

**FOR SALE**

**±4,116 SQ. FT. RETAIL BUILDING WITH AN APARTMENT**



- LOCATION:** 6 Park Avenue, Rutherford, Bergen County, New Jersey is located on a busy corner, and close to a commuter train.
- PROPERTY:** ±2,058 sq. ft. convenience store on 1<sup>st</sup> floor; ±2,058 sq. ft. apartment on the 2<sup>nd</sup> floor.
- ZONING:** Retail
- IMPROVEMENTS:** Fire alarm system upgraded.
- ASKING PRICE:** \$650,000 – Owner financing available. Taxes are approximately \$8,710.40 (2025)

**For further information or to arrange a tour, please contact:**

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**EXCLUSIVE BROKER**  
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Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

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