



509-511

507 45TH ST

©Photo copyright by CRDS 2025

45th STREET  
UNION CITY, NJ 07087



LEASE or SALE OPPORTUNITY

OFFERING MEMORANDUM



# CONTENTS

3

EXECUTIVE  
SUMMARY

4

INVESTMENT  
HEIGHT-LIGHT

5

PROPERTY  
DESCRIPTION

6

PROPERTY  
PHOTOS

7

SPACE  
LAYOUT

8

MARKET  
OVERVIEW

9

DEMOGRAPHICS  
WITHIN 5 MILES

10

LOCATION  
OVERVIEW

11

CONTACT  
INFORMATION

12

CONFIDENTIALITY  
AGREEMENT

509-511  
45th STREET

UNION CITY, NJ 07087

© PHOTO'S BY CRDS



CONTACT

**Dennis Shim**

**+1 917 662 8498**

crbyds@gmail.com



# EXECUTIVE SUMMARY

**CRDS** has been exclusively retained to market the sale of 509–511 45th Street, a mixed-use property located in Union City, NJ. The offering consists of a commercial retail and multi-family asset situated on a 0.11-acre parcel (approx. 4,800 SF) within the thriving Hudson Waterfront submarket, part of the broader New York–Jersey City metro area.

This property is located in a high-density neighborhood with a population of approximately 95,000 within a one-mile radius, and a projected growth of 3.7% from 2024 to 2029. It offers exceptional connectivity, just steps from Bergenline Avenue and Tonnelle Avenue Light Rail stops, and less than one mile from the Port Imperial Ferry Terminal—a key commuter route to Manhattan.

Local demographics support continued investment, with a median household income of ~\$64,000 within one mile and rising to ~\$96,000 within a 3–5 mile range. Property values in the area are steadily increasing.

## 1 Value-Add & Upside Potential

### Commercial Leasing Opportunity

The ground-floor retail component is well-suited for a variety of professional or service-oriented uses—such as urgent care, medical offices, or boutique retailers—benefiting from heavy pedestrian traffic and strong street visibility.

## 2 Multi-Family Rental Upside

The existing multi-family units offer upside potential through renovation or repositioning, with market rents expected to exceed \$3,300/month based on local comparable properties.

## 3 Redevelopment Potential

Favorable zoning and land use regulations provide an opportunity to combine the parcels for a higher-density, mixed-use redevelopment, maximizing long-term value.



# 3

509–511 45th Street Union City, NJ

©Photo copyright by CRDS 2025

# INVESTMENT HIGHLIGHTS

**509–511 45th Street** is a rare mixed-use opportunity in the heart of Union City's vibrant retail corridor. This offering includes a well-positioned 8,000+ SF retail asset and a stabilized multi-family component generating immediate income. With direct access to NYC transit, strong area demographics, and future redevelopment potential, this asset is ideal for investors seeking both current cash flow and long-term appreciation.



PRIME  
LOCATION



SIGNIFICANT  
VALUE-ADD  
OPPORTUNITY



FLEXIBILITY  
IN USE



RE-DEVELOPMENT  
OPPORTUNITY



COMMERCIAL  
LEASING  
OPPORTUNITY



PURCHASE  
FOR  
OWNER USE



4

509–511 45th Street Union City, NJ

©Photo copyright by CRDS 2025

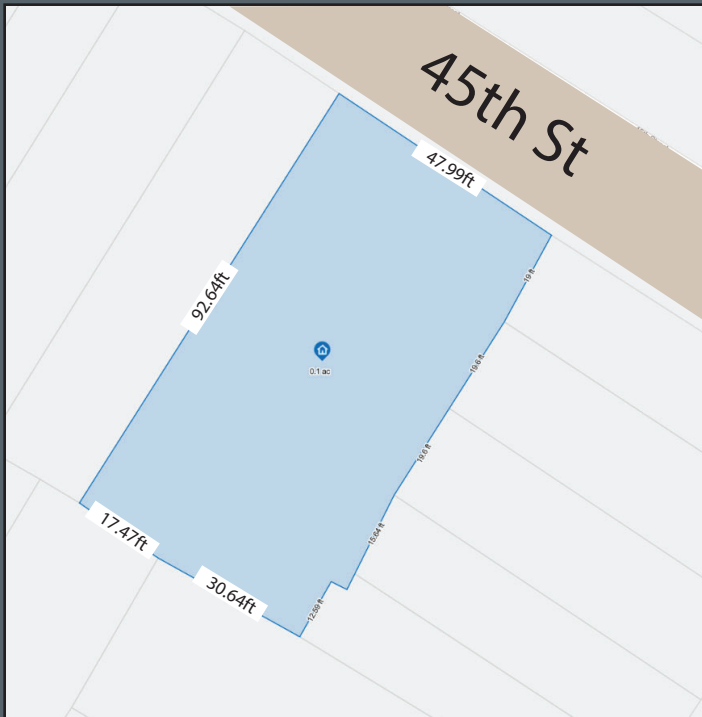




# P PROPERTY DESCRIPTIONS

**ADDRESS:** 509-511 45th St. Union City, NJ  
**BLOCK & LOT:** 255/29  
**LOT DIMENSION:** 47.99 X 92.64(IRR)  
**PROPERTY TYPE:** Commercial/ Retail  
**BUILDING DIMENSION:** 45' x 92.64'  
**HVAC:** 5 Tons  
**HOT WATER:** Electric  
**STORY:** 2 (Walk Up)  
**YEAR BUILT/ALTERED:** 1920 / 2000  
**ZONING:** C-N (Neighborhood Commercial)  
**PROPERTY TAX:** \$26,582

## LAND MAP



## C-N Neighborhood Commercial District.

### 1. Purpose.

This zone is intended to provide commercial sales and service uses for the adjoining neighborhoods.

### 2. Permitted principal uses.

- (a) Retail sales and personal service establishments.
- (b) Offices (upper floors only).
- (c) Medical offices (upper floors only).
- (d) Apartments (upper floors only) in a low-rise or mid-rise apartment building that has one or more permitted non-residential uses on the ground floor.
- (e) Live/work units (upper floors only).
- (f) Restaurants, excluding drive-through restaurants.
- (g) Eating and drinking establishments.
- (h) Bars.
- (i) Banks, excluding drive-through banks.
- (j) Health clubs.
- (k) Child-care centers.
- (l) Municipal uses.
- (m) Government uses.
- (n) Public parks and playgrounds.

### 3. Permitted accessory uses.

- (a) Uses which are customarily incidental and accessory to the principal use.
- (b) Minor home occupations.

### 4. Permitted conditional uses.

- (a) Greyfield redevelopment.
- (b) Public and private parking garages.
- (c) Places of worship, subject to institutional use requirements.
- (d) Wireless telecommunications facilities.
- (e) Nonaccessory parking lots.



# 5

509-511 45th Street Union City, NJ

# P PROPERTY PHOTOS



BUILDING FRONT

© PHOTO'S BY CRDS



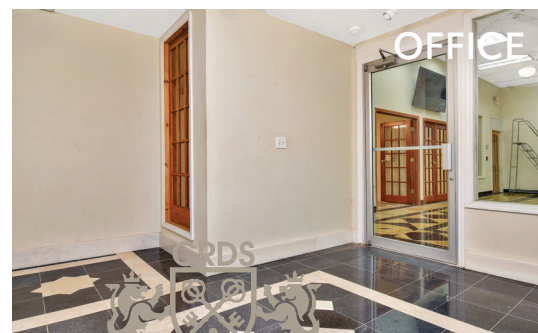
HALL



HALL



OFFICE



OFFICE



KITCHEN



BATHROOM X 2



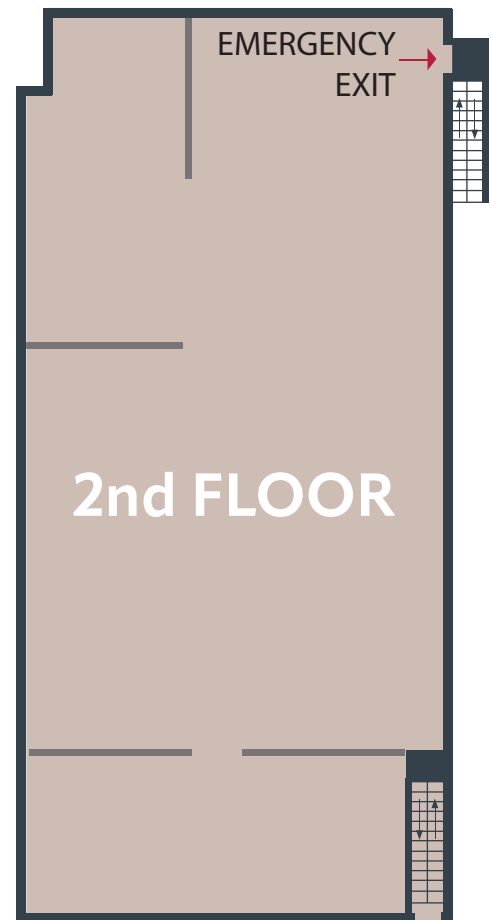
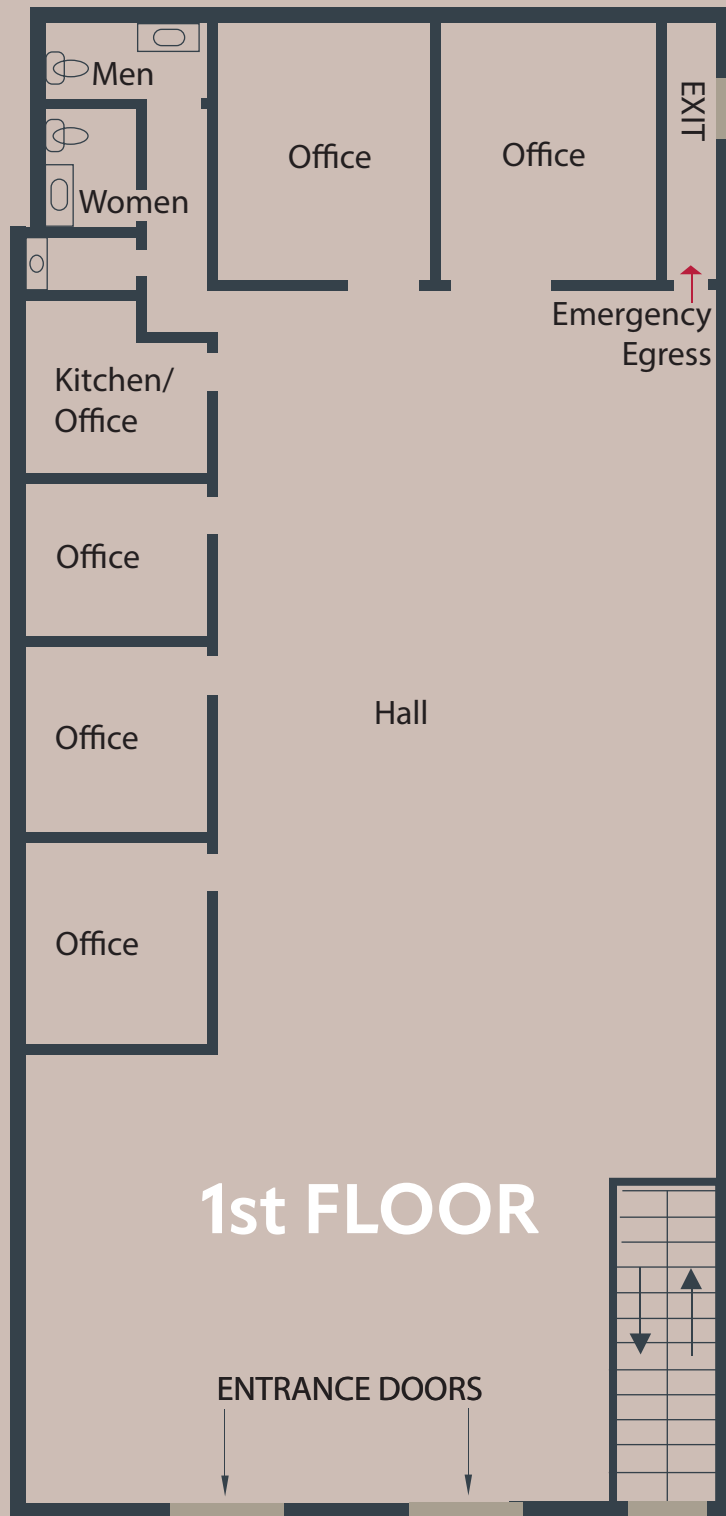
Commercial Realty by Dennis Shim

6

509-511 45th Street Union City, NJ



# SPACE LAYOUT

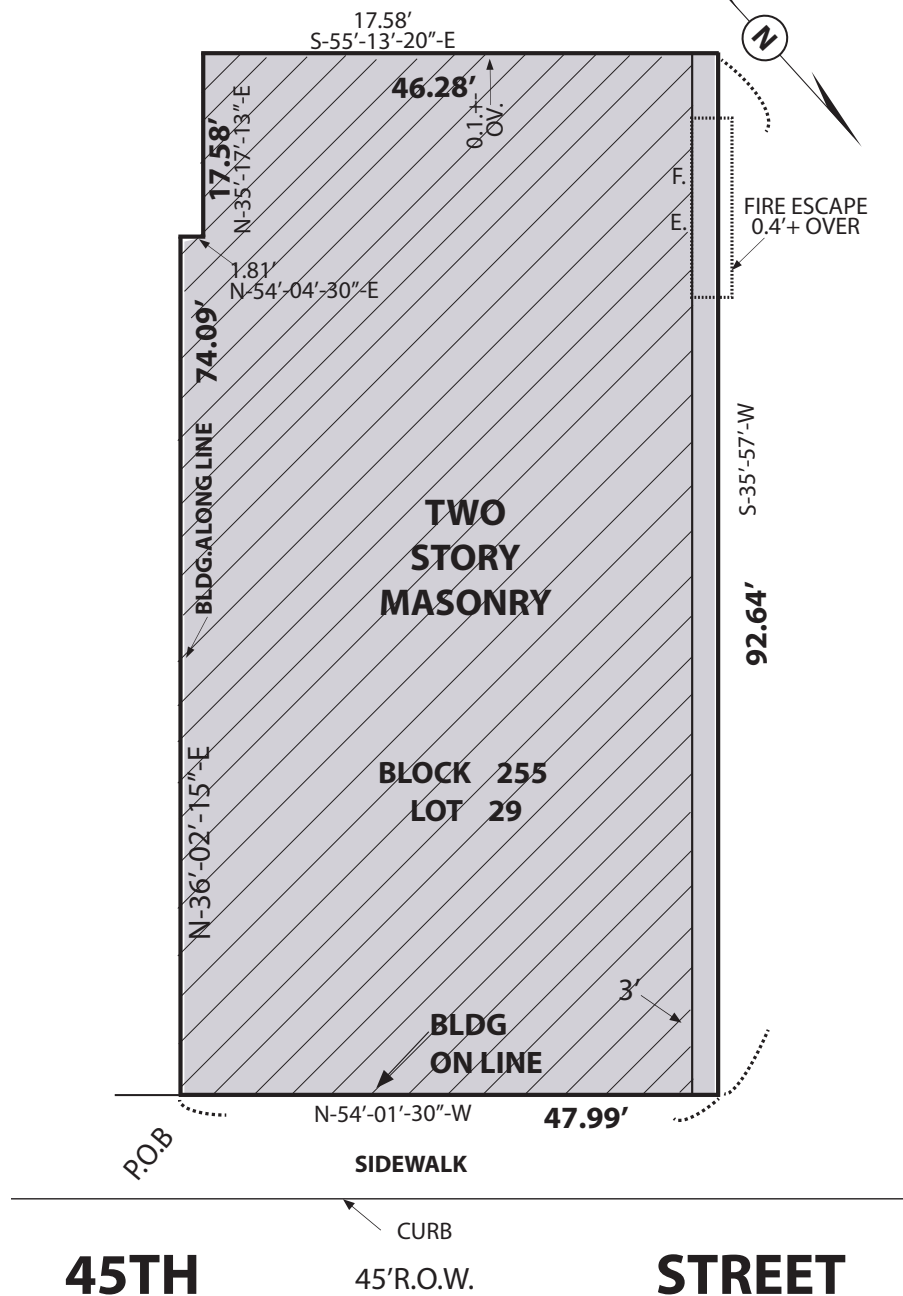


2nd FLOOR  
ENTRANCE

7

509-511 45th Street Union City, NJ

## SURVEY



**SURVEY OF PROPERTY**  
509-511A 45TH STREET  
UNION CITY, HUDSON COUNTY, NJ



# UNION CITY, NJ MARKET OVERVIEW



## FOR LEASE COMPARISON

Address	Type	Size	Price(\$/sf/yr)
3708-3710 Bergenline Ave	Retail	2,900sf	\$31
328 48th St	Retail	2,200sf	\$36.54
4517 Bergenline Ave	Retail	2,200sf	\$27.27
3600 Bergenline Ave	Office	2,500sf	\$27.27
156-160 19th St	Office	1,000sf	\$36.54

## FOR SALE COMPARISON

Address	Type	Size	Price(\$/sf/yr)	Cap Rate
4525 Broadway (7 Multi-Fam)	Multi-Fam	4,900sf	\$1.15M	6.70%
1003 New York Ave (6 Units)	Multi-Fam	3,252sf	\$899,900	6.11%
2815-2819 Summit Ave (10 Units)	Multi-Fam	11,232sf	\$2,813M	6.09%
4312 Kennedy Blvd (6 Units)	Multi-Fam	10,227sf	\$1,495M	7.00%
4105 Park Ave (Restaurant/Retail)	Retail	3,456sf	\$1.698M	7.00%
150-169 19th St	Office	7,900sf	\$2.3M	9.50%

## SUBJECT PROPERTY (For Lease)

Floor	Space Size(Approx.)	Base Rent (psf)	Property Tax/Ins	Base Rent Total/yr
1st	4,150 sf (Retail)	\$32.00+NNN	60%	\$132,800
2nd	4,150 sf (Office)	\$24.00+NNN	40%	\$ 99,600

**PROJECTED GROSS INCOME TOTAL : \$ 232,400**

Property Tax: \$26,582/yr

Insurance: \$ 7,500/yr

Water & Others: \$ 8,000/yr (Owner supply)

**Annualy 3% Escalation**

**FOR SALE INFORMATION CONTACT: 917 662 8498**



9

509-511 45th Street Union City, NJ

# DEMOGRAPHICS NEAR THE PROPERTY



	1 MILE	3 MILE	5 MILE
2024 Total Population	94,623	623,071	1,931,890
2029 Population	91,098	596,360	1,817,225
Pop Growth 2024-2029	(3,73%)	(5,65%)	(5,94%)
Average Age	39	41	40
2024 Total Households	35,317	290,389	909,086
HH Growth 2024-2029	(4.10%)	(6.14%)	(6.25%)
Meridian Household Income	\$63,679	\$95,649	\$96,379
Average Household Size	2.60	2.10	2.00
2024 Average HH Vehicles	1.00	1.00	00
Median Home Value	\$439,574	\$773,564	\$853,342
Median Year Built	1959	1961	1959



# 10

509-511 45th Street Union City, NJ



# LOCATION OVERVIEW



**509-511 45th STREET**  
UNION CITY, NJ 07087





# CONTACT INFORMATION



◆ **DENNIS SHIM**-Broker  
Licensed NY / NJ  
**+1 917 662 8498**  
crbyds@gmail.com

Head Office: 1239 Broadway New York, NJ 10001

Mailing Address: 936 Edgewater Ave Ridgefield, NJ 07657

Affiliated with Kimsville Property LLC-NJ



**WARNING:**

All photos and drawings included in the O.M. are protected by registered copyright. Unauthorized reproduction or use without permission from CRDS is prohibited by law and may result in legal liability.

# 12

509-511 45th Street Union City, NJ



# CONFIDENTIALITY AGREEMENT

This OFFERING MEMORANDUM has been prepared by Dennis Shim at CRDS, a licensed broker, on behalf of the Owner regarding the off-market purchase of the property located at **509–511 45th Street Union City, NJ 07087** ("Property").

The materials and information presented in this OFFERING MEMORANDUM is not intended to be exhaustive or contain all the details prospective investors or developers may require. All information has been compiled by CRDS, the Owner, and other sources and is subject to change.

No representations are made by CRDS, the Owner, or their employees regarding the accuracy or completeness of the information provided. Nothing herein should be relied upon as a guarantee of the Property's future performance. While the information is believed to be accurate, prospective purchasers are expected to conduct their own independent due diligence.

The CRDS, the Owner, and their employees expressly disclaim any liability for any representations or warranties, whether expressed or implied, regarding the Offering Memorandum or any other written or oral communication shared with recipients. Furthermore, this Offering Memorandum does not represent that there have been no changes to the Property or its business affairs since its preparation. Verification of the information is solely the responsibility of prospective purchasers. Additional information and property inspections will be made available to qualified and interested parties upon request.

The Owner and CRDS reserve the right, at their sole discretion, to reject any expressions of interest or offers and to terminate discussions at any time without notice. There is no legal commitment to any entity reviewing this Brochure or submitting an offer unless a fully executed written agreement, approved by the Owner and their legal counsel, is in place. CRDS is not authorized to make any representations or commitments on behalf of the Owner.

This Brochure and its contents, except information that is public record, are confidential. By accepting this document, you agree:

To treat it with the strictest confidence;  
Not to photocopy, duplicate, or distribute it;  
Not to disclose its contents to any third party without prior written consent from the Owner or CRDS (except to outside advisors who are also bound by confidentiality);

Not to use this OFFERING MEMORANDUM in any manner that may harm the interests of the Owner or CRDS; and To return it immediately upon request from the Owner or CRDS.

If you have no further interest in the Property, please destroy this OFFERING MEMORANDUM immediately. Property inspections are only permitted when accompanied by the Owner or CRDS.

\_\_\_\_\_  
Signature

Date:    /    / 2025

Buyer's Name:

Address:

Company Name:

Cell No.:

Email Address:



# 13

509–511 45th Street Union City, NJ