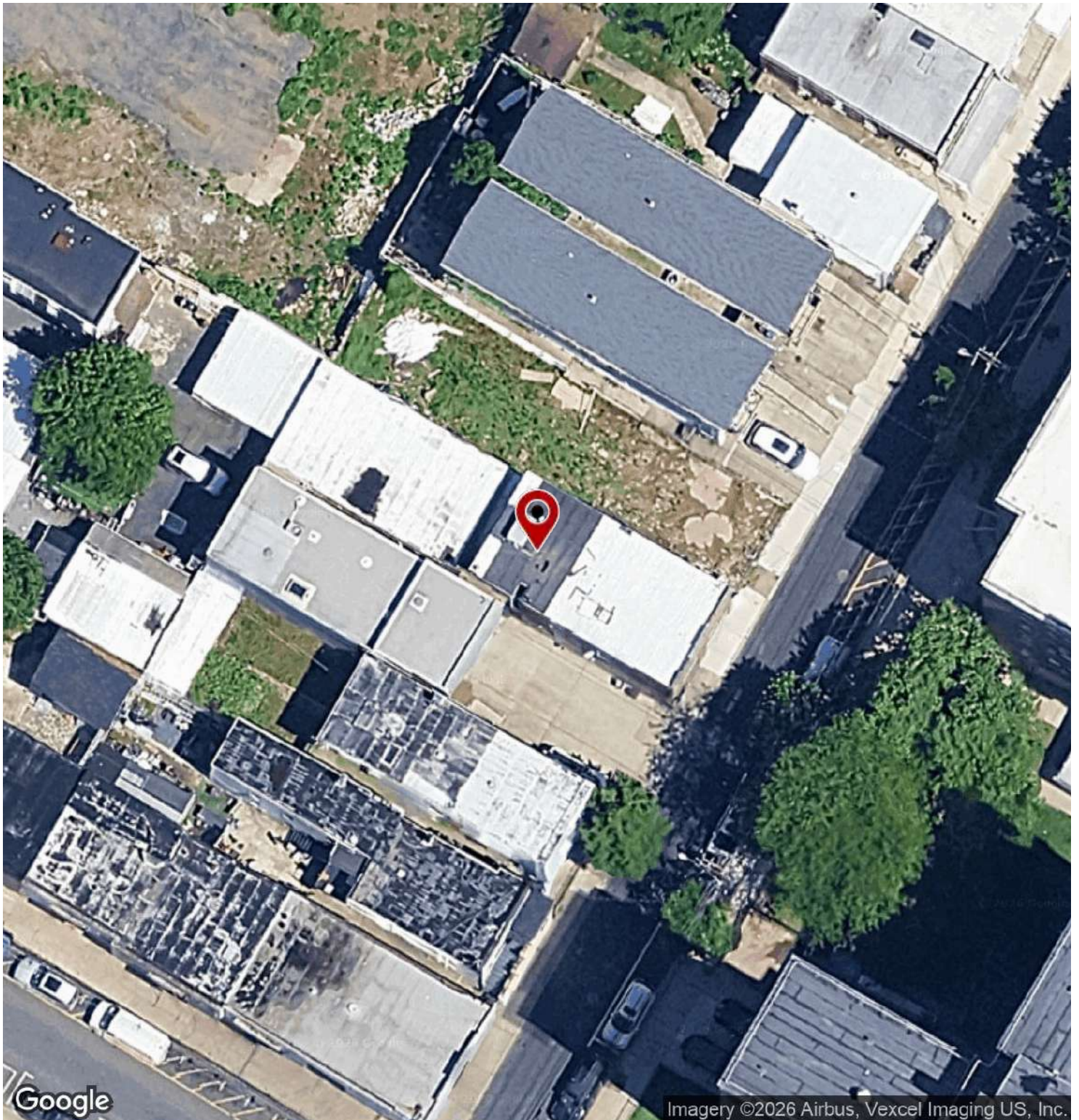
Exterior Photos



Interior Photos



Aerial



Google

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6209 ADAMS STREET RETAIL/OFFICE BUILDING | WEST NEW YORK

LOCATION INFORMATION

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DEP WETLANDS MAP

FEMA FLOOD MAP

REGIONAL MAP

DEP Wetlands Map

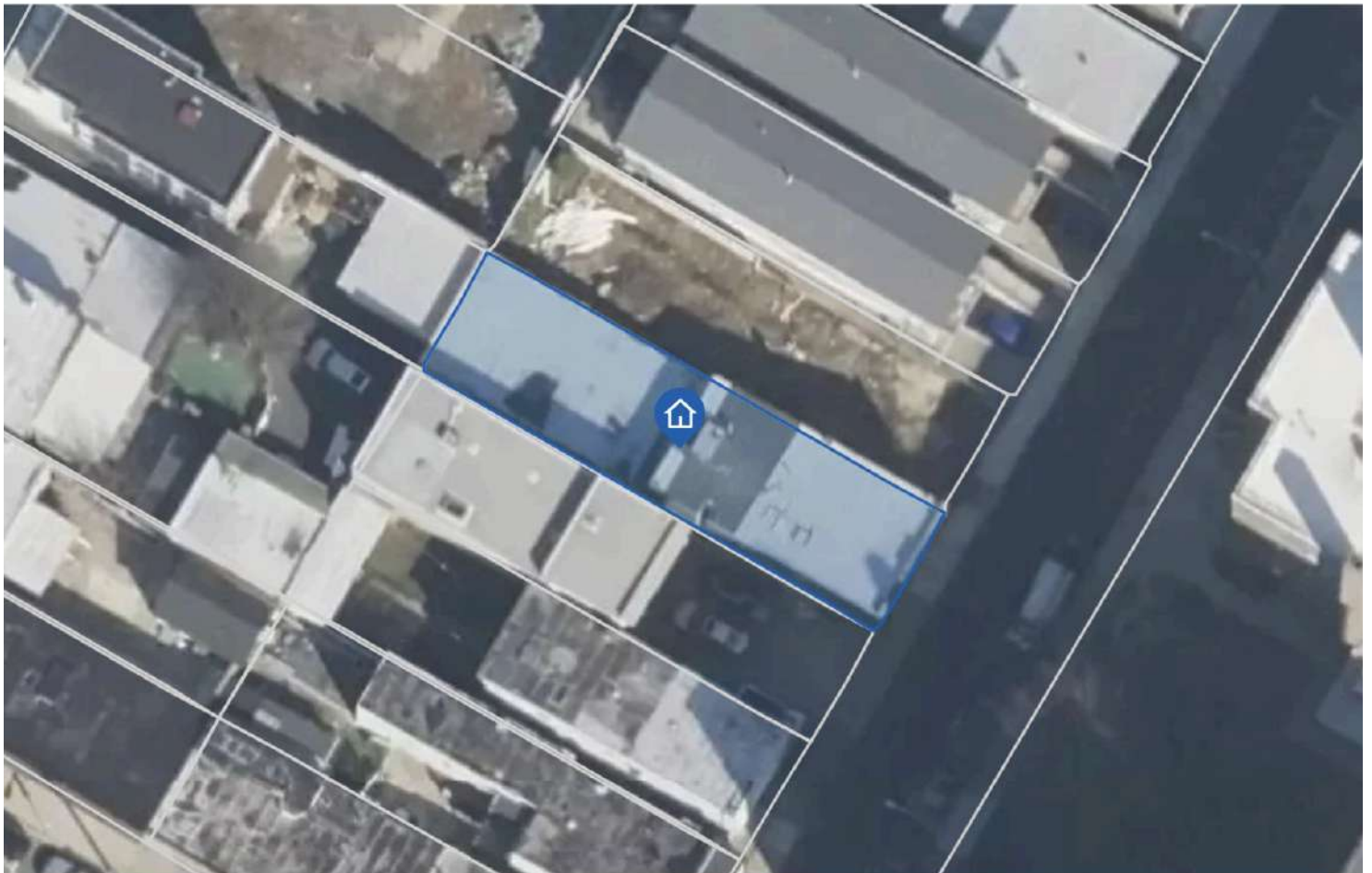
Property Detail Report

Property located at
6209 Adams St, West New York, NJ 07093



APN: 12-00158-0000-000
Generation date: 06/2023

Wetlands



Location

Area

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



FEMA Flood Map

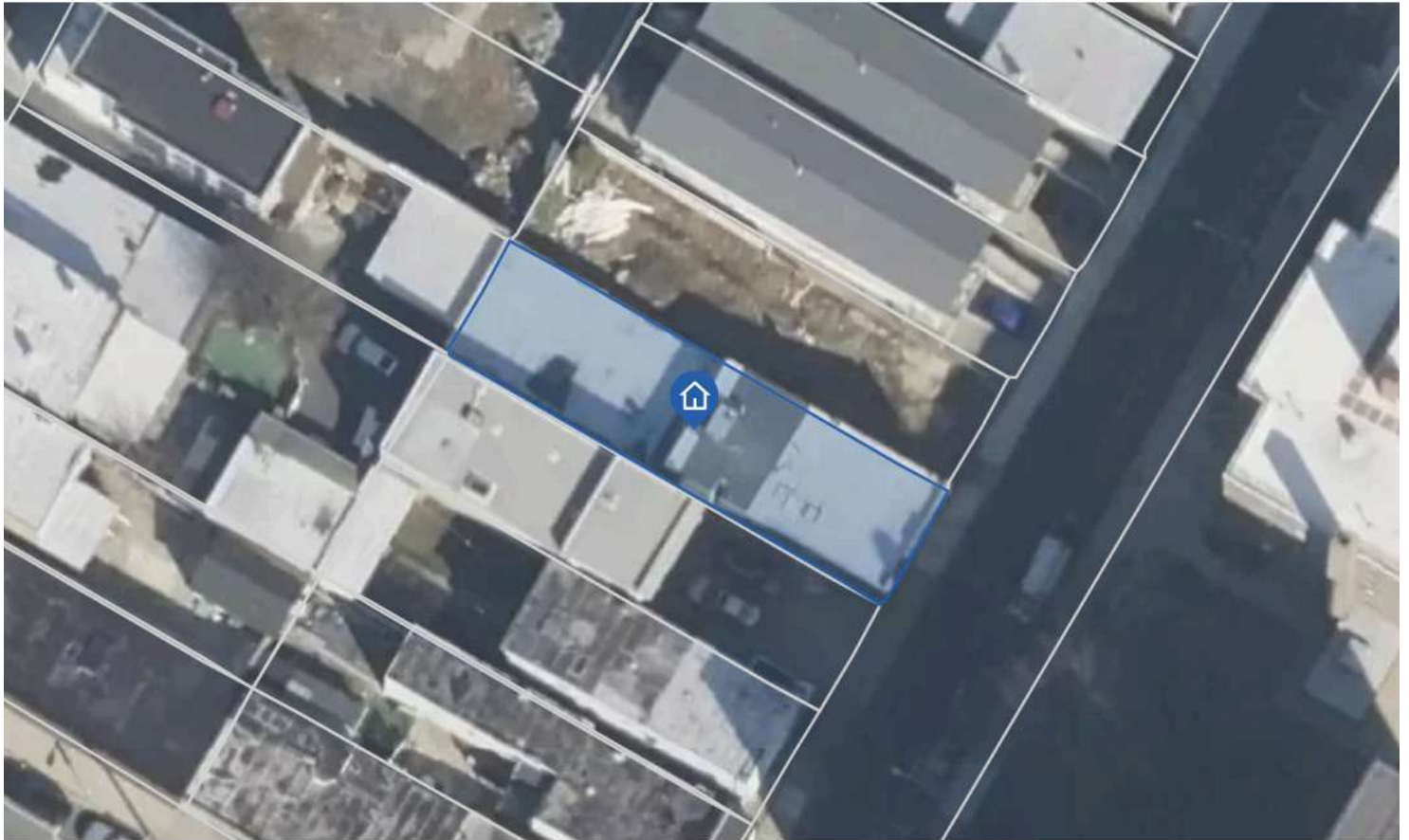
Property Detail Report



Property located at
9 Adams St, West New York, NJ 07093

APN: 12-00158-0000-00032-0
Generation date: 06/03/2

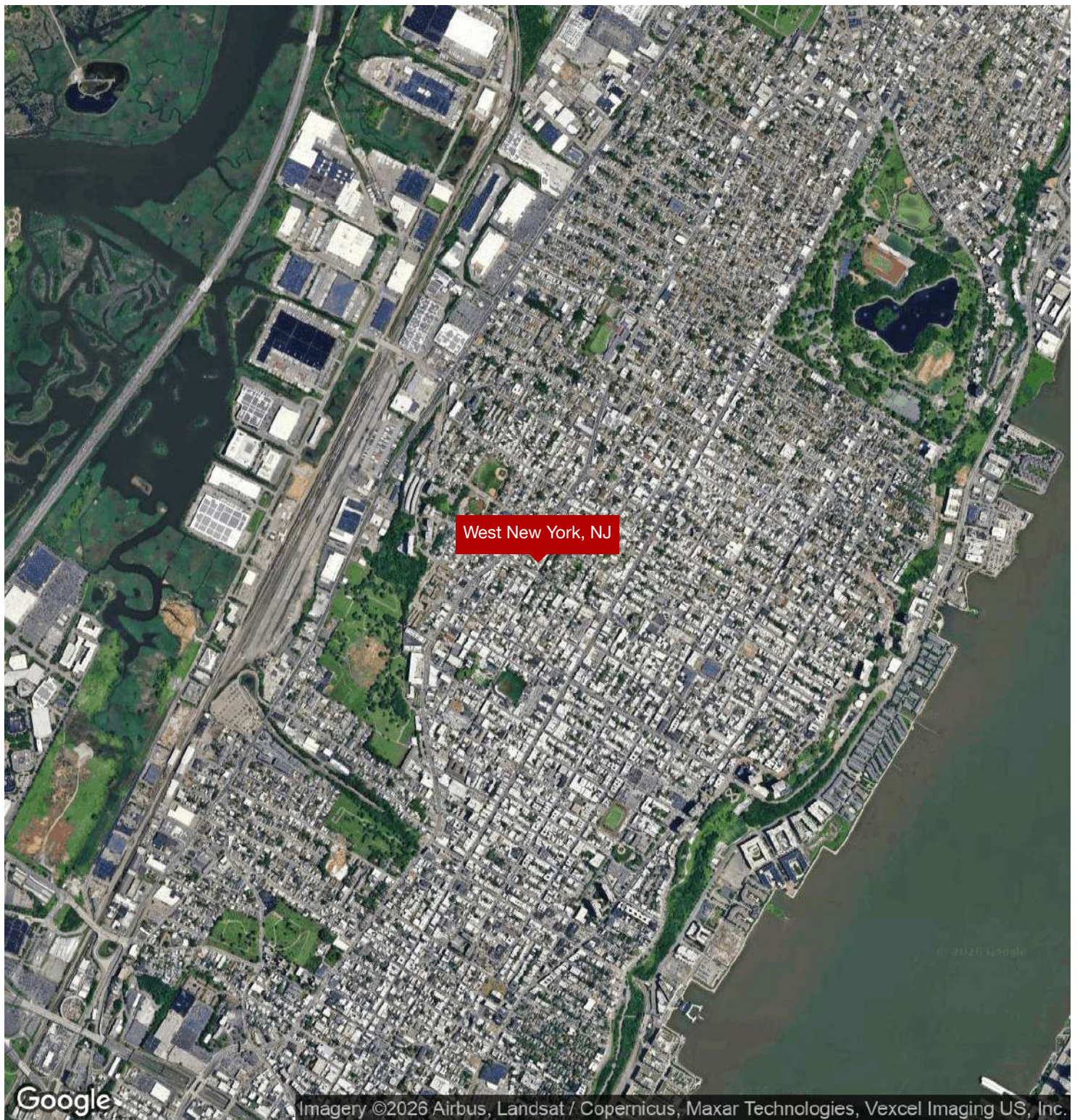
1A Flood



Code Description	Area	Panel #	SFHA	
AREA OF MINIMAL FLOOD HAZARD	0.06 (100%)	34003C0267H	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined



Regional Map



Google

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6209 ADAMS STREET RETAIL/OFFICE BUILDING | WEST NEW YORK

FINANCIAL ANALYSIS

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TAX HISTORY

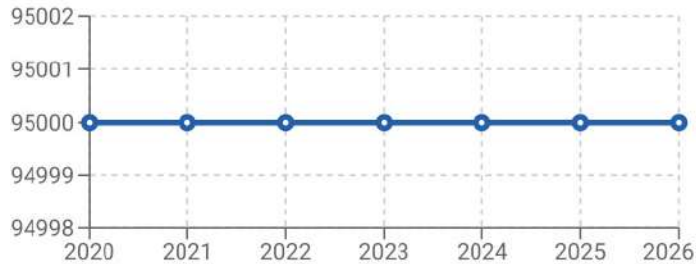
FINANCIAL SUMMARY

INCOME & EXPENSES

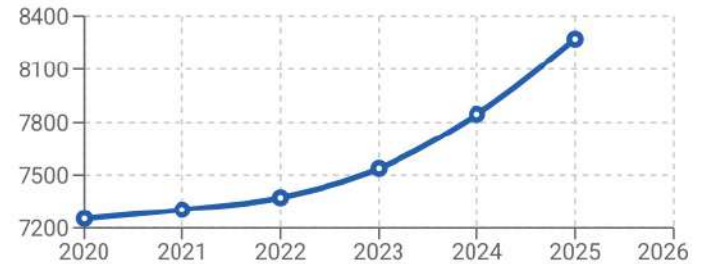
Tax History

ASSESSMENT HISTORY

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2026	---	---	---%	\$50,000	\$45,000	\$95,000
2025	\$8,271.65	\$425.6	5.42%	\$50,000	\$45,000	\$95,000
2024	\$7,846.05	\$307.8	4.08%	\$50,000	\$45,000	\$95,000
2023	\$7,538.25	\$164.35	2.23%	\$50,000	\$45,000	\$95,000
2022	\$7,373.90	\$69.35	0.95%	\$50,000	\$45,000	\$95,000
2021	\$7,304.55	\$51.3	0.71%	\$50,000	\$45,000	\$95,000
2020	\$7,253.25	\$69.35	0.97%	\$50,000	\$45,000	\$95,000
2019	\$7,183.90	\$33.25	0.46%	\$50,000	\$45,000	\$95,000
2018	\$7,150.65	\$31.35	0.44%	\$50,000	\$45,000	\$95,000
2017	\$7,119.30	\$184.3	2.66%	\$50,000	\$45,000	\$95,000
2016	\$6,935.00	\$133	1.96%	\$50,000	\$45,000	\$95,000
2015	\$6,802.00	\$444.6	6.99%	\$50,000	\$45,000	\$95,000
2014	\$6,357.40	\$39.9	0.63%	\$50,000	\$45,000	\$95,000
2013	\$6,317.50	\$180.5	2.94%	\$50,000	\$45,000	\$95,000
2012	\$6,137.00	-\$1,660.6	-21.3%	\$50,000	\$45,000	\$95,000
2011	\$7,797.60	-\$859.95	-9.93%	\$50,000	\$70,000	\$120,000
2010	\$8,657.55	-\$2,079.3	-19.37%	\$50,000	\$85,000	\$135,000
2009	\$10,736.85	\$2,025.85	23.26%	\$50,000	\$105,000	\$155,000
2008	\$8,711.00	\$1,019.9	13.26%	\$50,000	\$105,000	\$155,000
2007	\$7,691.10	\$210.8	2.82%	\$50,000	\$105,000	\$155,000
2006	\$7,480.30	\$212.4	2.92%	\$50,000	\$105,000	\$155,000
2005	\$7,267.90	\$144.1	2.02%	\$50,000	\$105,000	\$155,000
2004	\$7,123.80	\$189.1	2.73%	\$50,000	\$105,000	\$155,000
2003	\$6,934.70	\$153.45	2.26%	\$50,000	\$105,000	\$155,000



Financial Summary

INVESTMENT OVERVIEW**6209 ADAMS ST, WEST NEW YORK**

Price	\$849,000
Price per SF	\$226
Price per Unit	\$424,500

OPERATING DATA**6209 ADAMS ST, WEST NEW YORK****FINANCING DATA****6209 ADAMS ST, WEST NEW YORK**

6209 ADAMS STREET RETAIL/OFFICE BUILDING | WEST NEW YORK

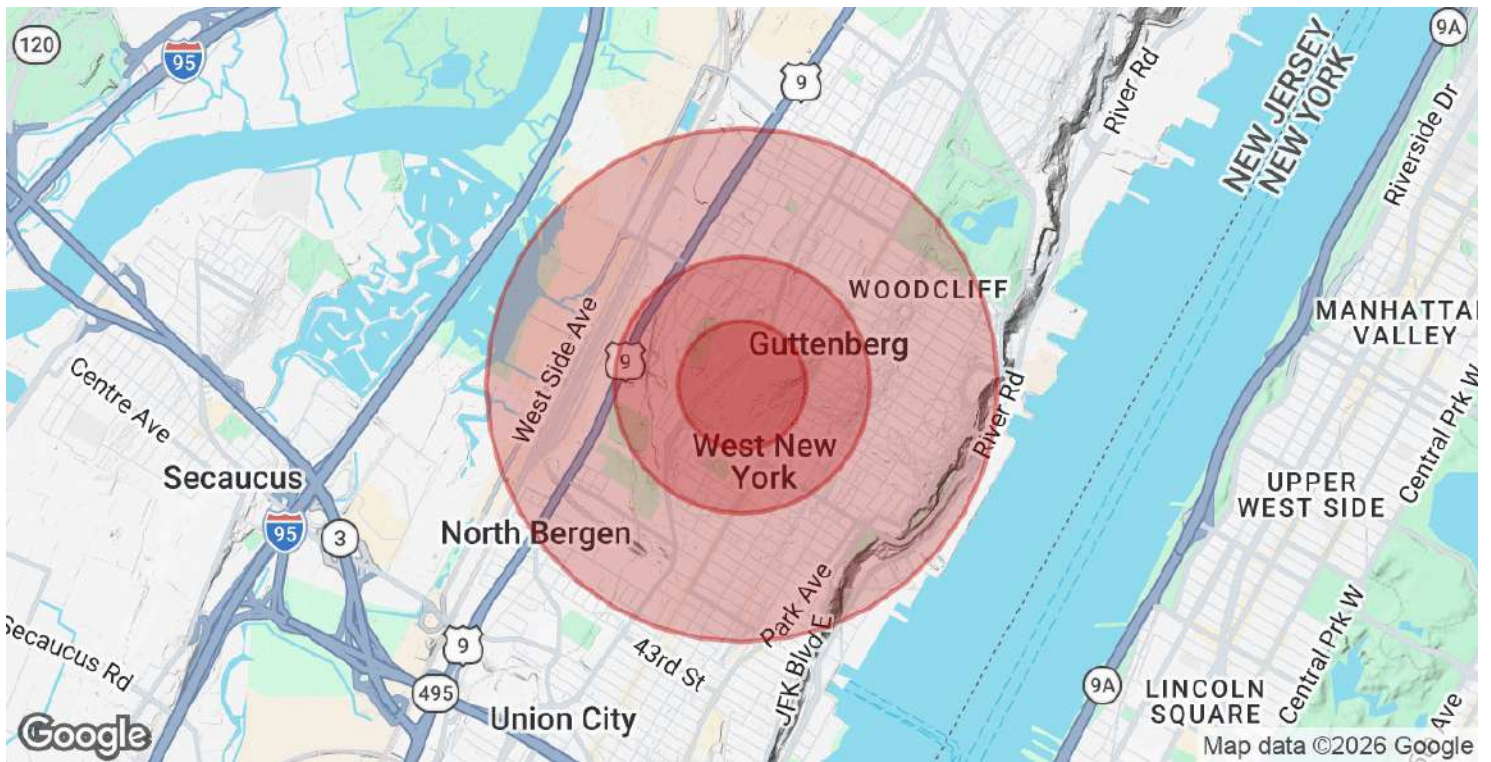
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Demographics Map & Report



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)



Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

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Direct: **201.917.5884 x701** | Cell: **201.315.1223**

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

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Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

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Fort Lee, NJ 07024

