

Mixed Use Building For Sale with Parking 3 Apartments + 1 Retail + 2 Office

6000-6004 John Kennedy Blvd. West New York, NJ 07093

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OFFERING HIGHLIGHTS

- Corner +/- 7,750 SF Mixed-Use Building In West New York, Hudson County, NJ.
- Property Consists of 6 Units; 3 Residential Apartments , 1 Retail Unit and 2 Office Units.
- Retail Unit Has Been Upgraded Current Tenant Is On A Month To Month - Tenant Has 9 Locations.
- 2 Lower Level Units Accessed Through Back Parking Lot - Both Vacant Office Spaces.
- Easy Access To All Major Routes Of Transportation; 1-495, Rt. 3, NJ Turnpike And Route 1&9.
- Nearby National Tenants Include Walmart, The Home Depot, Walgreens, Target, 7-Eleven, Dunkin' And Bank Of America.
- Dense Demographics With Over 95,000 People With An Average Household Income Of Over \$84,000 Within 1-Mile Of The Subject Property.

RETAIL TENANT:

ASKING PRICE: \$1,400,000



PROPERTY DETAILS

PROPERTY DESCRIPTION

Building Size	7,750 SF
Parcel Size	5,715 SF
Zoning	C-H
Block	146
Lot	1
Year Built	1960
Number of Stories	2 Stories
Parking	On Site
Traffic Count	21,350 Vehicles/Day



Taxes

\$24,777.00



On Site

Parking



21,350 ADT

JFK Blvd



ASKING PRICE: \$1,400,000

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WEST VIEW

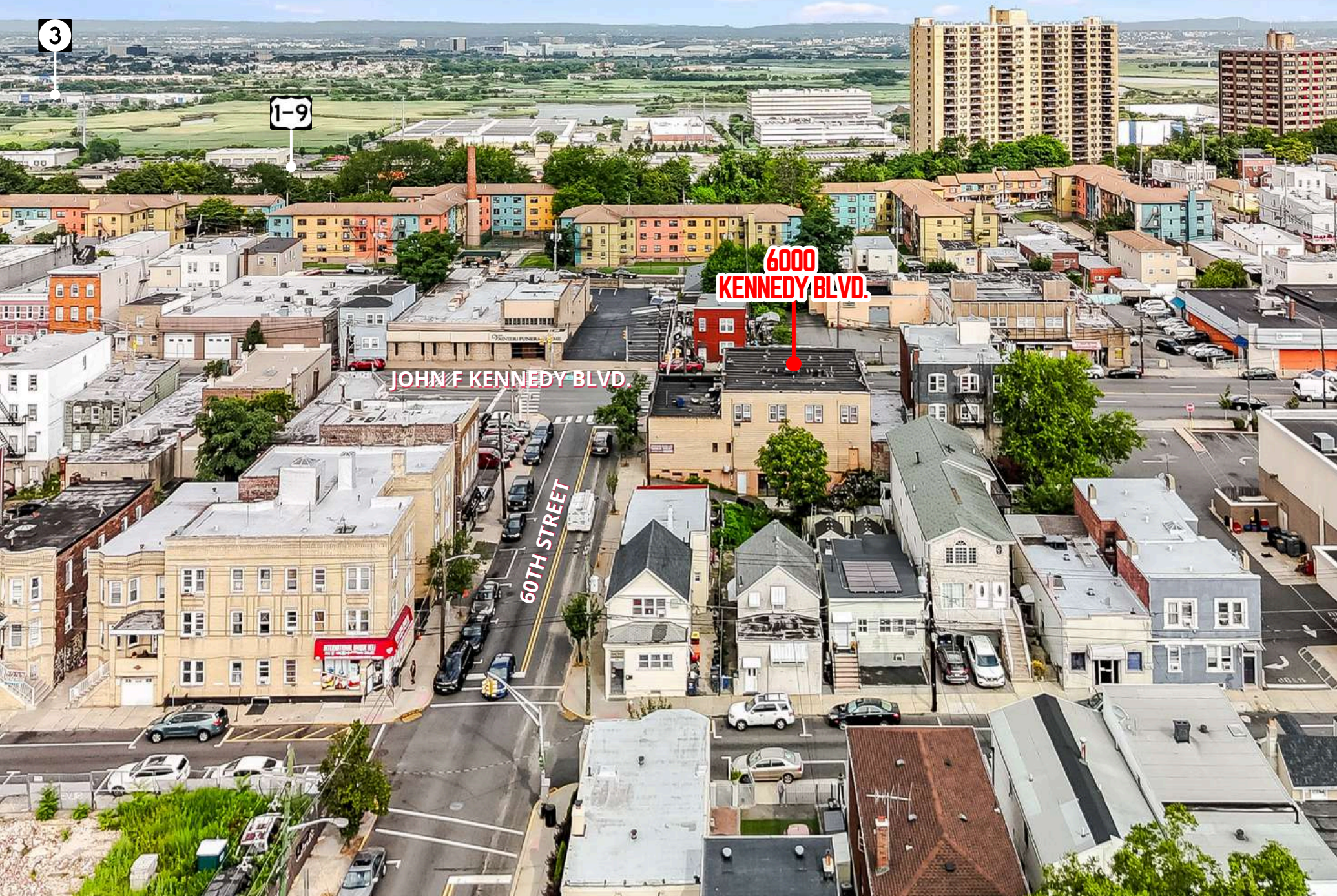
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1-9

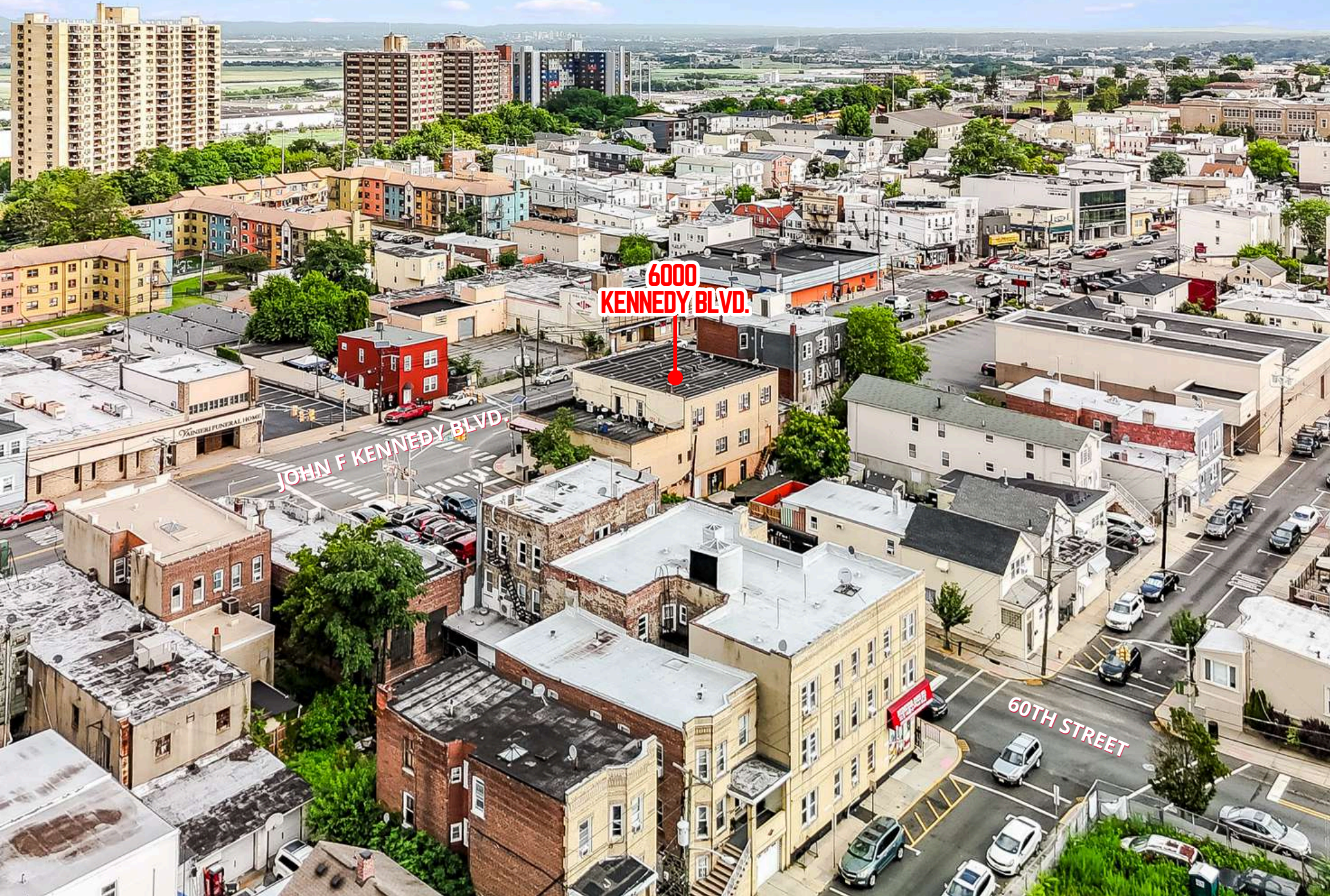
6000
KENNEDY BLVD.

JOHN F KENNEDY BLVD

60TH STREET



NORTH WEST VIEW



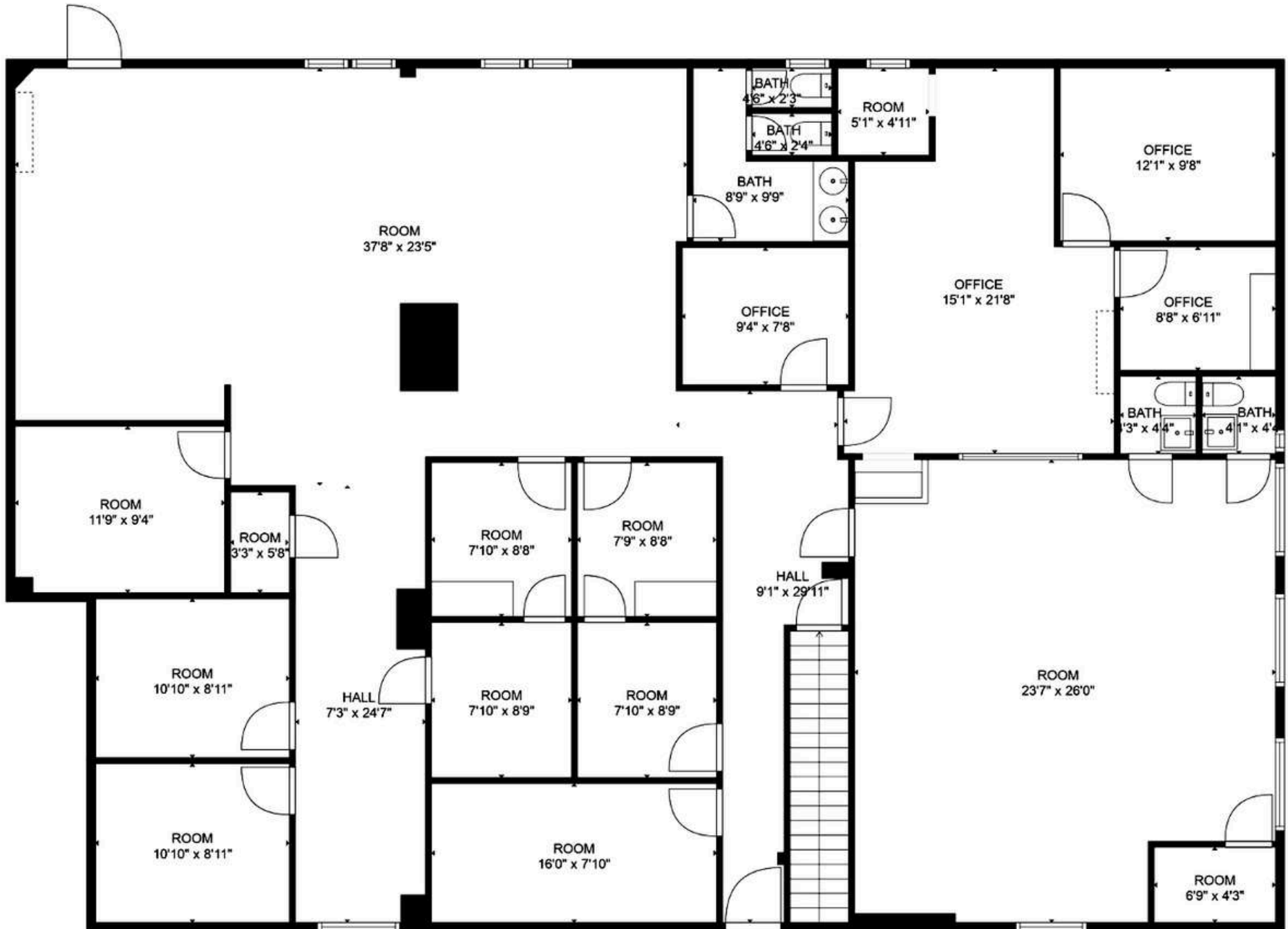
NORTH VIEW



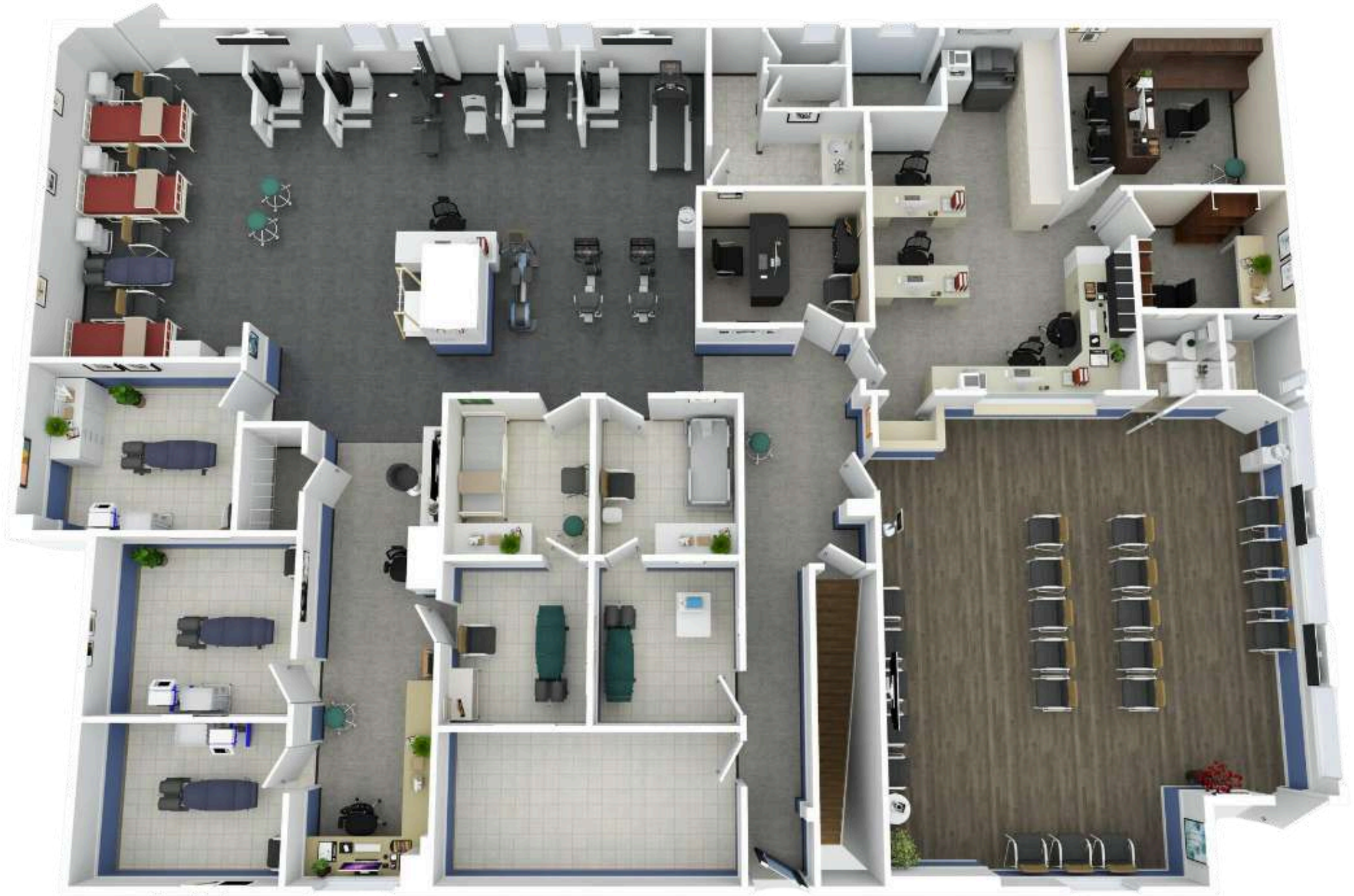
EAST VIEW



RETAIL FLOOR PLAN



CURRENT RETAIL BUILD OUT

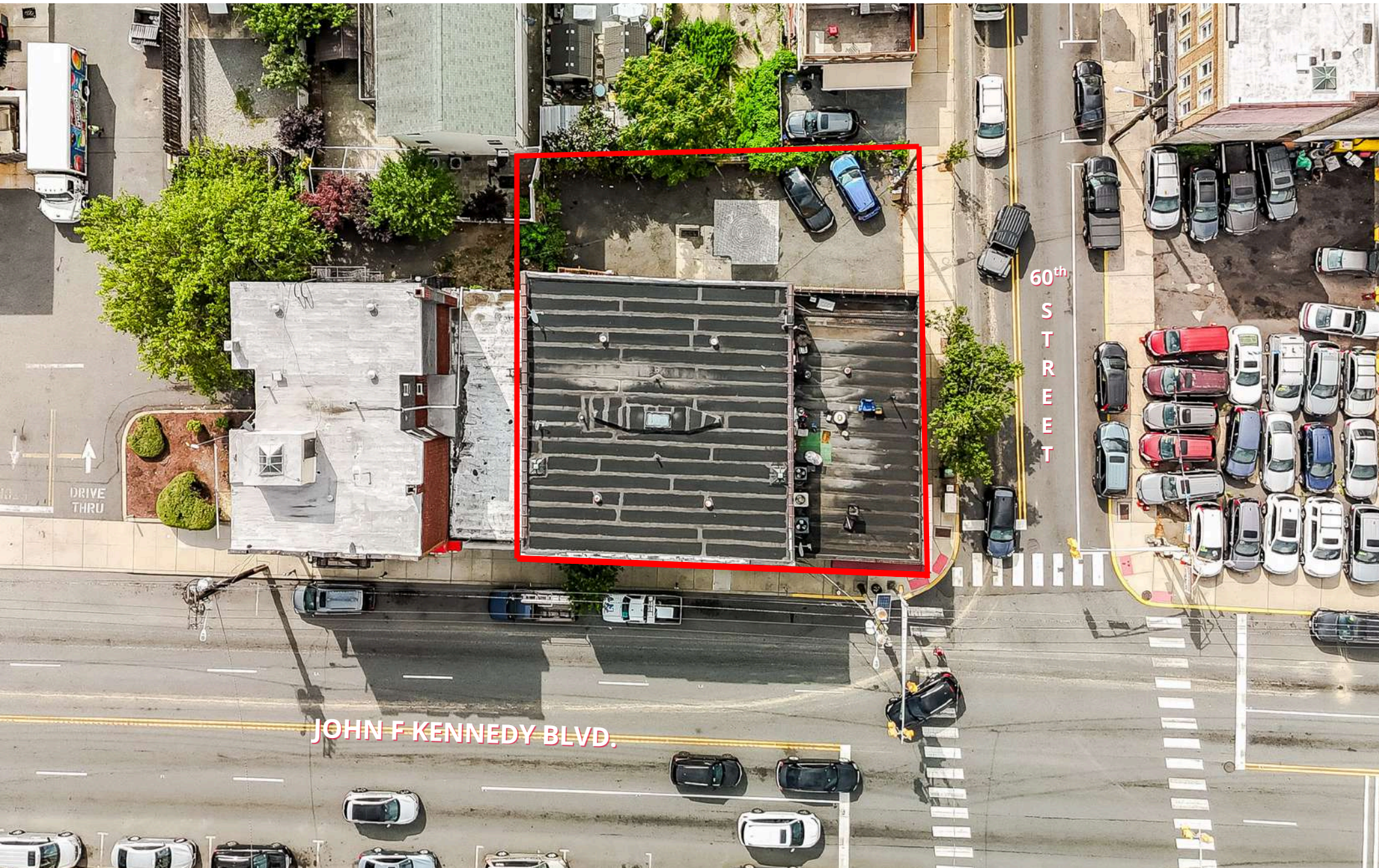


SURROUNDING AREA



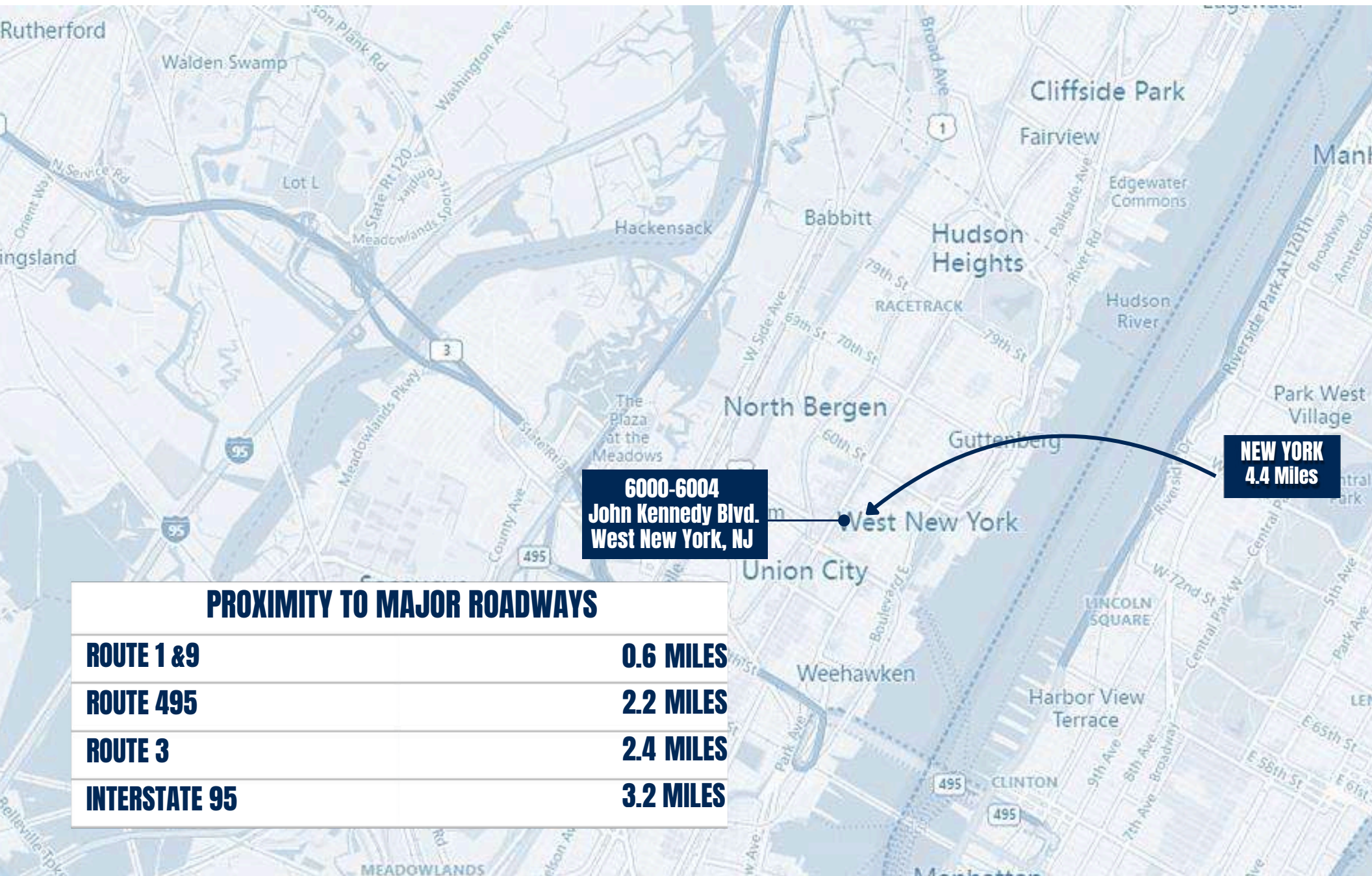
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PROPERTY OUTLINE



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REGIONAL MAP



**6000-6004
John Kennedy Blvd.
West New York, NJ**

**NEW YORK
4.4 Miles**

PROXIMITY TO MAJOR ROADWAYS

ROUTE 1 & 9	0.6 MILES
ROUTE 495	2.2 MILES
ROUTE 3	2.4 MILES
INTERSTATE 95	3.2 MILES

ZONING USES

PERMITTED PRINCIPAL USES

C-H HEAVY-IMPACT COMMERCIAL DISTRICT (HEAVY BUSINESS AND SERVICE USES , USUALLY AUTOMOTIVE, NOT REQUIRING CENTRAL BUSINESS LOCATION)

Uses Allowed by Right:

1. Automotive sales, showrooms and service establishments, provided that no automobiles are stored within five feet from any street line and that no signs, flags, banners, etc., other than those permitted under the sign regulations in §§ 414-22 through 414-24, are permitted.
2. Fully enclosed establishments for the sale and repair of machinery and equipment, including but not limited to plumbing, heating, contractors and upholsterers, blinds, air conditioning and similar types of operations.
3. Wholesale distributive and storage uses in fully enclosed structures.
4. Building supply, lumber and hardware sales in a fully enclosed structure.
5. Motels
6. Eating and drinking establishments.
7. Funeral parlors.
8. Printers.
9. Laundry and dry-cleaning plants.
10. Animal hospitals and veterinarians' offices.

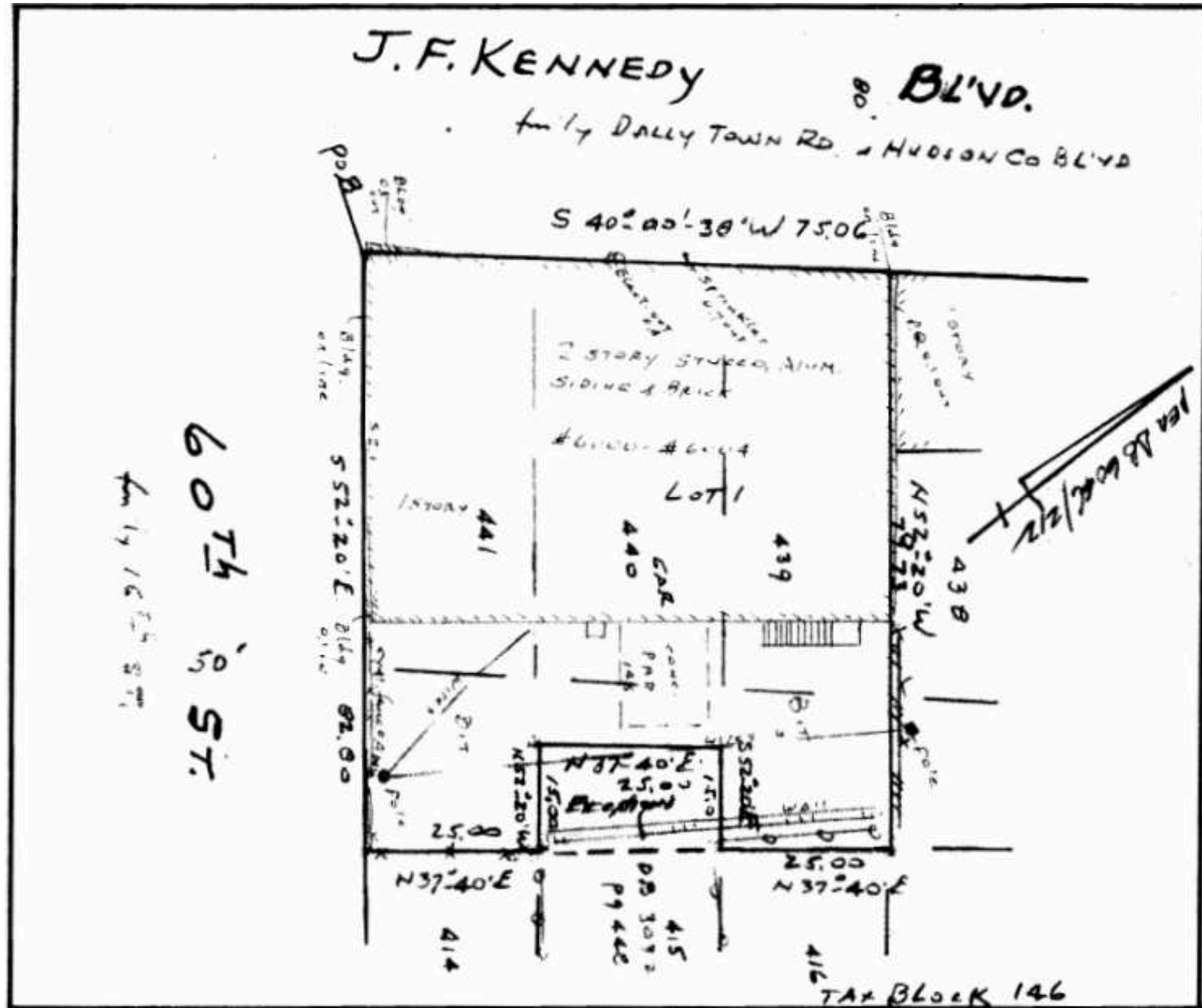
ACCESSORY

1. Signs. (See supplementary regulations. §§ 414-22 through 414-24.)
2. On-site parking and loading facilities. (See § 414-25 under Article V.)

CONDITIONAL USES (SEE ARTICLES IX AND X.)

1. Gasoline stations. (See Note 11, § 414-15K.
2. Auto repair garages. (See Note 12, § 414-15L.
3. Car Wash.

SURVEY



RENT ROLL (2025)

		SQ FT	TENANT	TERM	RENT
RESIDENTIAL 2 ND FLOOR	APT 1	870	Residential (2 BR)	May-26	\$1,841.95
RESIDENTIAL 2 ND FLOOR	APT 2	500	Residential (2 BR)	August-25	\$1,300.00
RESIDENTIAL 2 ND FLOOR	APT 3	810	Residential (1 BR)	May-26	\$1,610.48
COMMERCIAL GROUND LEVEL	CHIRO	760	Oasis Medical	Month to Month	\$7,630.00
COMMERCIAL GROUND LEVEL	STE 100	128	Morris Horwitz, MD	June-24	\$536.00
COMMERCIAL BASEMENT	STE B1	1350	VACANT		\$0.00
COMMERCIAL BASEMENT	STE B2	1300	VACANT		\$0.00
PARKING SPOT	LOT	N/A	VACANT		\$0.00
TOTAL					\$12,918.43

FINANCIAL SUMMARY

CURRENT INCOME & EXPENSES

Base Rent	\$155,015.40
Reimbursements	\$0
TOTAL Income	\$155,015.40
Less - Expenses	\$59,075
Net Operating Income	\$95,940.40

OPERATING EXPENSES

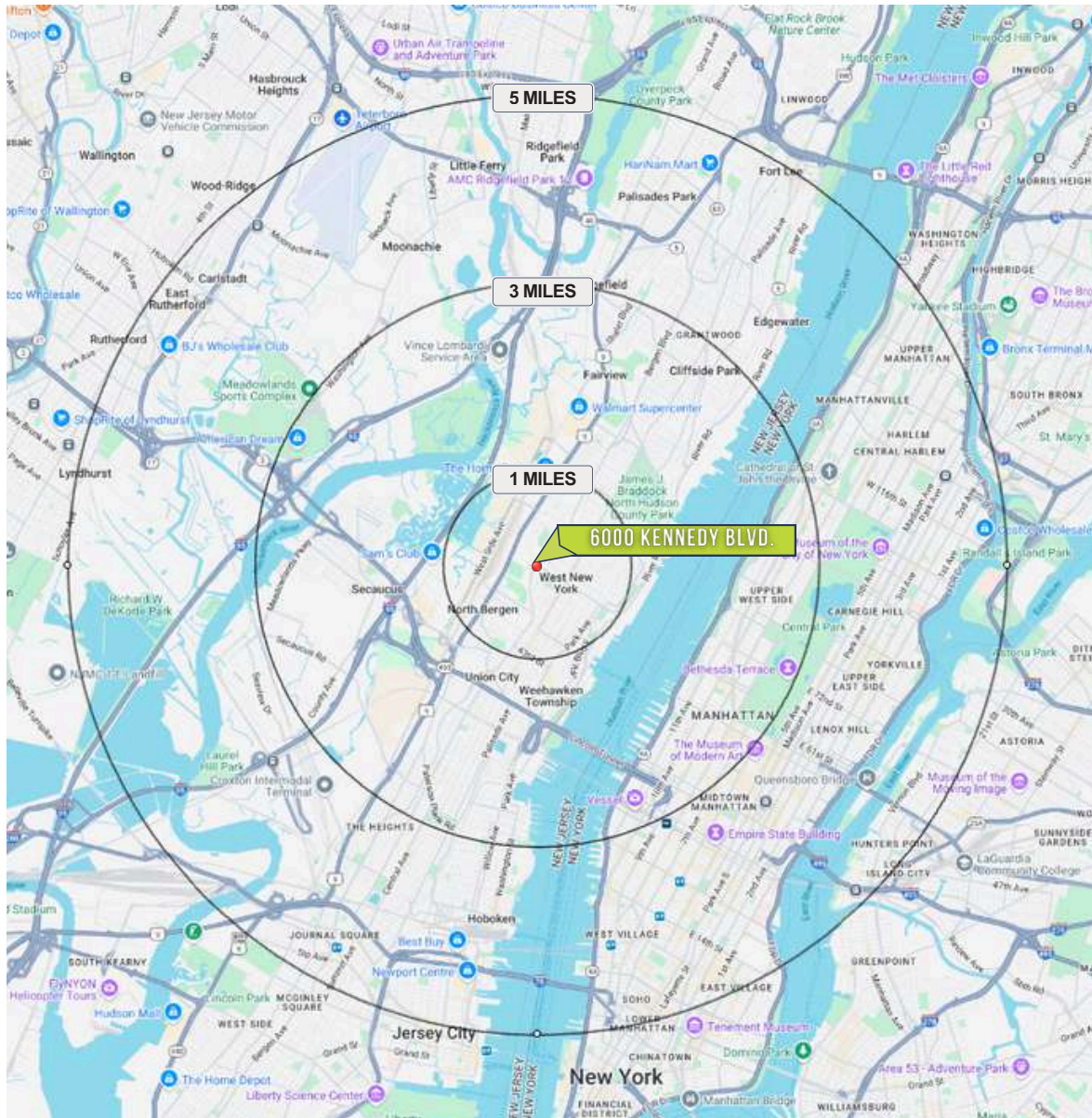
Taxes	\$24,777
Insurance	\$18,000
Water & Sewer	\$3,339
Utilities	\$10,959
Repairs & Maintenance	\$2,000
Total Expenses	\$59,075

*Retail Tenant Currently Pays All Heat and Gas

NOTES:

- Retail Tenant Pays: Heat and Electricity for its space and Heat for the residential tenants
- Residential Tenants Pay: Electric, Cooking Gas, and Gas for Hot Water.
- Landlord Pays: Water and Sewer.
- Residential Heating - Radiators.
- The Heat on the Commercial Level is Forced Air.
- The Oil Tank Was Removed.
- Landlord Pays for Snow Plowing.
- The Roof is Brand New.

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

91,830

HOUSEHOLDS

35,027

MEDIAN AGE

37.4

COLLEGE GRADUATES (Bachelor's +)

23,161 - 35.3%

TOTAL BUSINESSES

2,345

TOTAL EMPLOYEES

32,532

AVERAGE HOUSEHOLD INCOME

\$106,921

3 MILE RADIUS

POPULATION

371,869

HOUSEHOLDS

149,664

MEDIAN AGE

36.2

COLLEGE GRADUATES (Bachelor's +)

131,427 - 48.3%

TOTAL BUSINESSES

9,606

TOTAL EMPLOYEES

159,748

AVERAGE HOUSEHOLD INCOME

\$139,251

5 MILE RADIUS

POPULATION

628,388

HOUSEHOLDS

259,752

MEDIAN AGE

36.0

COLLEGE GRADUATES (Bachelor's +)

244,589 - 52.6%

TOTAL BUSINESSES

18,335

TOTAL EMPLOYEES

309,245

AVERAGE HOUSEHOLD INCOME

\$147,037

*2024 estimates

*excludes NYC

MARKET OVERVIEW

West New York, NJ is a vibrant township nestled along the Hudson River in Hudson County, directly across from Midtown Manhattan. With a population of over **52,000 residents**, it is one of the most densely populated municipalities in the United States—offering unmatched potential for retail, residential, and transit-oriented development.

Incorporated in **1898**, West New York has served as a gateway for generations of new Americans and remains a thriving hub of cultural diversity. Its iconic **Boulevard East** offers sweeping, postcard-worthy views of the Manhattan skyline, while Bergenline Avenue—one of the longest and most active commercial corridors in New Jersey—buzzes with shops, restaurants, and a dynamic mix of local and national businesses.

This walkable, connected community blends small-town charm with urban energy. New residential developments, strong foot traffic, and proximity to New York City make West New York a smart choice for brands looking to grow and entrepreneurs seeking a loyal and diverse customer base. With its authentic cultural fabric, high visibility, and strategic location, **West New York is one of Hudson County's most compelling destinations** for living, investing, and doing business.



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