

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

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

BOBBY ANTONICELLO JR.

Licensed Real Estate Broker
C: (551) 795 - 2836
bobby@gridcre.com

GRID REAL ESTATE LLC

201 Marin Blvd, Unit 106 Jersey City, NJ 07302
C: (201) 300 - 6489
www.gridcre.com

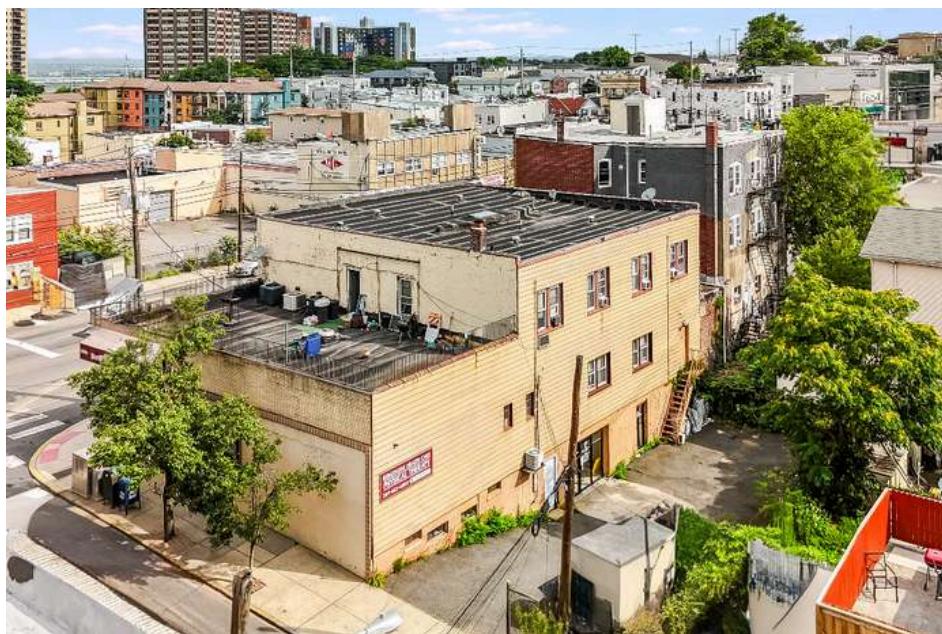
OFFERING HIGHLIGHTS

- 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



WEST VIEW

3

1-9

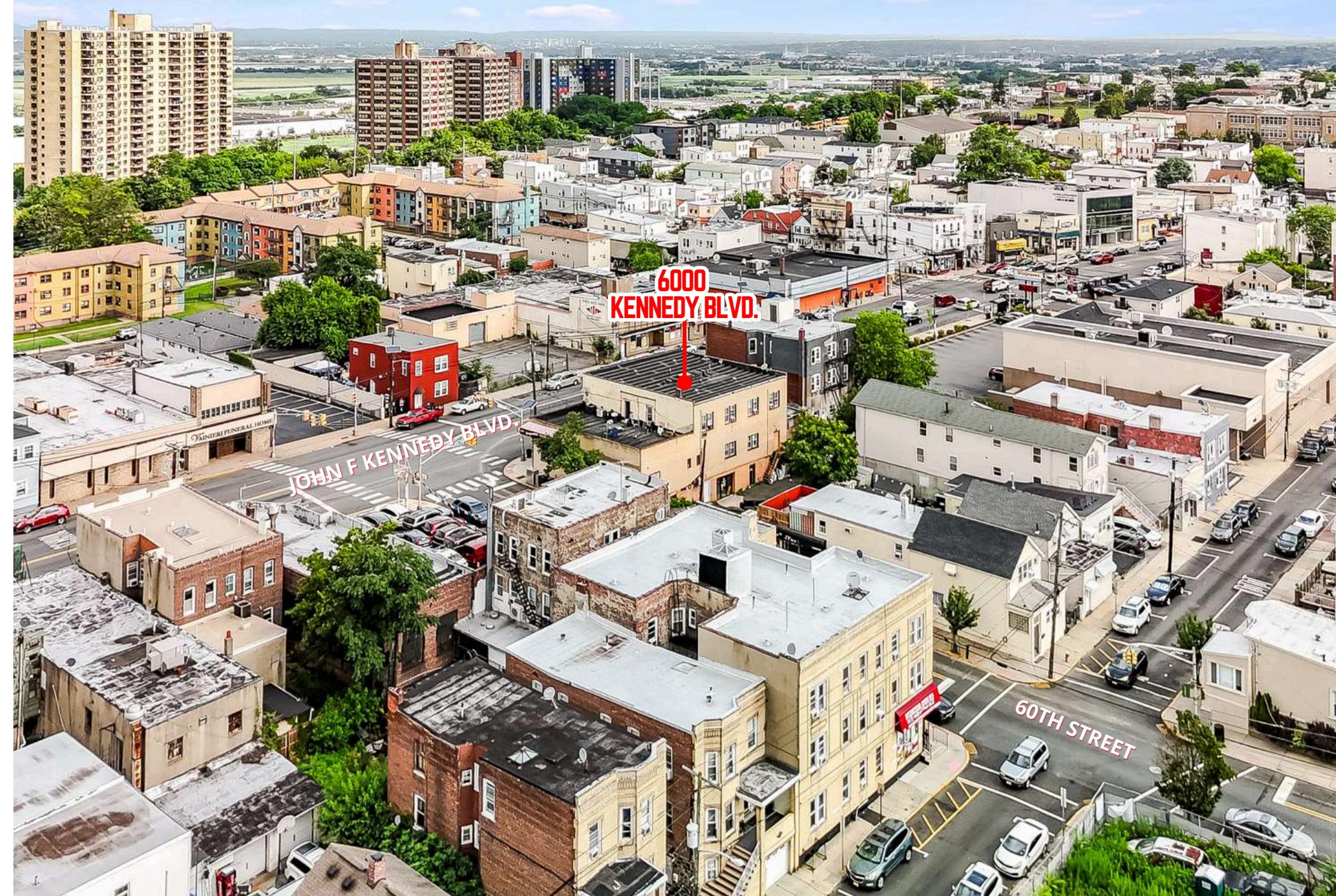
6000
KENNEDY BLVD.

JOHN F KENNEDY BLVD.

60TH STREET



NORTH WEST VIEW



NORTH VIEW

6000
KENNEDY BLVD.

60TH STREET

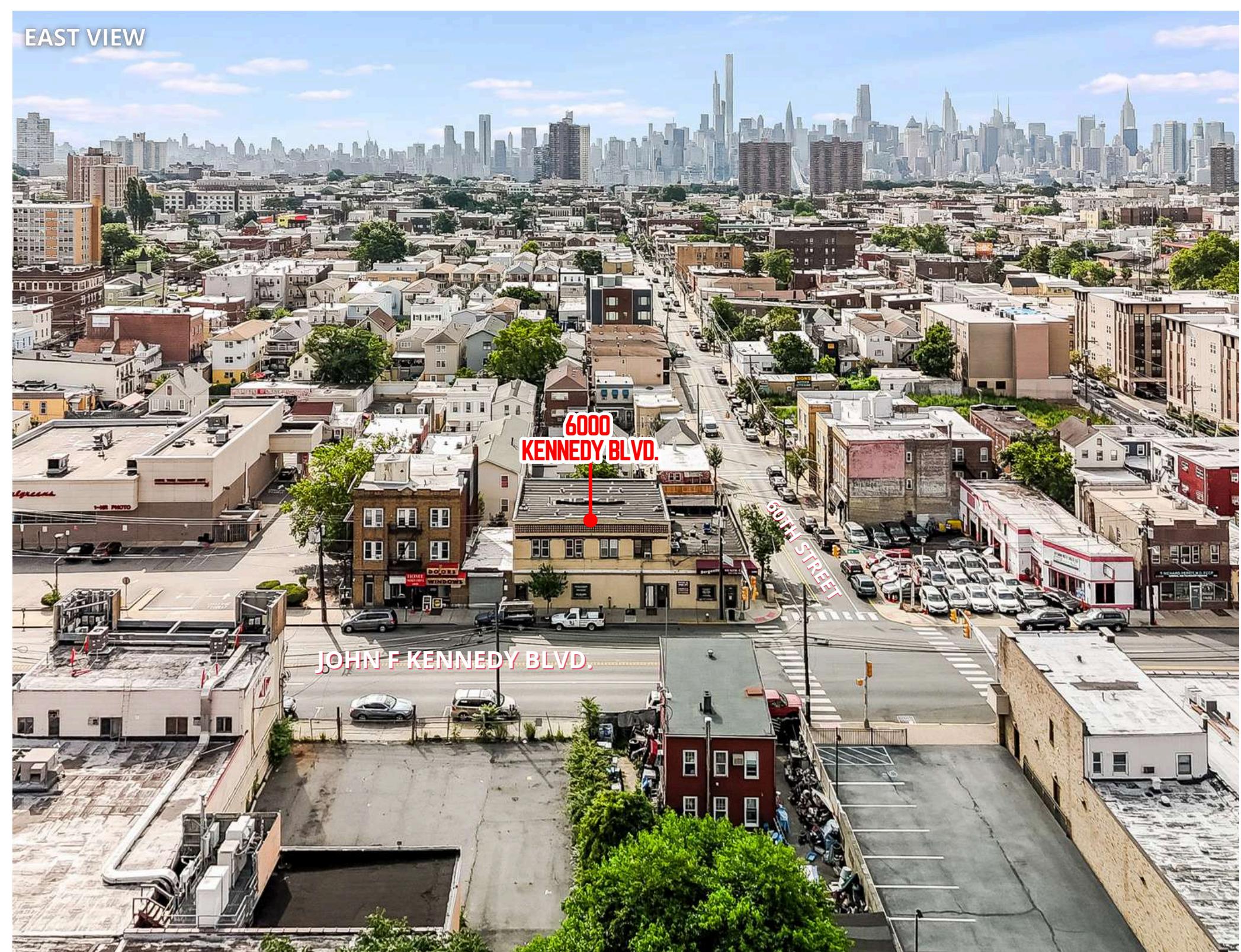
OPEN = KENNEDY BLVD

SCHOOL

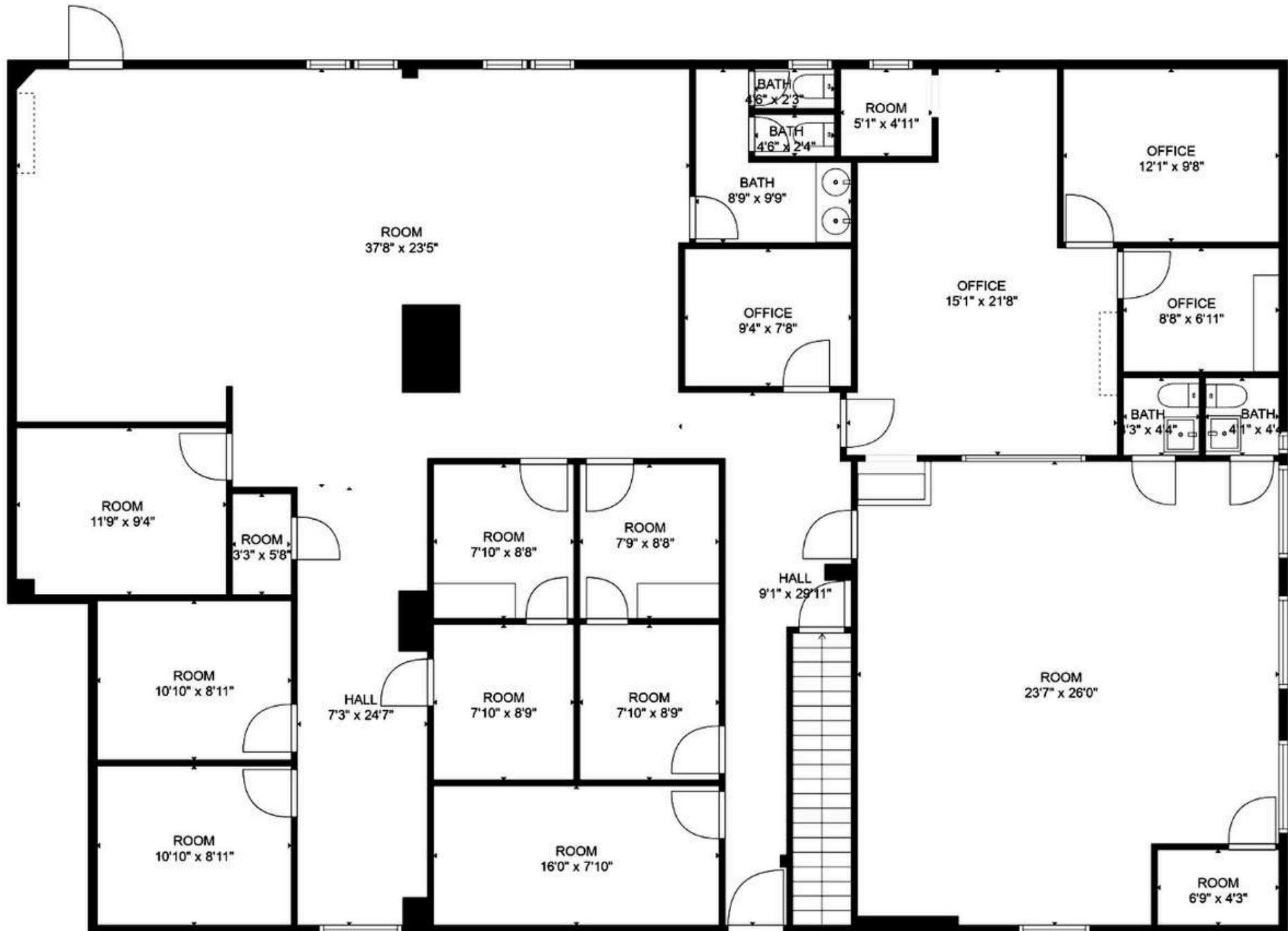
55TH

Flower Shop

EAST VIEW



RETAIL FLOOR PLAN



CURRENT RETAIL BUILD OUT



SURROUNDING AREA

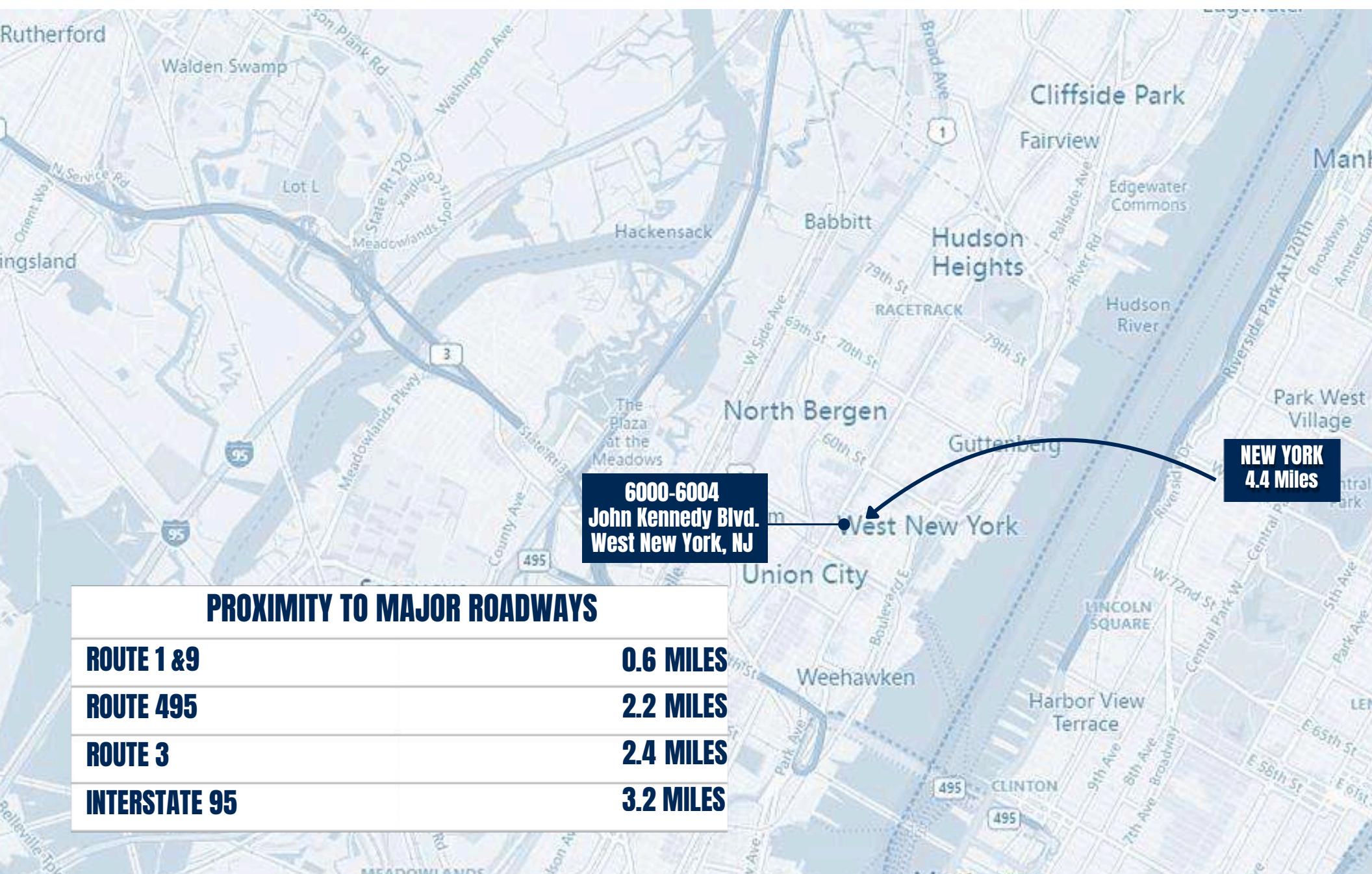


PROPERTY OUTLINE



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

REGIONAL MAP



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

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.

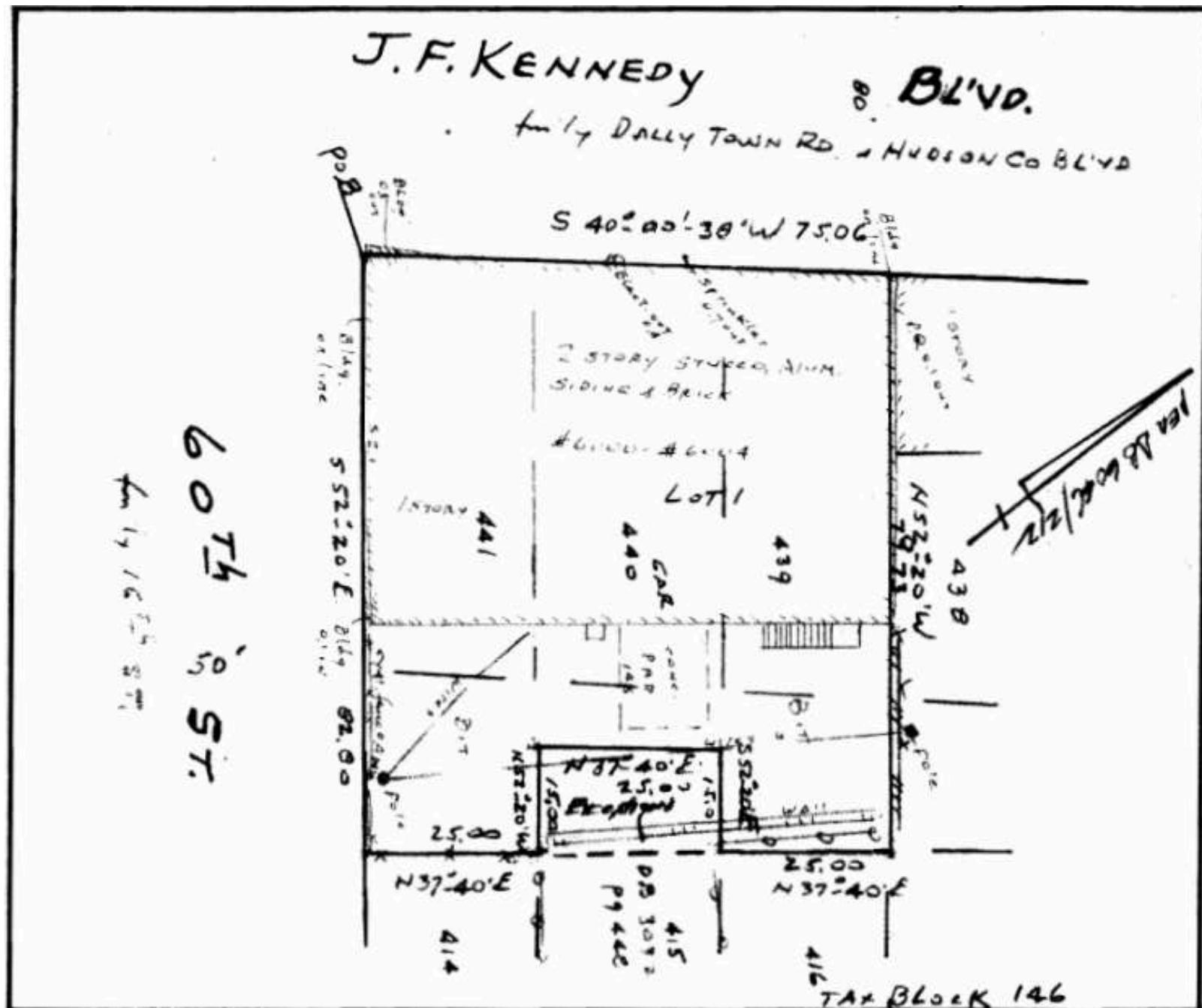
ACCESSORY

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.

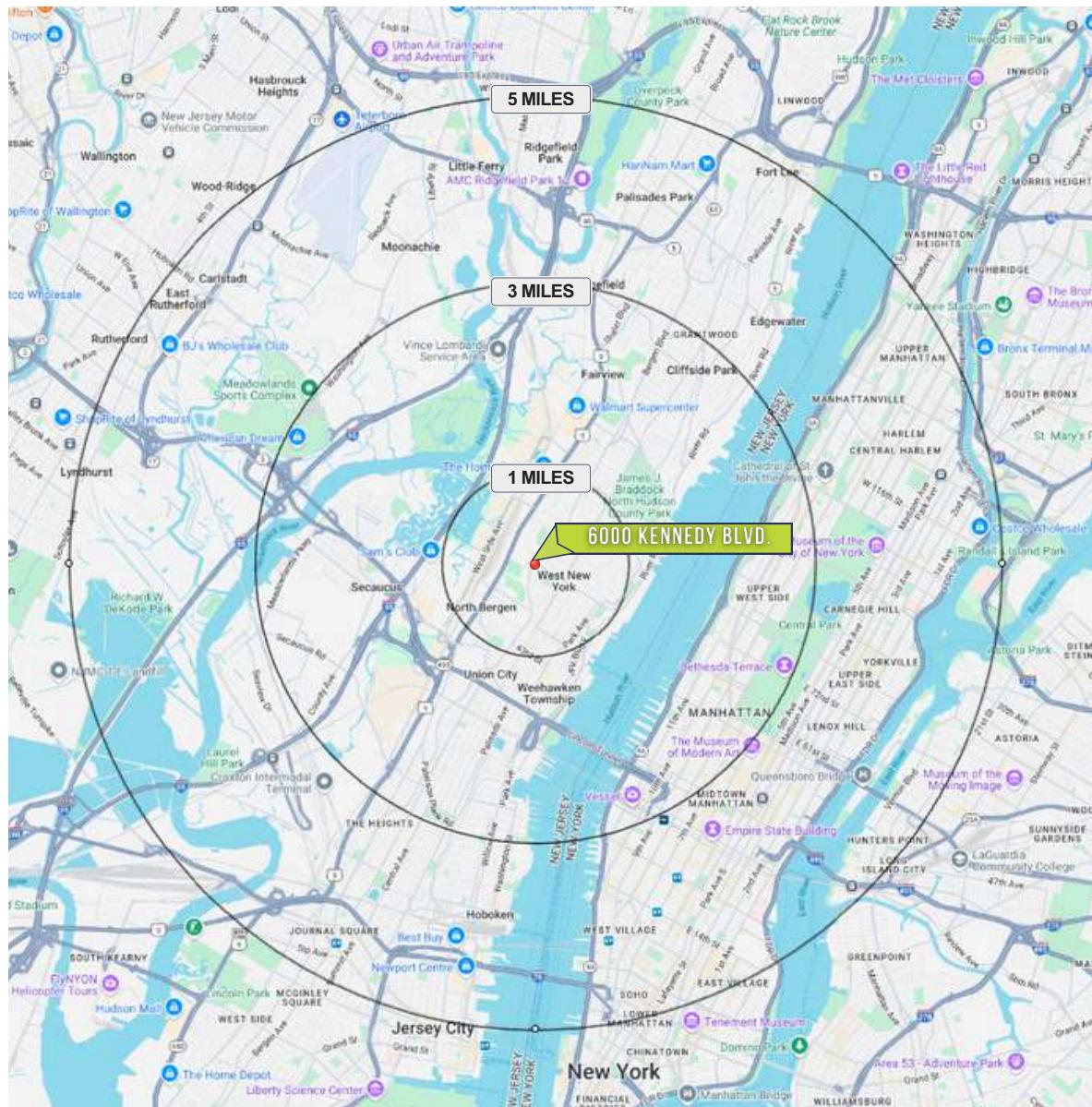
The Heat on the Commercial Level is Forced Air.

The Oil Tank Was Removed.

Landlord Pays for Snow Plowing.

The Roof is Brand New.

DEMOGRAPHICS



*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.



MARKET OVERVIEW

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GRID Real Estate LLC and should not be made available to any other person or entity without the written consent of GRID Real Estate LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GRID Real Estate LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, GRID Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has GRID Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. GRID Real Estate LLC is a service mark of GRID Real Estate LLC © 2025 GRID Real Estate LLC. All rights reserved.

NON-ENDORSEMENT NOTICE

GRID Real Estate LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of GRID Real Estate LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of GRID Real Estate LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

BOBBY ANTONICELLO JR.

Licensed Real Estate Broker
C: (551) 795 - 2836
bobby@gridcre.com

