

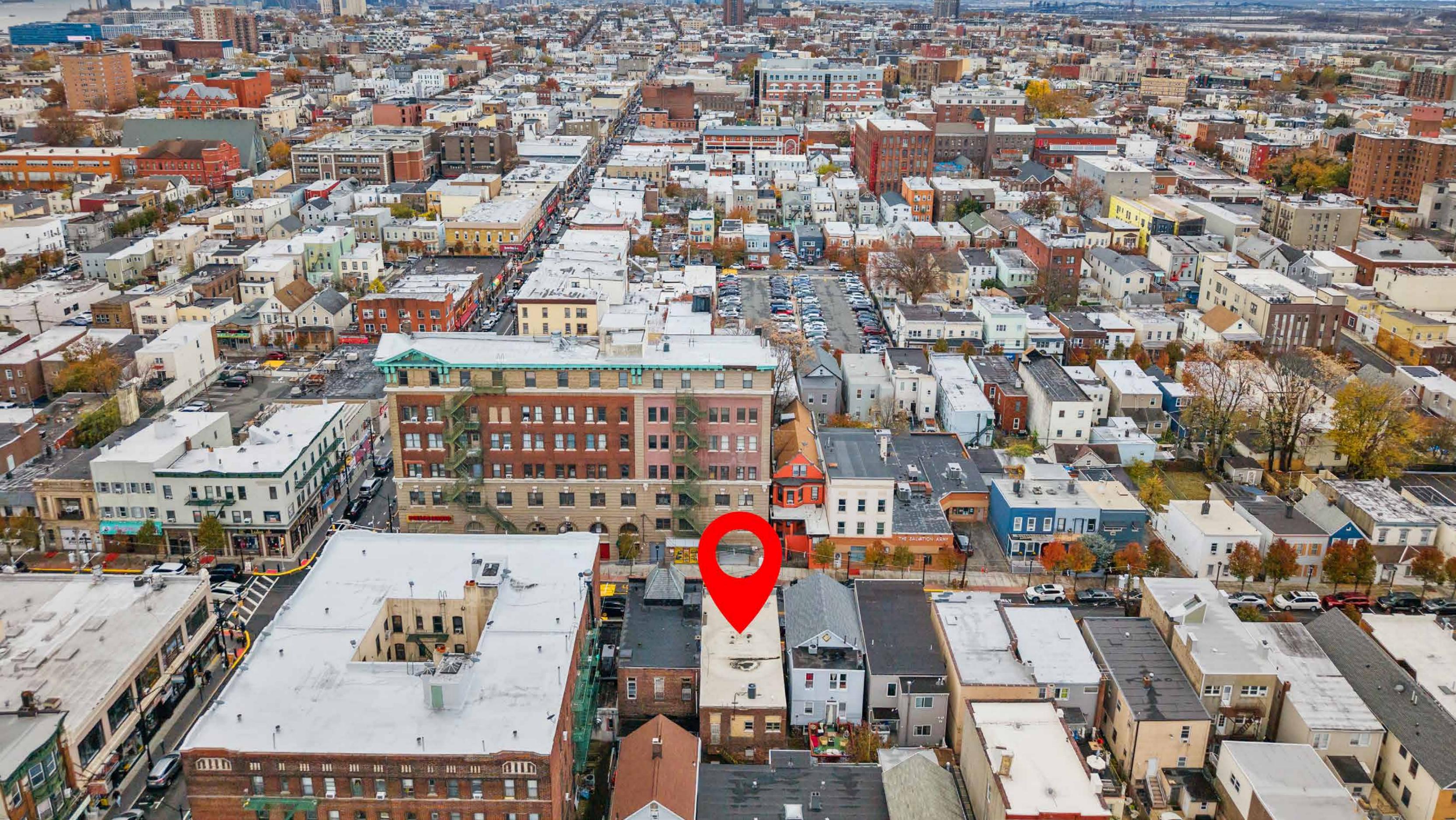
PROMINENT PROPERTIES SOTHEBY'S INTERNATIONAL REALTY

510 43rd Street

UNION CITY, NEW JERSEY

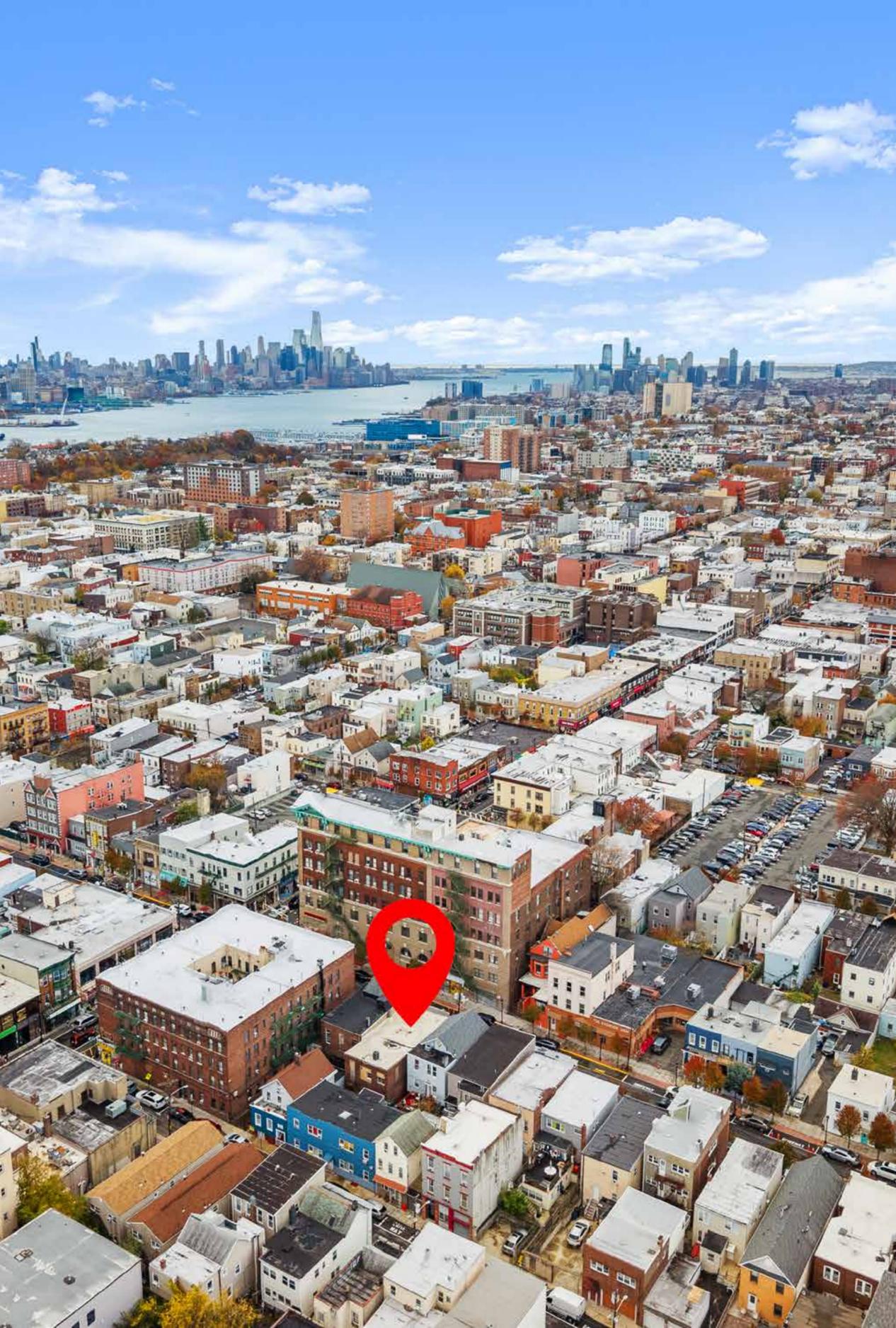
Prominent
Properties

Sotheby's
INTERNATIONAL REALTY



Welcome to an exceptional opportunity to own a versatile commercial building in a prime Union City location. This well-positioned property offers tremendous potential for investors, business owners, or developers. With possibilities to build up, create residential units above, or utilize the current layout for professional offices or retail, the flexibility here is outstanding. Located just minutes from NYC and surrounded by major transportation options, the property sits near the vibrant Bergenline Avenue shopping district, offering high visibility and steady walk-by traffic. This is an ideal setting for any business seeking exposure, accessibility, and long-term growth potential. Whether you're looking to expand your portfolio or establish a new commercial presence, this Union City gem presents a rare chance to capitalize on a high-demand area.





GENERAL INFORMATION

MLS # **2500024178** Status **A** Class **IV** LP **\$750,000**

Address **510 43rd Street** Zip **07087**

City **Union City** County **Hudson**

Type **Investment** Between **JFK & Bergenline Avenue**

Block **249** Lot **27**

Est. Taxes **\$12,193** Approx. Lot Size **25 x 29**

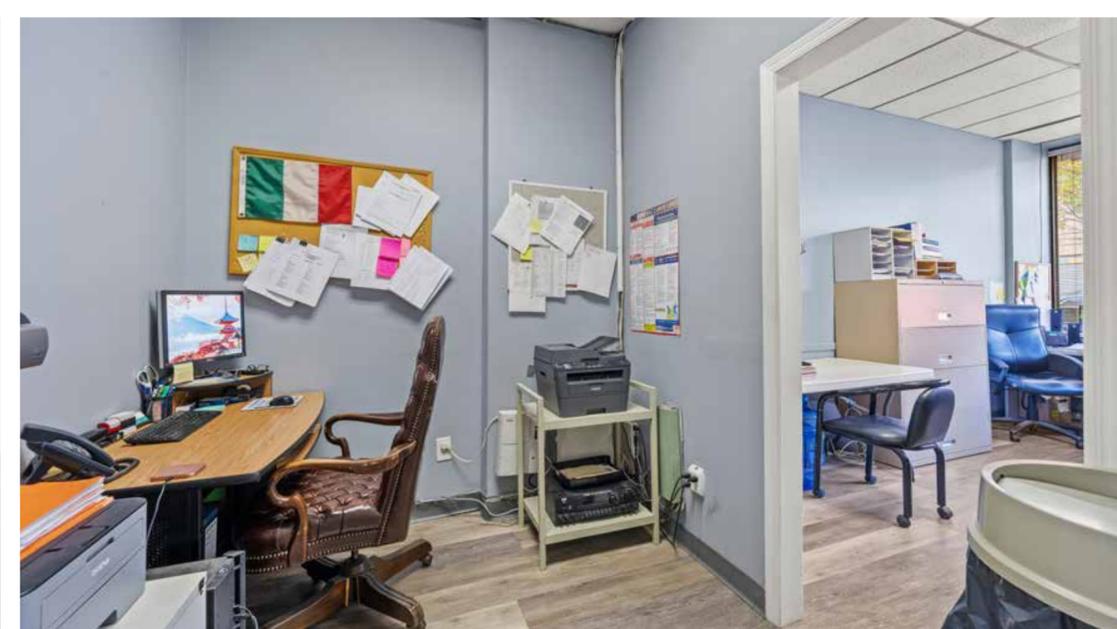
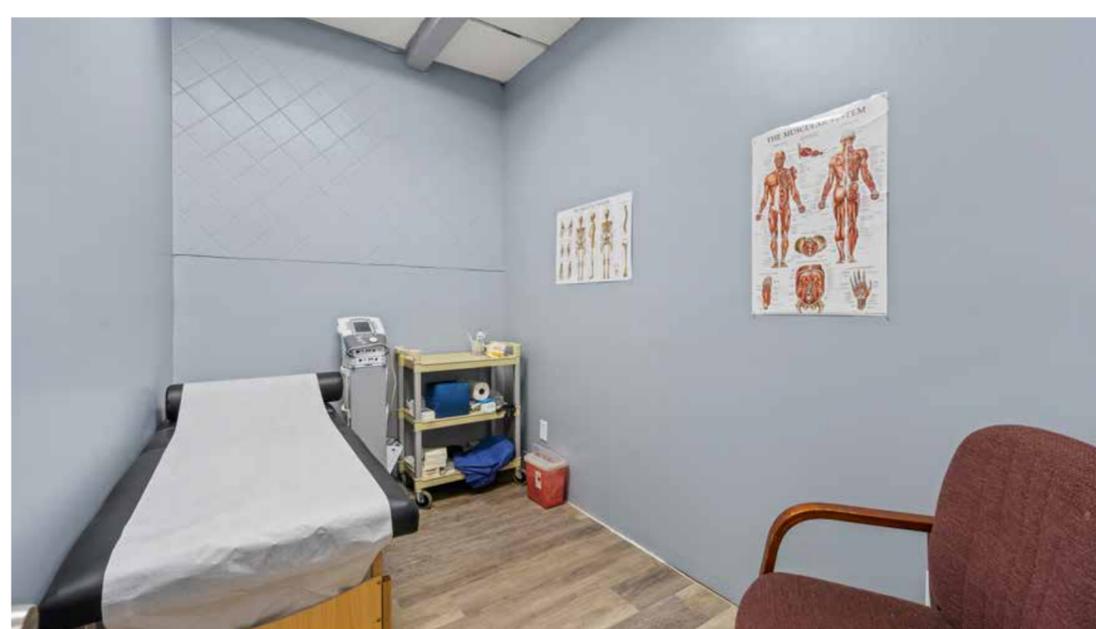
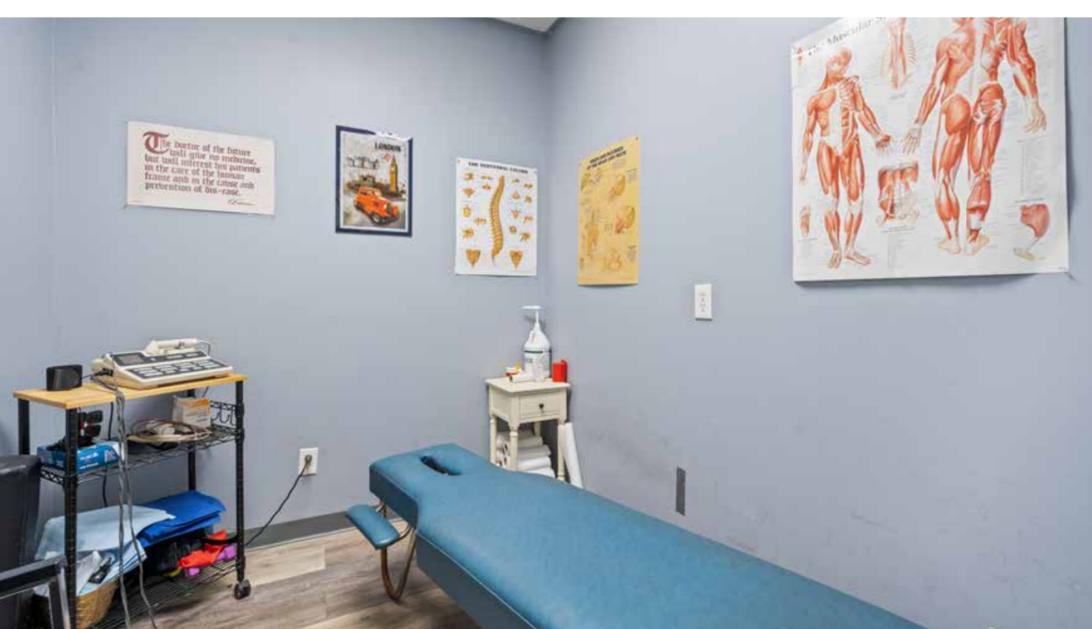
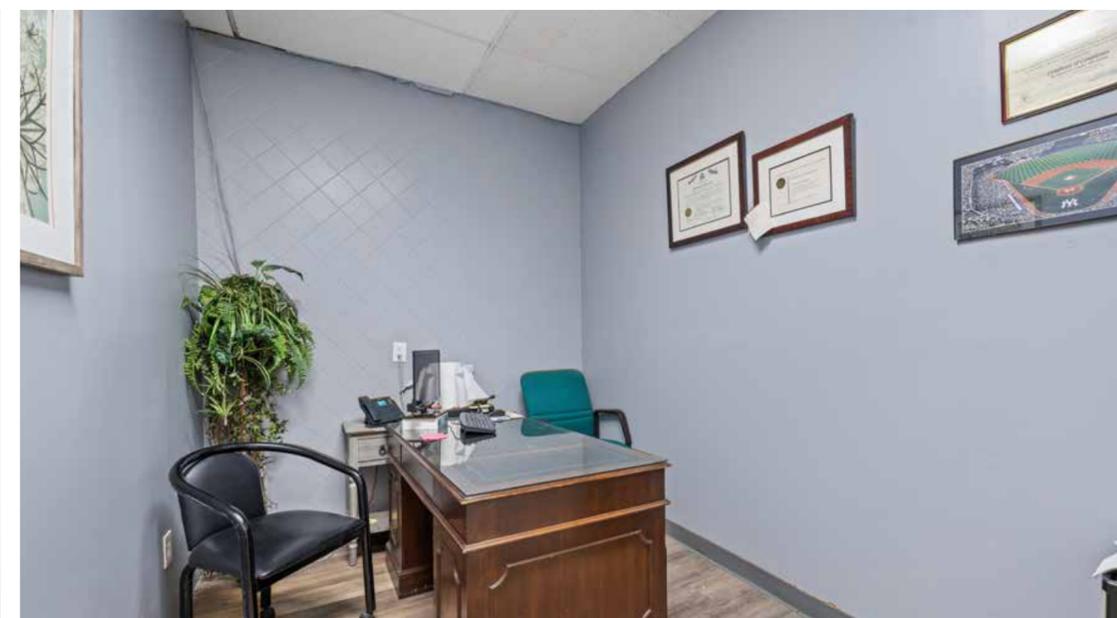
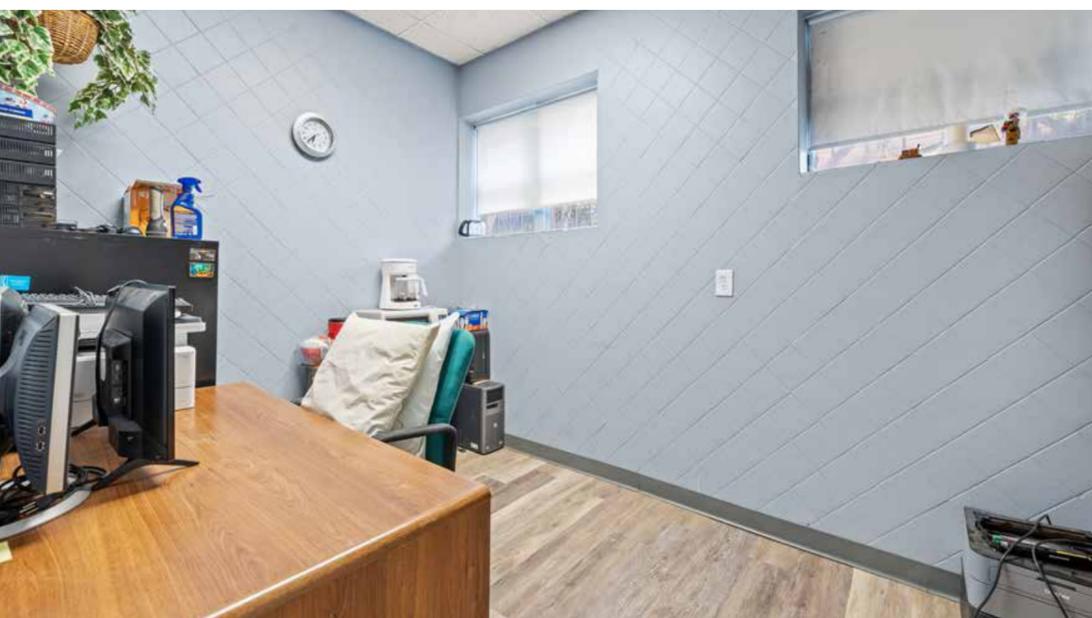
Free Standing Number of Stories **2**

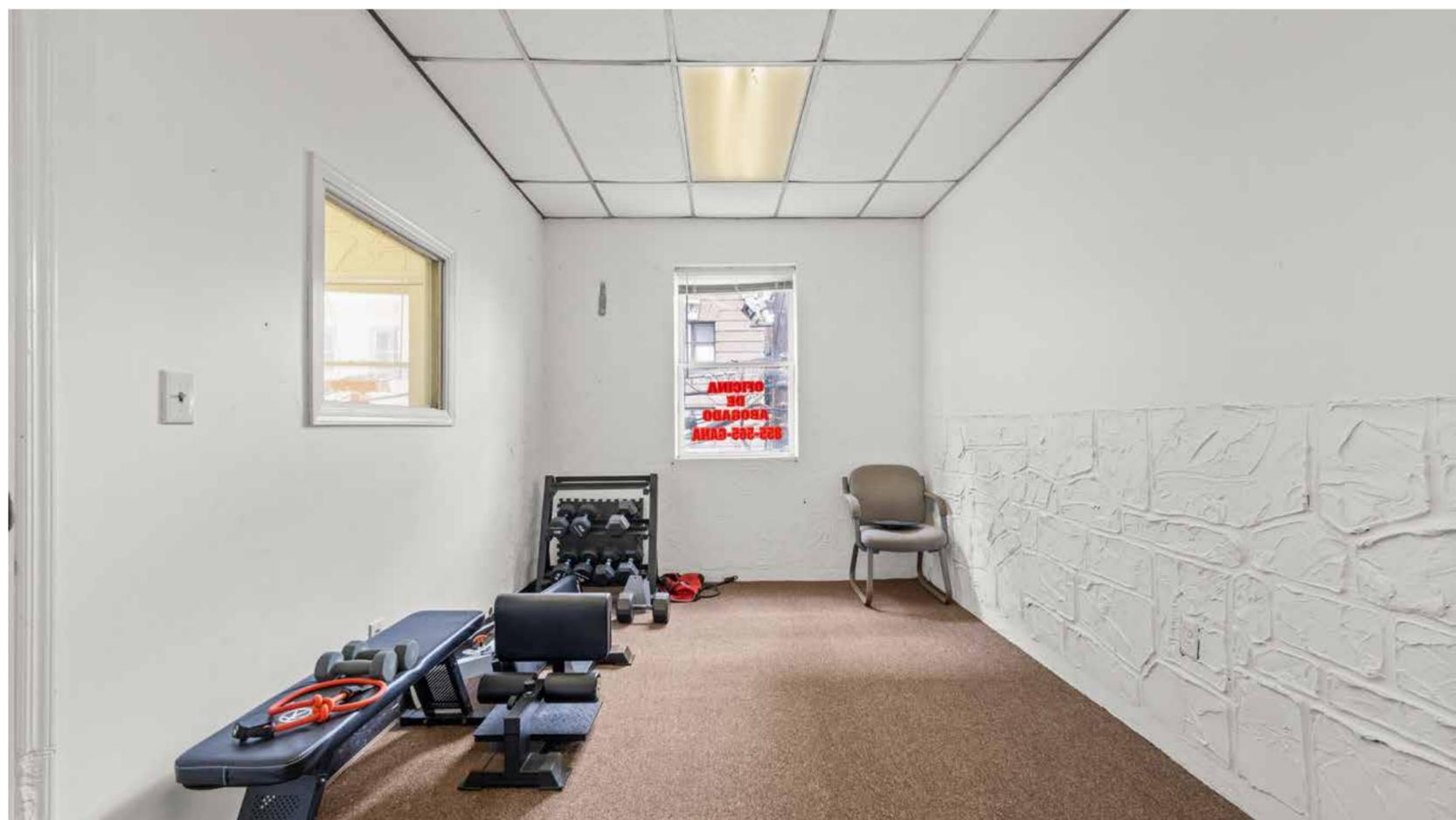
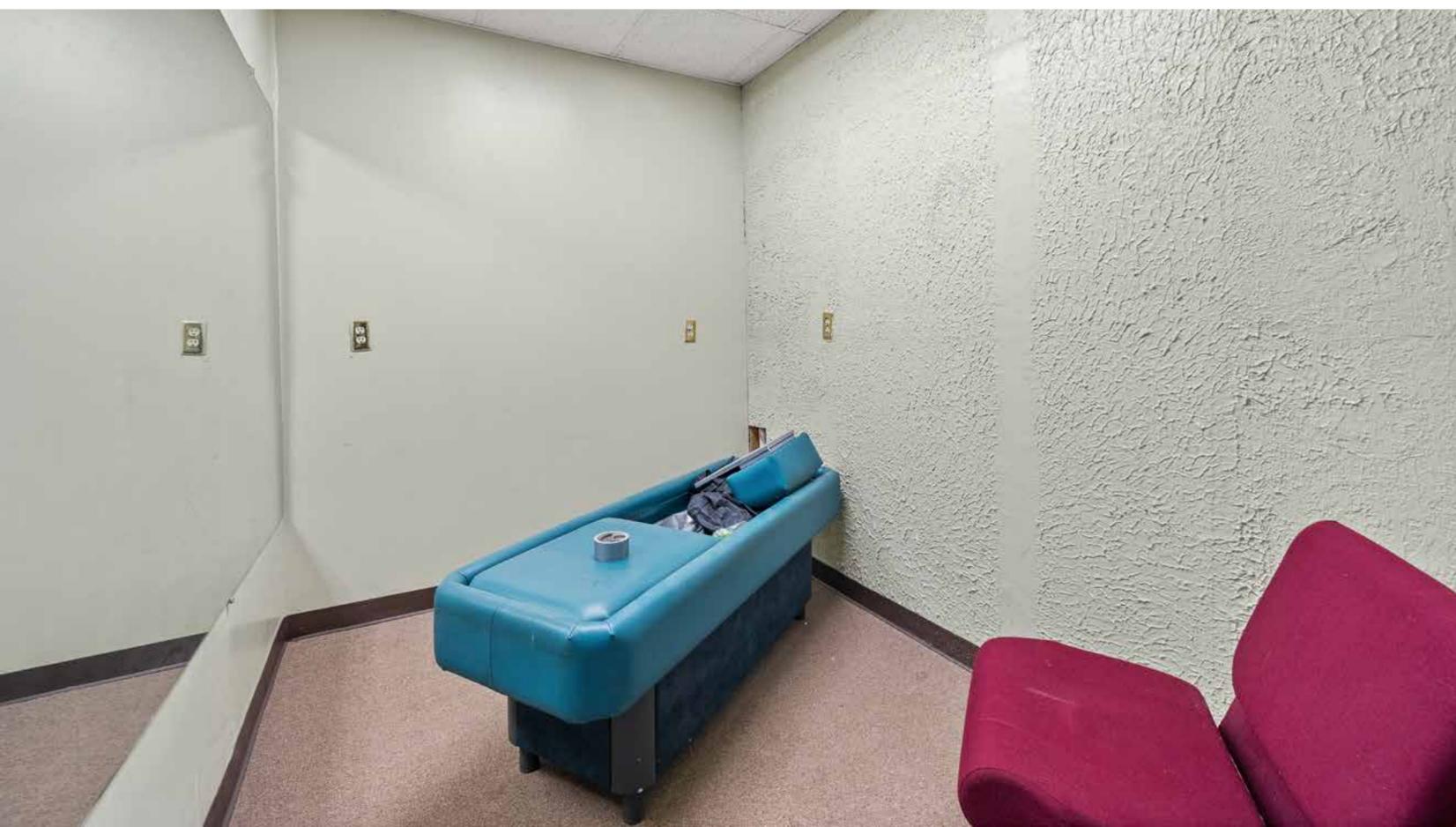
Number of Units **2** Total # of 1/2 Baths **2**

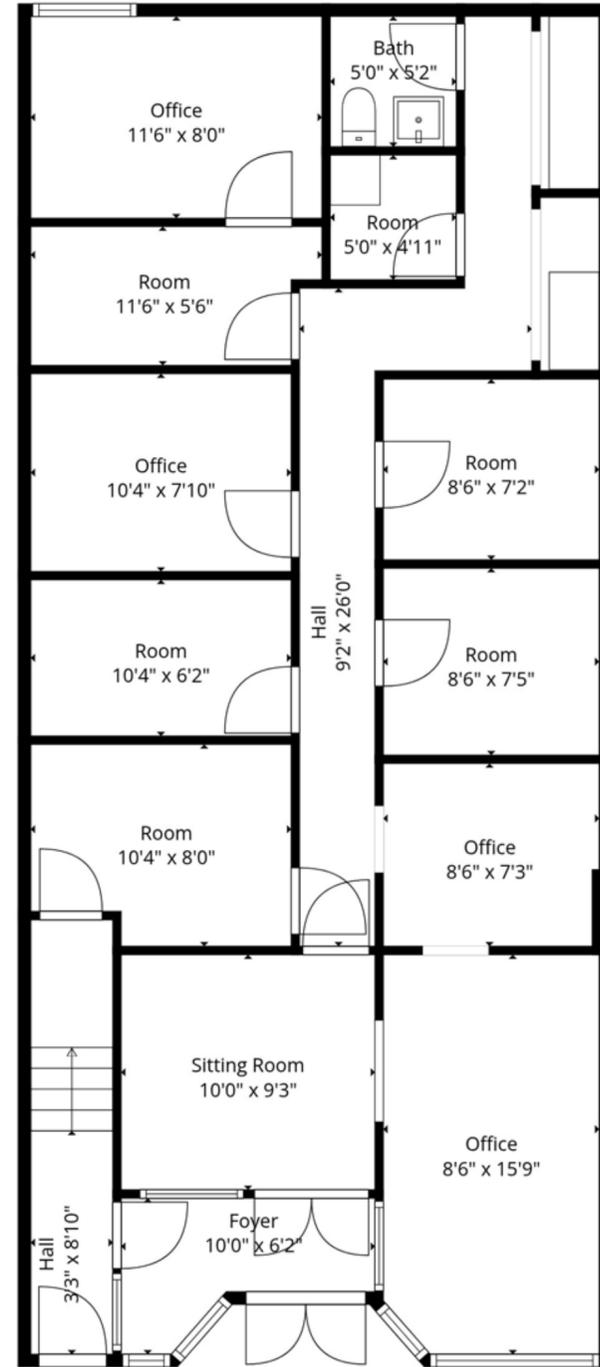
Elevators **No** Inclusions **Appliances & Fixtures**

BROKER REMARKS

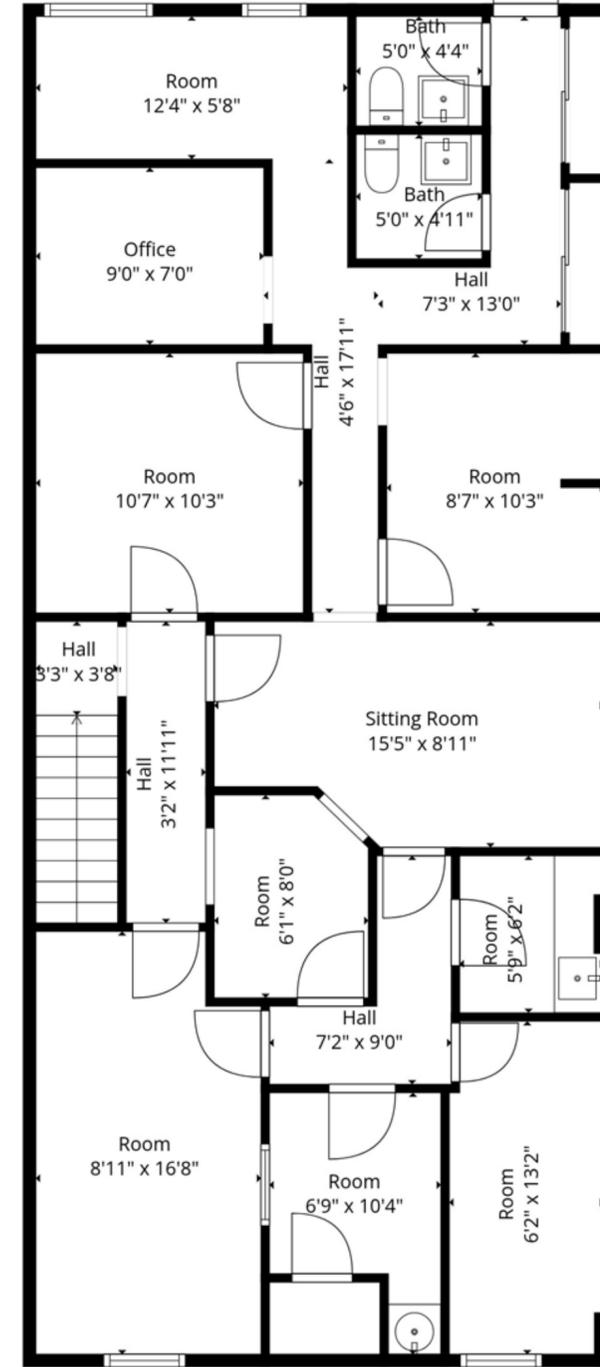
First floor 2,500 square feet / Second floor 1,500 square feet --- delivered vacant. Call 1-800-SHOWING for Appt - Notice Needed. See Assoc Docs. Tax information is provided by HCMLS tax suite via CRS tax data Please verify all Tax information with the local Tax office. Call Listing Agents with any questions. All offers in contract form with pre approval + proof of funds.







1st Floor



2nd Floor

TOTAL: 2,245 square feet

1st Floor: 1,167 square feet; 2nd Floor: 1,078 square feet

Excluded Areas: Room: 109 square feet; Walls: 153 square feet



SPEED
BUMP



DRIVE WAY

DRIVE WAY

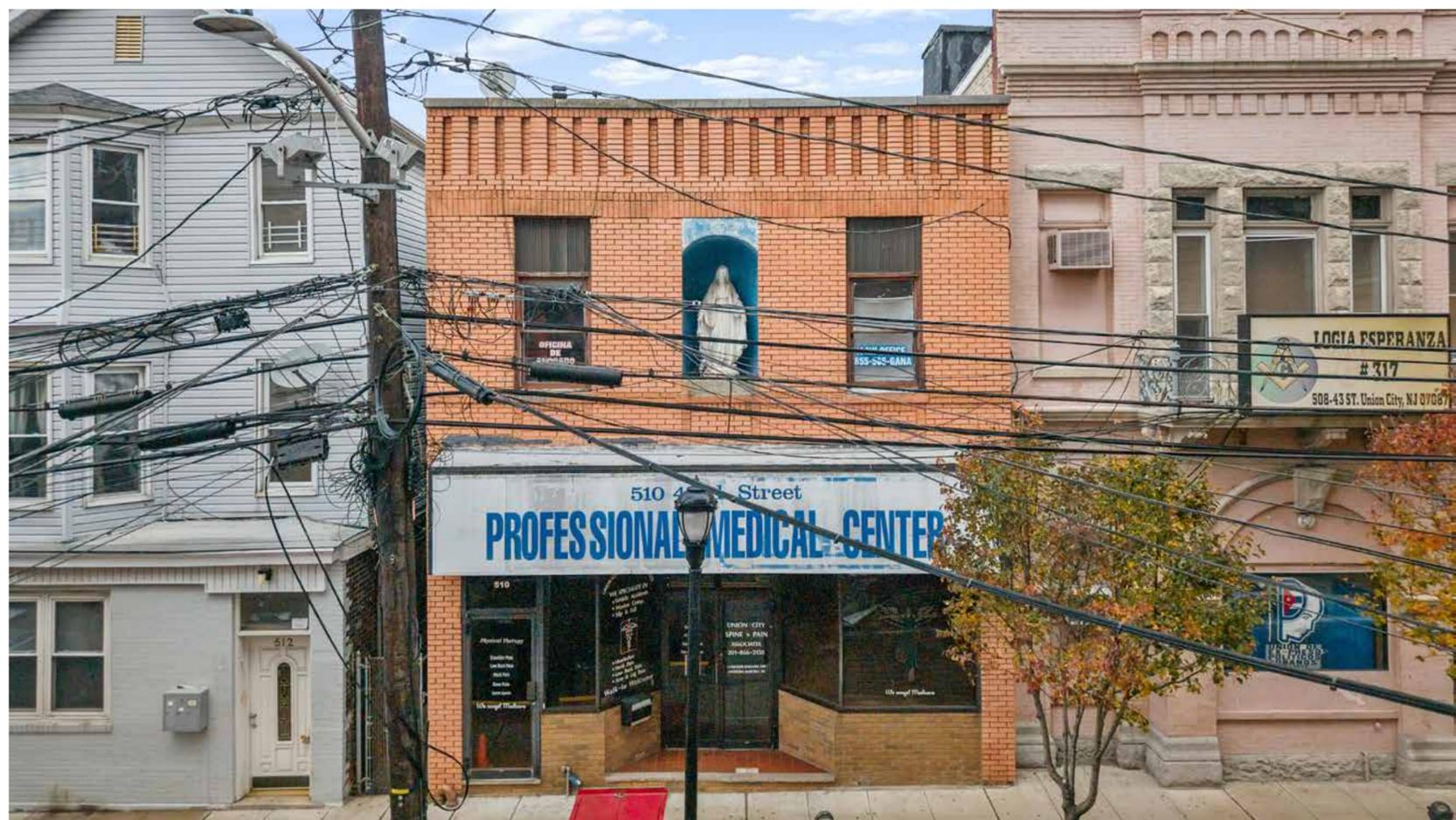
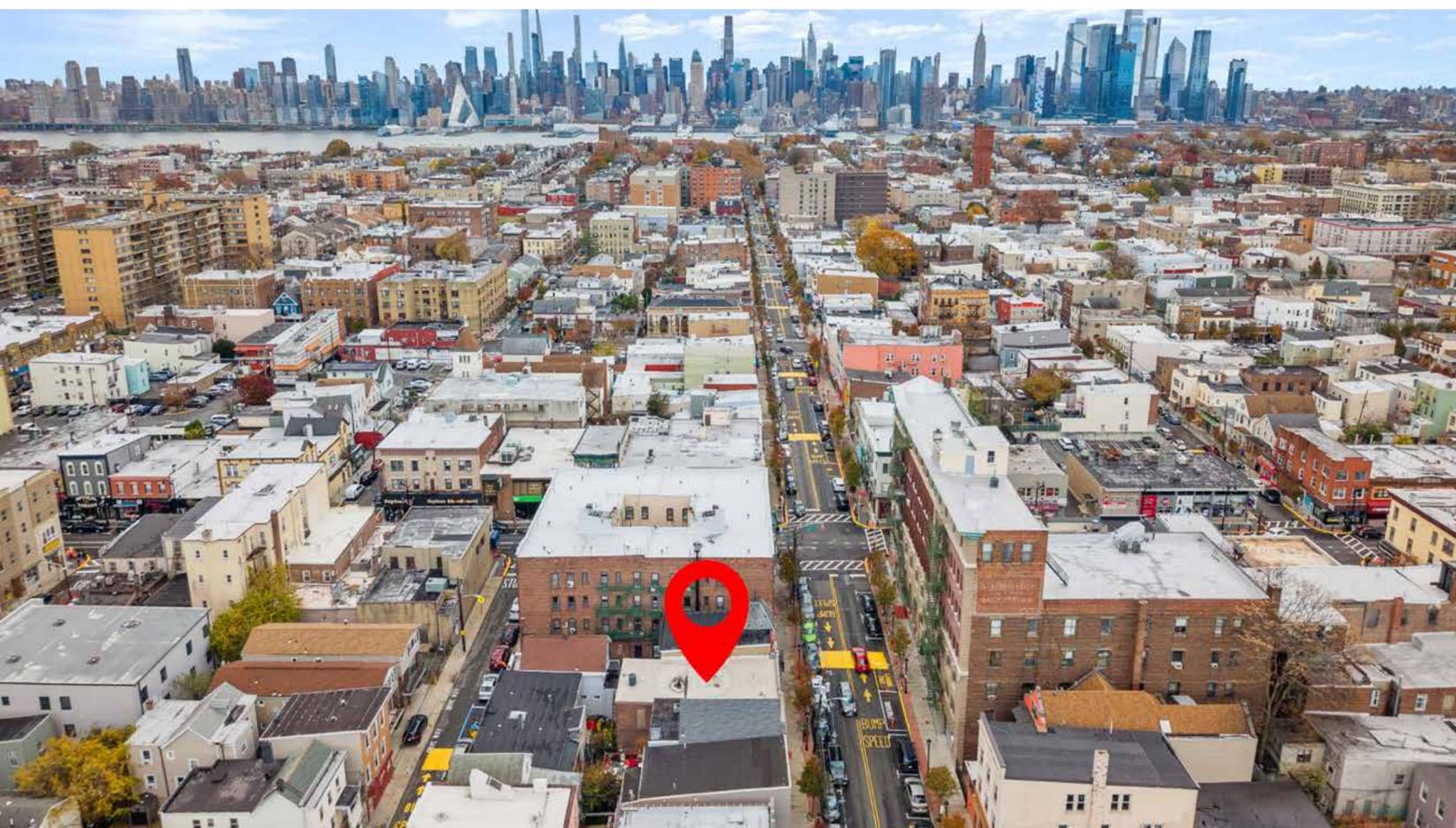
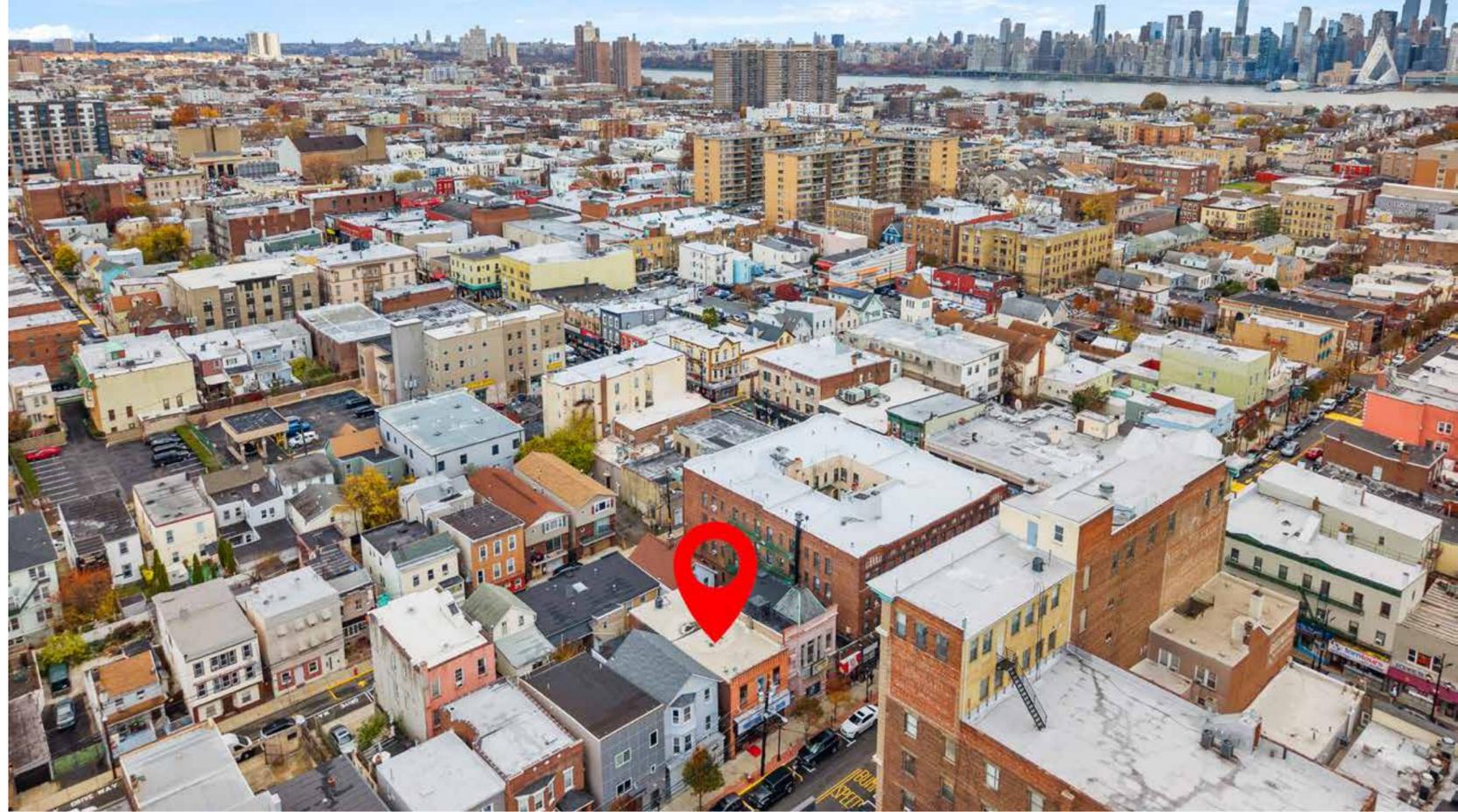
SPEED
BUMP



DRIVEWAY

LOADING
ZONE





The Team



THOMAS “COURTENAY” BATCHA

Broker Associate, NJ Gold Coast Experts

After graduating from Lehigh University with a degree in finance, Courtenay spent several years on Wall Street as an equity trader with DLJ and Deutsche Bank Securities. In 2001, he began his sales career in real estate and has been a top-selling broker for Prominent Properties Sotheby's International Realty's Hudson County office since opening in 2008. A Hoboken resident with comprehensive local market knowledge and expertise in marketing and negotiating, Courtenay provides exceptional service to his clients. Along with the outstanding marketing reach that the Sotheby's International Realty® brand offers, Courtenay has successfully established the highest price point in a number of neighborhoods and buildings in Jersey City and Hoboken over the past several years.

Awards: Prominent Properties President's Award 2021, Prominent Properties #1 Team – Hoboken Office 2023, Prominent Properties Top Producer Award Company Wide 2013-2023, Prominent Properties Top Associate in Hudson County for Volume and Units 2013-2023, NJ REALTORS® Distinguished Sales Club, NJ REALTORS® Circle of Excellence Sales Award® 2003-2023. Including multiple Platinum levels. REAL Trends America's Best Real Estate Professionals in 2022 and 2023

MLS Memberships: Hudson County MLS, New Jersey MLS, Garden State MLS, Monmouth/Ocean MLS

Designations: Broker Salesperson, REALTOR® Associate, National Association of Realtors® Accredited Buyer's Representative (ABR®) Designation





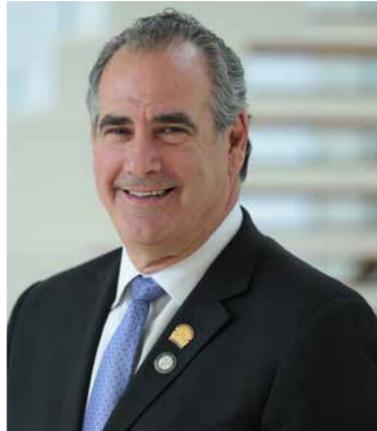
INGRID HART

Sales Associate, NJ Gold Coast Experts

With over 30 years of international real estate experience and over \$500 million in sales spanning New Jersey, New York, and Canada, Ingrid Hart is a seasoned expert in delivering outstanding real estate service. Known for her professionalism and positivity, Ingrid brings a wealth of knowledge and an unparalleled dedication to her clients. Her background in the modeling and acting industries has allowed her to cultivate a vast network of connections both locally and globally, significantly expanding her sphere of influence. Ingrid's signature concierge service ensures every client, regardless of the size of the transaction, receives the highest level of care and attention. Her commitment to detail and personal care has made her a trusted advisor who consistently exceeds client expectations.

Specializing in New Jersey's prestigious Gold Coast with breathtaking views of the New York City skyline, as well as Hudson, Bergen, and Essex counties, Ingrid has earned recognition for her expertise and success. She is an Accredited Buyer's Representative (ABR®) and has been honored with the NJ REALTORS® Circle of Excellence Sales Award® from 2000 to 2023, alongside the NJ REALTORS® Distinguished Sales Club Award. Additionally, she has received the Prominent Properties Sotheby's International Realty President's Award and has been the partner on the Top Producing Team in Sales and Volume from 2009 to 2023. Outside of real estate, Ingrid enjoys traveling the world, exploring fashion, redesigning homes, and giving back to her community through training and volunteer work. Her commitment to both personal and professional growth ensures that every client's experience is seamless, tailored, and extraordinary. From contract to closing, she is with you every step of the way.





CHARLIE OPPLER

Chief Executive Officer, Owner, Broker Associate

Charlie Oppler, a distinguished REALTORS® based in Franklin Lakes, New Jersey, is the CEO of Prominent Properties Sotheby's International Realty, overseeing 17 offices across Northern and Central New Jersey. With a career spanning over four decades since 1981, Charlie has established himself as a leader in the real estate industry.

In 2021, Charlie served as the President of the National Association of REALTORS® (NAR), marking the pinnacle of his extensive involvement with the organization. His contributions to NAR include:

- Multiple terms on the Board of Directors since 2003
- Chairing the REALTORS® Party Coordinating Committee and the RPAC Trustees Committee
- Participating in four Presidential Advisory Groups
- Serving as NAR's Vice President for Region 2 (2005) and as Vice President for Chris Polychron (2015)

Charlie's leadership extends to state and local levels. He was the president of the New Jersey Association of REALTORS® in 2004 and served as President of the Greater Bergen Board of REALTORS® in 1996. The latter honored him as REALTOR® of the Year in 1997.

Committed to professional development, Charlie holds the At Home with Diversity certification from NAR, demonstrating his dedication to inclusive practices in real estate.

Beyond his professional achievements, Charlie is deeply involved in his community. He supports organizations such as IronMatt, a foundation raising awareness for pediatric brain tumors, and Englewood Hospital and Medical Center.

A lifelong New Jersey resident, Charlie is a proud graduate of the College of New Jersey, bringing local insight and national expertise to his role as a real estate leader.



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The only luxury real estate company with a true global reach

Experienced agents with local insights and worldwide connections

Exclusive access to highly qualified global clientele

Award-winning website

Exclusive media relationships increase your exposure

Unique content promotes your property to a select audience

Most viewed real estate channel on YouTube

Engaged social followers

Comprehensive and customized plan for your home

We look forward to working together.

THOMAS "COURTENAY" BATCHA

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