

# SERHANT.

## 3706 Park Ave, Weehawken, NJ

07086

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

2                      1                      Mixed-Use Comm  
Apartments      Restaurant



### 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

**The Most Followed Real Estate Brand in the World | [serhant.com](https://serhant.com) | [hello@serhant.com](mailto:hello@serhant.com) | 2019953793**

SERHANT, LLC is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



# SERHANT.

## Unit 1 - Entry/Living Space

### Property Photos



**The Most Followed Real Estate Brand in the World | [serhant.com](https://serhant.com) | [hello@serhant.com](mailto:hello@serhant.com) | 2019953793**

SERHANT. LLC is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.





# SERHANT.

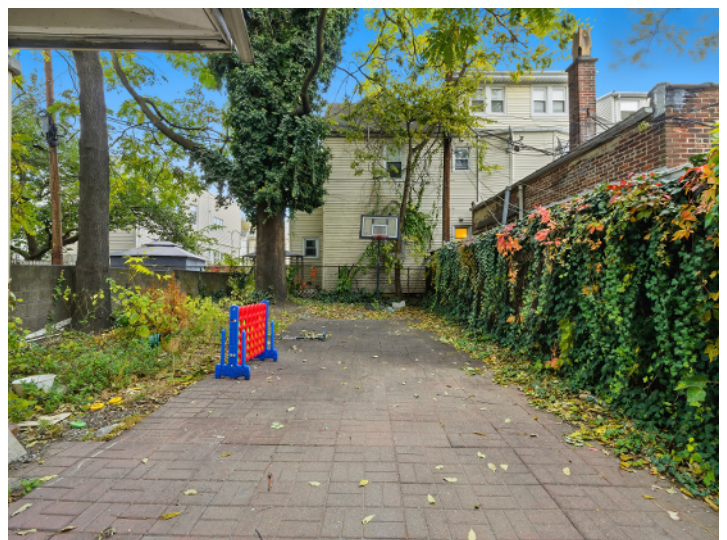
## Unit 1 - Bed/Bath/Kitchen





# SERHANT.

## Restaurant/Utilities/Backyard





# SERHANT.

**3706 Park Ave, Weehawken, NJ**  
07086

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

2                      1                      Mixed-Use Comm  
Apartments      Restaurant

**For Further Information Please Contact:**



**Connor Russo**

Director | Multifamily & Mixed-Use  
2019953793  
crusso@Serhant.com



**The Most Followed Real Estate Brand in the World | [serhant.com](https://serhant.com) | [hello@serhant.com](mailto:hello@serhant.com) | 2019953793**

SERHANT. LLC is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

