

## 5135 Bergenline Ave, West New York, NJ

07093

**Price: \$1,800,000**

Retail/Office  
2 Units

Parking Lot  
18 Spaces

Mixed-Use Comm



### Mixed-Use + Parking Lot

5135 Bergenline Ave

Block/Lot 108/12

Lot SF 2,850

Zoning C-R

Building Class 4A

Stories 2

509 52nd St

Block/Lot 108/10

Lot SF 4,675

Zoning C-R/I-L

### Property Description

We are pleased to present for sale a prime mixed-use commercial investment located at 5135 Bergenline Ave, West New York, NJ 07093. This two-story building is complemented by an adjacent parking lot, offering an attractive combination of tenant income, value-add or owner-user potential, and site flexibility. Contact Broker for financials.

#### ASSET HIGHLIGHTS

- Two-story mixed-use commercial building + rear parking
  - Prime ground-floor retail unit leased to national wireless retailer (Boost Mobile)
  - Second-floor former law-office (vacant) offering immediate lease-up or owner-occupant potential
- Included in the sale: a 4,675 SF parking lot behind the building (address: 509 52nd St, West New York, NJ)

#### LOCATION OVERVIEW

- West New York has an extremely high population density (over 50,000 people per square mile) — a strong consumer base for retail and service tenants
- Bergenline Ave is the major north-south commercial spine through Northern Hudson County, supporting over 300 retail stores and restaurants along its length
- High walk-ability, strong bus & train transit lines including the Hudson-Bergen Light Rail at 49th St/Bergenline

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## Parking Lot

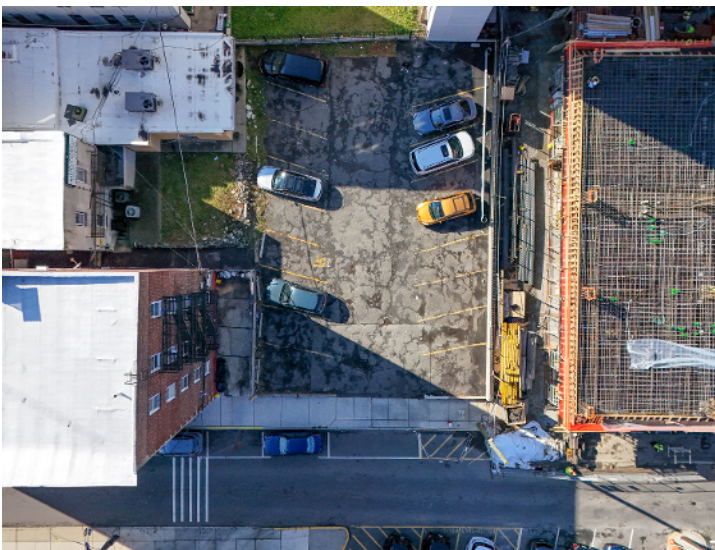
**509 52nd St, West New York NJ**

Block  
108

Lot  
10

4675 SF

**Property Photos**



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## Law Office

**3** Private Offices    **2** Conference Rooms    **1** Reception Area    **1** Bathroom





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## Boost Mobile/Utilities/Bergenline Ave





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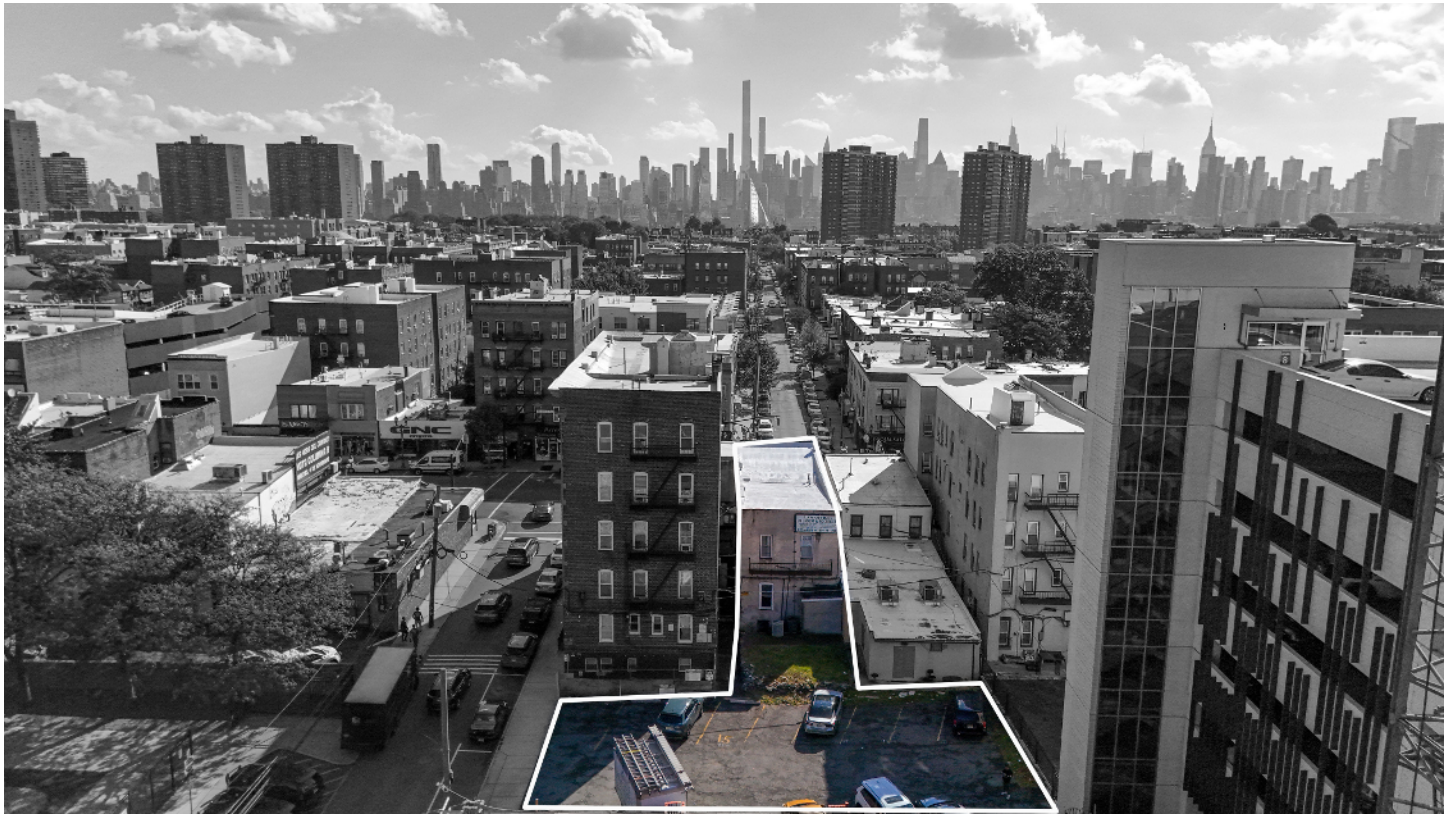
## Aerial





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## Aerial





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**For Further Information Please Contact:**



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