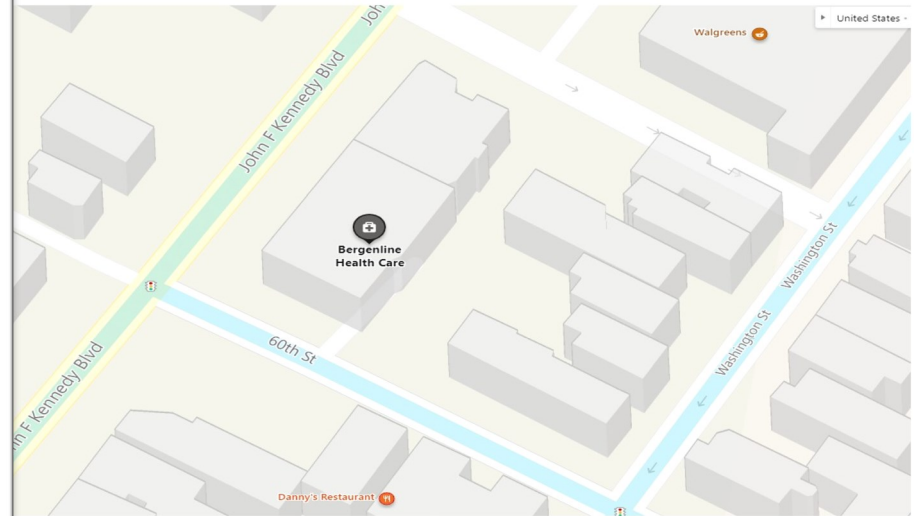


## LOCATION ,LOCATION,LOCATION

### 6000 Kennedy blvd,West New York, NJ 07093



The mixed-use corner property at 6000 Kennedy Blvd., West New York, is a three-story building situated on a 5900 square foot plot of land..with 7750 square feet building. This type of property is designed to accommodate multiple uses within a single structure, making it versatile and potentially attractive to a variety of tenants and investors. This prime location is between Kennedy Blvd. and Bergenline Ave., making it highly visible and accessible in a bustling area. The ground floor of the building houses a medical office, which serves as a hub for multiple healthcare professionals: Chiropractor, Physical Therapist, Orthopedist, Dentist & medical doctor. The presence of these healthcare professionals in the medical office makes it a comprehensive healthcare destination, potentially attracting a broad clientele from the local community. The lower level of the building offers an additional 1500 square feet of vacant space. This space could potentially be used for offices, storage, or other commercial purposes, depending on local zoning regulations and tenant needs. There are three residential apartments within the building. These apartments provide living spaces and may contribute to the property's income through rental payments from tenants. Situated on Kennedy Blvd. in West New York, the property benefits from a prominent and accessible location, which is crucial for attracting both residential and commercial tenants. Mixed-use properties like this one are valued for their ability to generate multiple streams of income from residential rents and commercial leases. They also cater to a diverse range of tenant needs, from housing to professional services, which can contribute to long-term tenant stability and property value appreciation. Such properties are often sought after by investors looking to diversify their real estate portfolios and capitalize on the demand for mixed-use developments in urban and suburban areas **Asking Price 2,500,000**



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