

AVAILABLE FOR SALE
\$1,950,000

117-119 36TH STREET

Union City | **New Jersey**



INDUSTRIAL WAREHOUSE
INVESTMENT OPPORTUNITY

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

117-119 36TH STREET is a 15,000 ft. industrial warehouse located in the heart of Union City between bustling Park and Hudson Avenues.

Each of the building's three floors are approximately 5,000 SF and feature large open floor plans suitable for a variety of different businesses. Ceiling heights range between 12-16 ft. ceilings.

The building was originally built for automobile storage and was most recently used as a commercial kitchen. Special features of the building include floor drains, freezer space and an industrial freight elevator that connects all three floors.

The property is conveniently located in close proximity to the Lincoln Tunnel and offers immediate access to NYC. This property will ultimately be a redevelopment opportunity as it is one of the only remaining industrial buildings in a dense residential neighborhood. Similar properties have been redeveloped into apartment buildings.

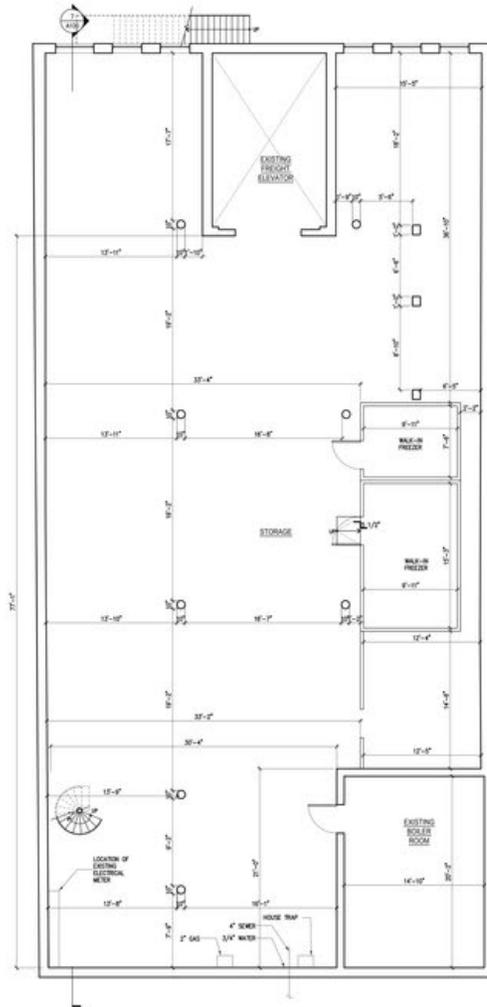
VITAL DATA

PRICE \$1,950,000

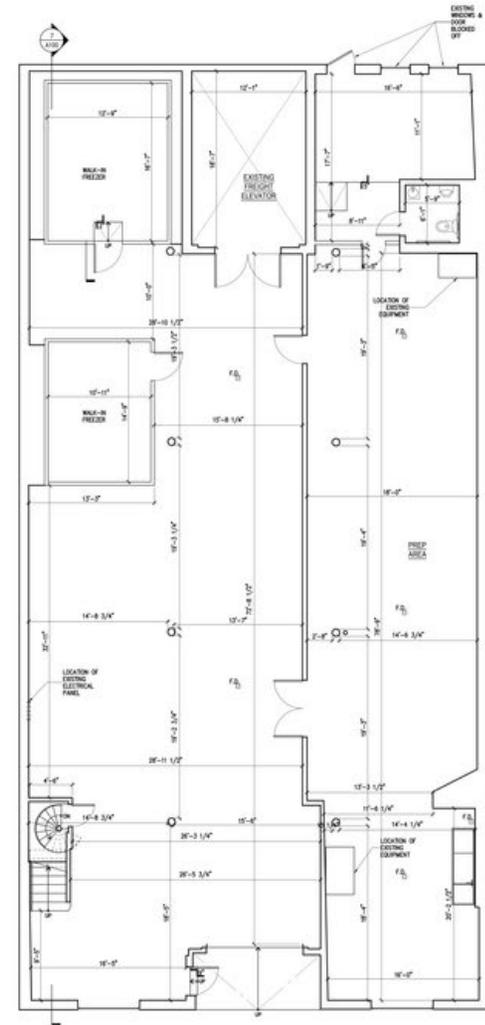
PROPERTY SUMMARY	
THE OFFERING	
Property Address	117-119 36th Street, Union City, New Jersey 07087
County	Hudson County
Cross Streets	Park Avenue and Hudson Avenue
Status	Formerly Commercial Bakery
Possession	Immediate
BUILDING INFORMATION	
# Of Buildings	1
Stories	3
Basement	5,000 SF
First Floor	5,000 SF
Second Floor	5,000 SF
Total SF	15,000 SF
Frontage	50 FT on 36th St.
Ceiling Heights	12-16 FT
ZONING INFORMATION	
Zoning	Industrial/Warehouse
TAX INFORMATION	
Taxes Due	\$27,676.80
COMMENTS	
<ul style="list-style-type: none"> • Outstanding opportunity for warehouse, light industrial or office uses • Property features a unique drive-in front loading dock • Easy access to U.S. Route 1/9, New Jersey Turnpike and New Jersey Highways • Neighbors include Lidl, Bagels on Park, Prompt MD, Dunkin', Walgreens 	

FLOOR PLANS

Cellar Floor Plan

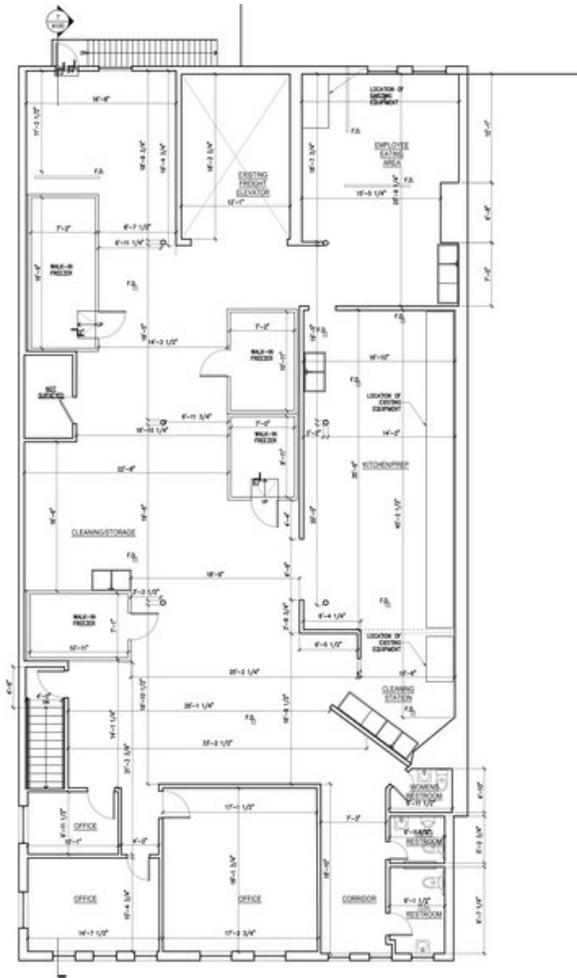


Ground Floor Plan

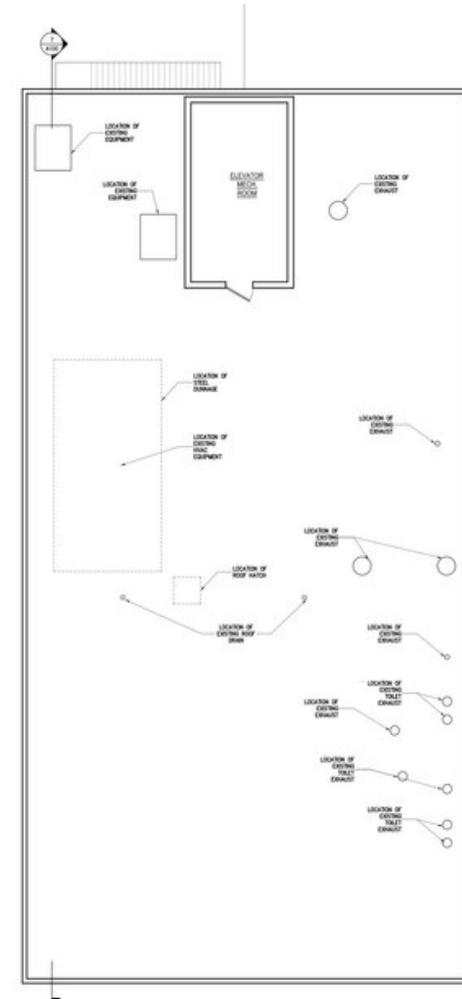


FLOOR PLANS

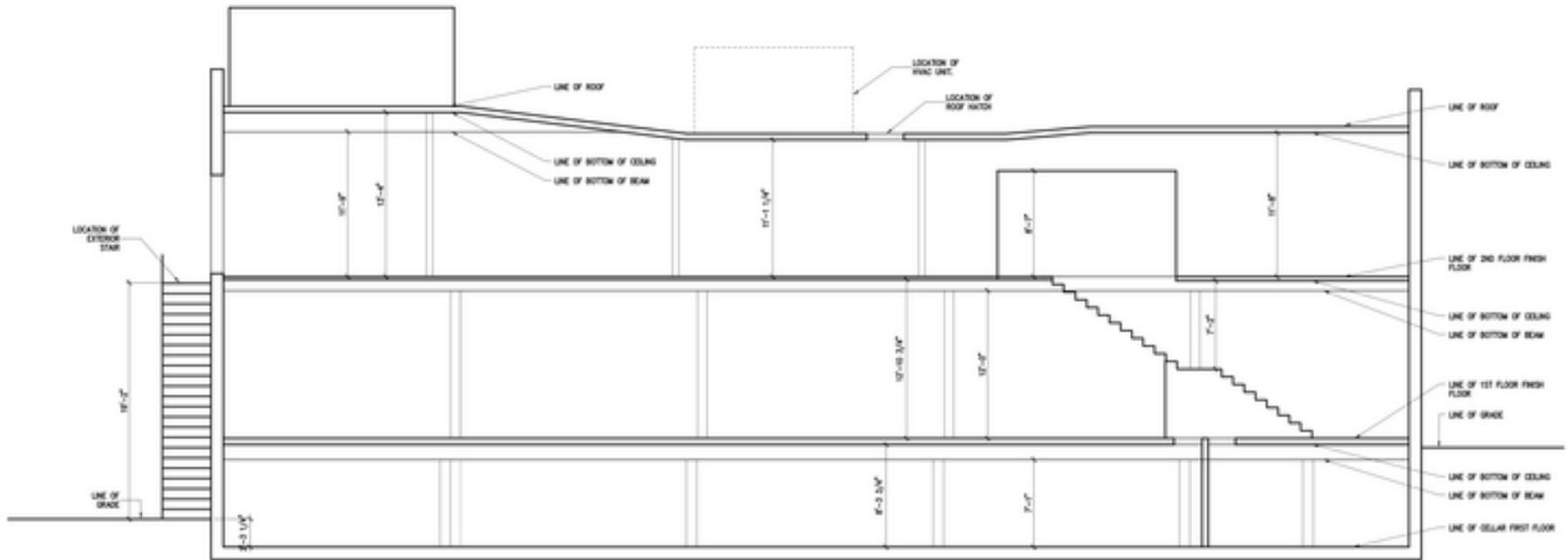
Second Floor Plan



Roof Floor Plan



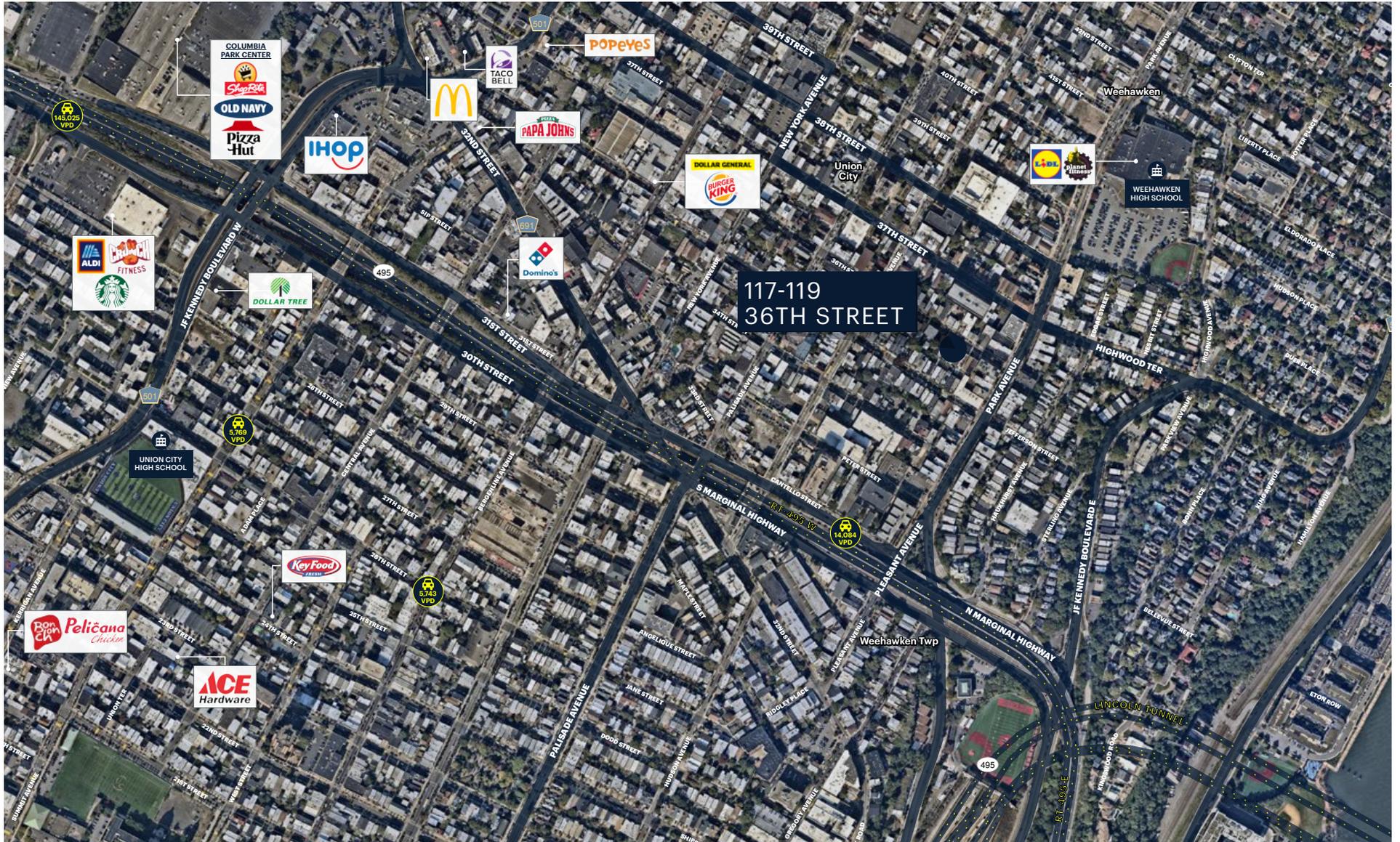
SECTION PLAN



PHOTOS



AERIAL MAP



MARKET OVERVIEW

UNION CITY | NEW JERSEY is part of the New York metropolitan area, located atop the ridge of the lower Hudson Palisades, many of its streets offer views of the surrounding municipalities, the New York City skyline, and the New Jersey Meadowlands.

Two major waves of immigration, first of German speakers and then of Spanish speakers, greatly influenced the development and character of Union City. Its two nicknames, “Embroidery Capital of the United States” and “Havana on the Hudson”, reflect important aspects of that history. Thousands visit Union City each year to see the nation’s longest-running passion play and the annual Cuban Day Parade of New Jersey.

Bergenline Avenue is the city’s main commercial thoroughfare. Currently the longest commercial avenue in the state, boasting over 300 retail stores and restaurants, Bergenline runs through not only the entire length of Union City from north to south, but also through West New York, Guttenberg and North Bergen, making it the main commercial strip for Northern Hudson County.

New Jersey Route 495 is the most significant highway passing through Union City, which connects directly to the Lincoln Tunnel into New York City, Interstate 95 (the New Jersey Turnpike), U.S. Route 1/9 and New Jersey Route 3. Within the city, Bergenline Avenue and the marginal highway of Route 495 are major public transportation corridors. The Bergenline Avenue station of the Hudson-Bergen Light Rail is located at 49th Street near the city line with West New York and North Bergen.



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