

2 Story Building

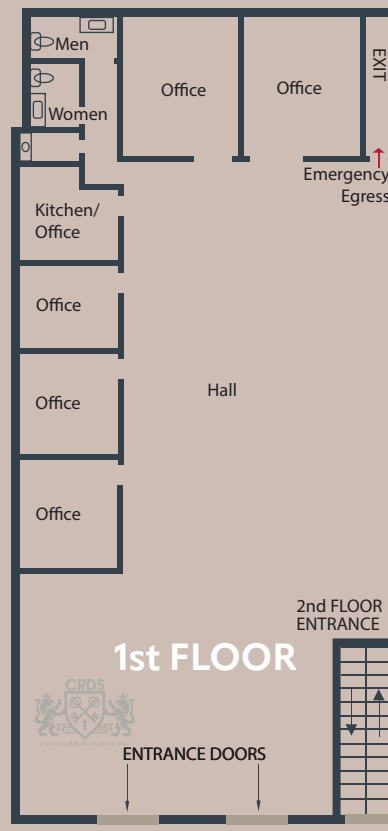
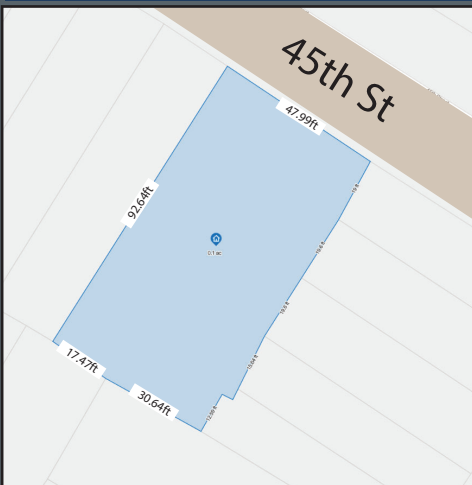
For LEASE



PROPERTY DESCRIPTIONS

ADDRESS: 509-511 45th St. Union City, NJ
BLOCK & LOT: 255/29
LOT DIMENSION: 47.99 X 92.64(IRR)
PROPERTY TYPE: Commercial/ Retail
BUILDING DIMENSION: 45' x 92.64'
PARKING: 2 Spots
HVAC: 5 Tons
HOT WATER: Electric
STORY: 2 (Walk Up)
YEAR BUILT/ALTERED: 1920 / 2000
ZONING: C-N (Neighborhood Commercial)
PROPERTY TAX: \$26,582

LAND MAP



ASKING RENT				
Floor	Space Size(Approx.)	Base Rent (psf)	Property Tax/Ins	Base Rent Total/yr
1st	4,200 sf (Retail)	\$32.00+NNN	60%	\$132,800
2nd	4,200 sf (Office)	\$24.00+NNN	40%	\$99,600

FOR LEASE INFORMATION CONTACT:



Dennis Shim/ Licensed Broker-NY/NJ-Affiliated with Kimsville LLC

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