

3706 Park Ave, Weehawken, NJ

07086

Price: \$1,000,000 | 6.71% Cap Rate

2 Apartments 1 Restaurant Mixed-Use Comm



2 Apartments + Restaurant

NOI	67,063
Cap Rate	6.71%
Block/Lot	46/2
Lot Dim.	25 x 100
Lot SF	2,500
Lot SF (Acres)	0.06
Zoning	R/B-1
Building Class	4A
Stories	2
Rent Control	Yes
On-Site Parking	No

Property Description

We are pleased to present a rare opportunity to acquire this high income generating mixed-use asset in the vibrant commercial corridor of Weehawken, NJ—one of Hudson County's most desirable and transit-accessible markets. This three-story building features a ground-floor restaurant unit and two residential apartments above, offering investors a balanced income stream with both steady cash flow and value-add potential through future capital improvements. Contact Broker for financials.

ASSET HIGHLIGHTS

- Commercial: Chickpea Grill - 4 years remaining on lease - \$200/annual increases
- Apartment Mix: (2) Two-Bedroom / One-Bath Apartments, 100% Occupied
- Unit 1: Recently renovated with modern finishes and updated systems
- Unit 2: Value-add opportunity through capital improvements and rent growth potential

LOCATION OVERVIEW

- Densely populated, with walkable retail and dining options along Park Ave that attracts both residents and businesses seeking urban convenience
- Minutes from NYC, and easy access to NJ bus/light rail along with Route 3 & Turnpike for commuters

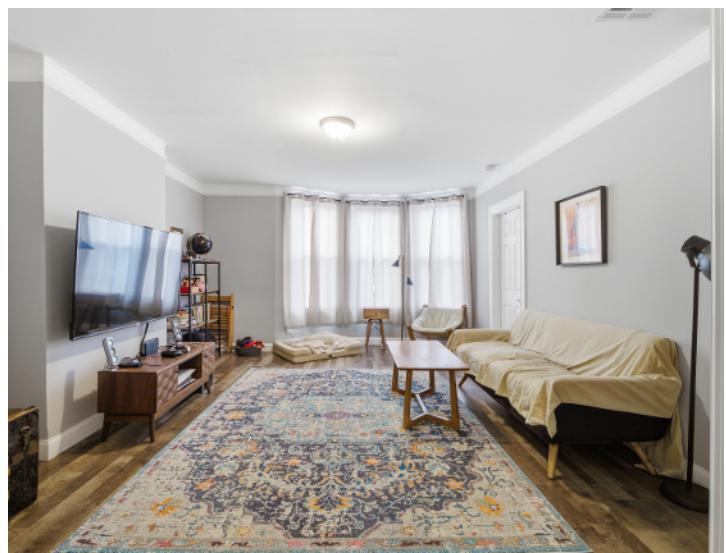
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Unit 1 - Entry/Living Space

Property Photos



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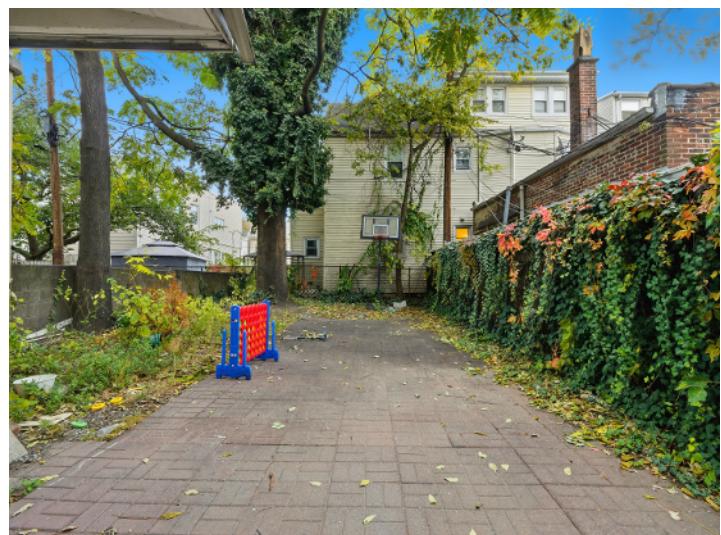
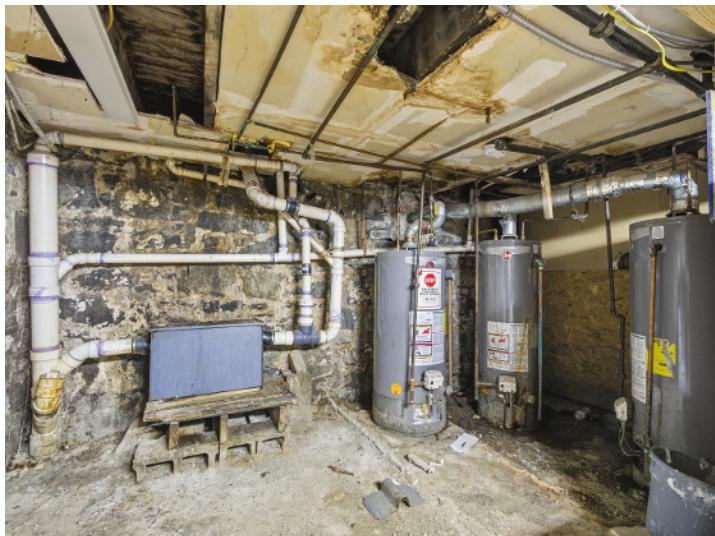
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Unit 1 - Bed/Bath/Kitchen



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Restaurant/Utilities/Backyard



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For Further Information Please Contact:



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