**AVAILABLE FOR SALE**
**$2,100,000**

# 117-119 36TH STREET

Union City | **New Jersey**



## INDUSTRIAL WAREHOUSE INVESTMENT OPPORTUNITY

RIPCO
INVESTMENT SALES

# EXECUTIVE SUMMARY

**117-119 36TH STREET** is a 15,000 ft. industrial warehouse located in the heart of Union City between bustling Park and Hudson Avenues.

Each of the building's three floors are approximately 5,000 SF and feature large open floor plans suitable for a variety of different businesses. Ceiling heights range between 12-16 ft. ceilings.

The building was originally built for automobile storage and was most recently used as a commercial kitchen. Special features of the building include floor drains, freezer space and an industrial freight elevator that connects all three floors.

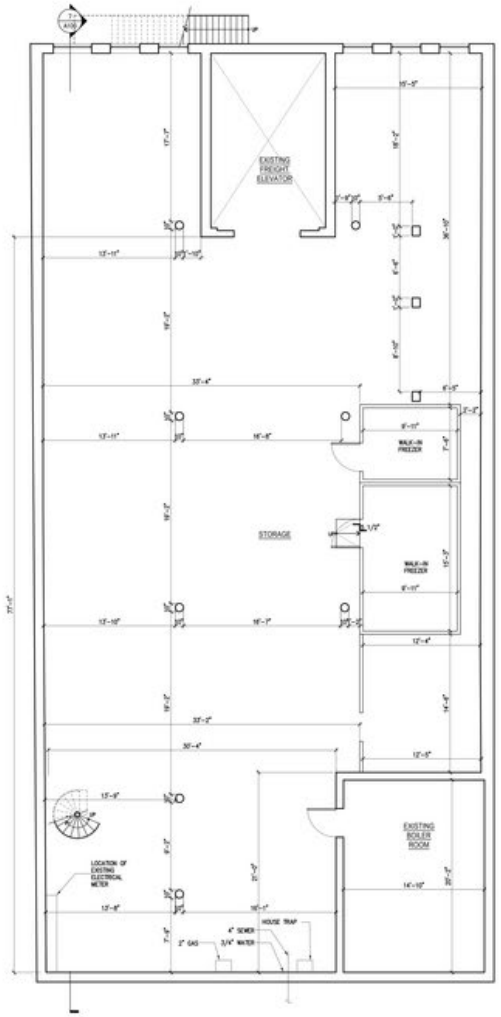
The property is conveniently located in close proximity to the Lincoln Tunnel and offers immediate access to NYC. This property will ultimately be a redevelopment opportunity as it is one of the only remaining industrial buildings in a dense residential neighborhood. Similar properties have been redeveloped into apartment buildings.

| VITAL DATA | |
|---|---|
| **PRICE** | $2,100,000 |

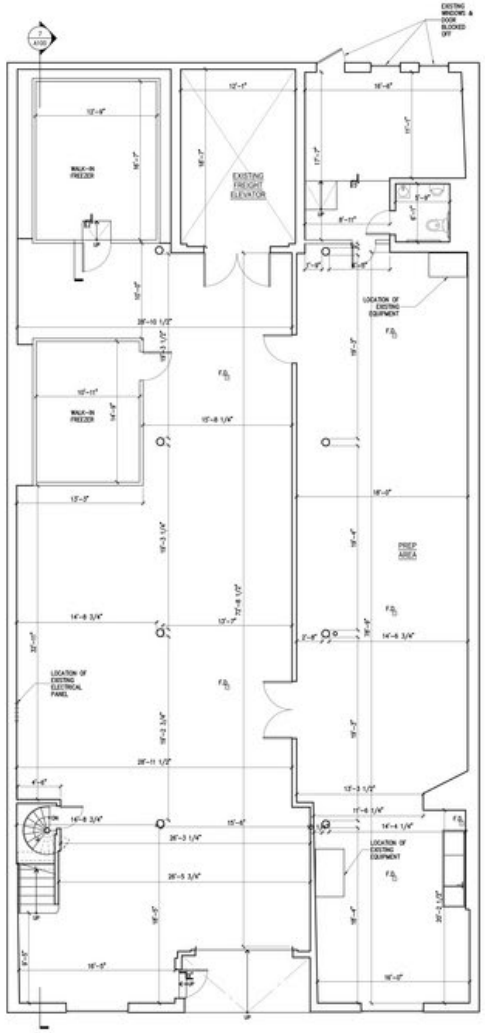
| PROPERTY SUMMARY | |
|---|---|
| **THE OFFERING** | |
| Property Address | 117-119 36th Street, Union City, New Jersey 07087 |
| County | Hudson County |
| Cross Streets | Park Avenue and Hudson Avenue |
| Status | Formerly Commercial Bakery |
| Possession | Immediate |
| **BUILDING INFORMATION** | |
| # Of Buildings | 1 |
| Stories | 3 |
| Basement | 5,000 SF |
| First Floor | 5,000 SF |
| Second Floor | 5,000 SF |
| Total SF | 15,000 SF |
| Frontage | 50 FT on 36th St. |
| Ceiling Heights | 12-16 FT |
| **ZONING INFORMATION** | |
| Zoning | Industrial/Warehouse |
| **TAX INFORMATION** | |
| Taxes Due | $27,676.80 |
| **COMMENTS** | |
| • Outstanding opportunity for warehouse, light industrial or office uses | |
| • Property features a unique drive-in front loading dock | |
| • Easy access to U.S. Route 1/9, New Jersey Turnpike and New Jersey Highways | |
| • Neighbors include Lidl, Bagels on Park, Prompt MD, Dunkin', Walgreens | |

# FLOOR PLANS

**Cellar Floor Plan**

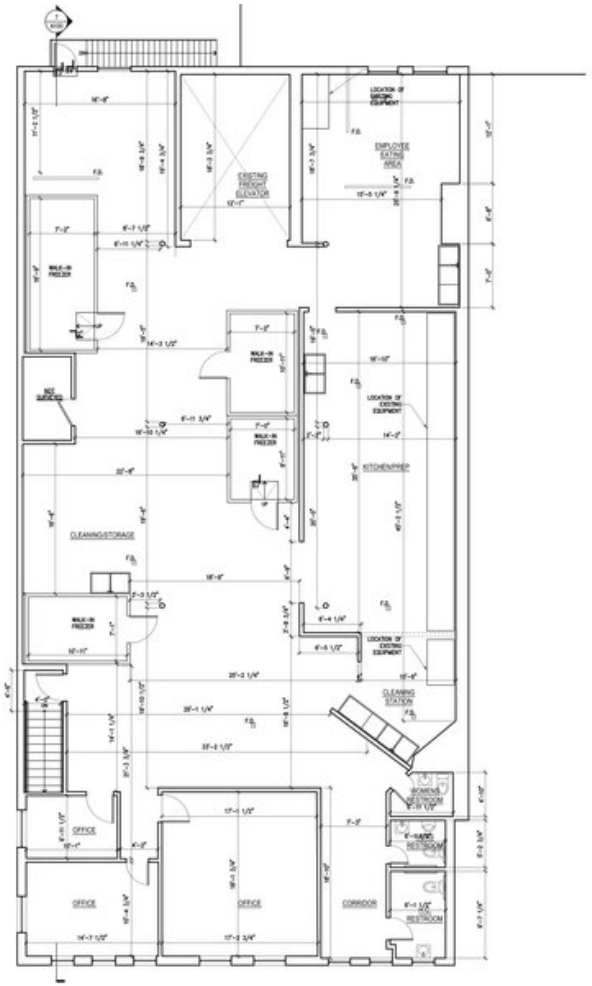



**Ground Floor Plan**

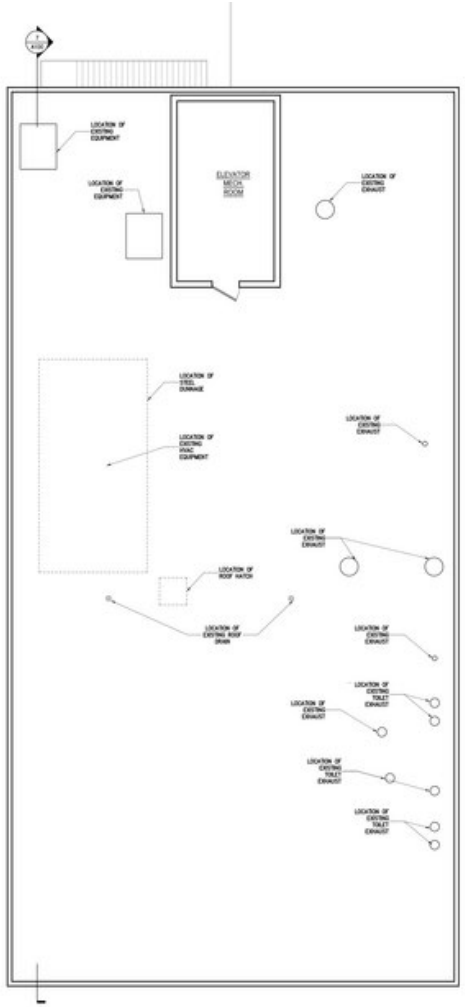


# FLOOR PLANS

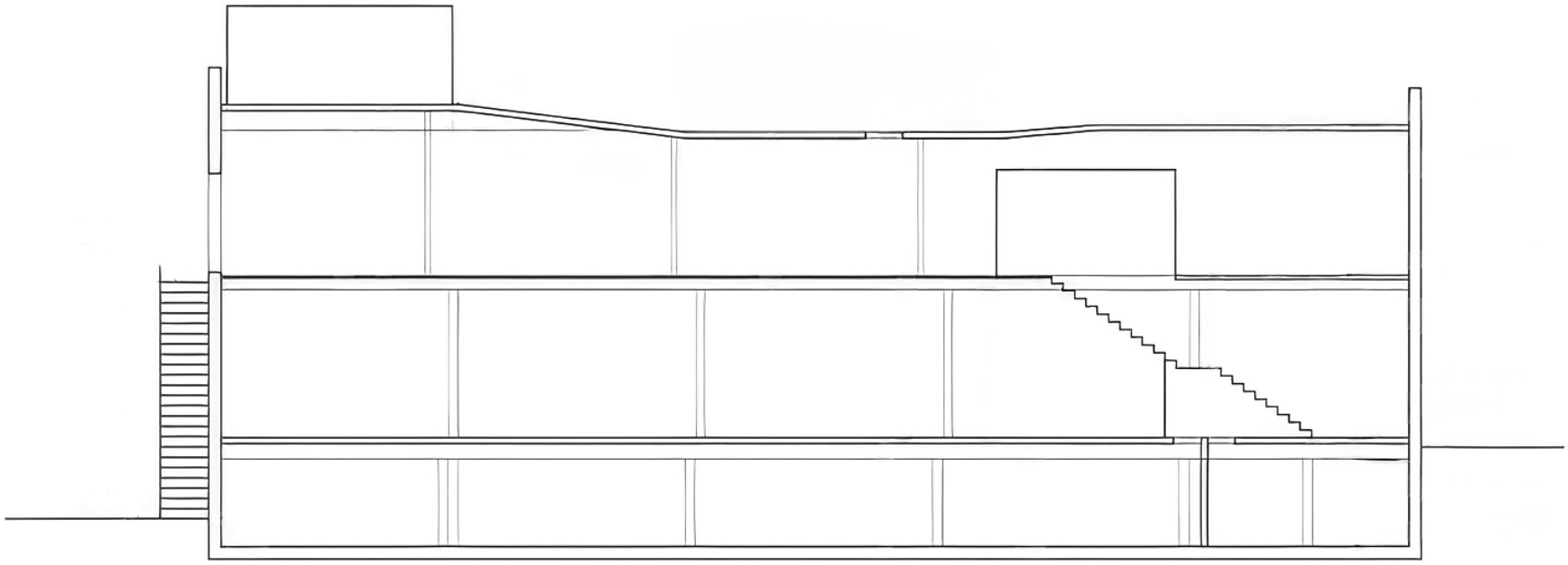
**Second Floor Plan**




**Roof Floor Plan**



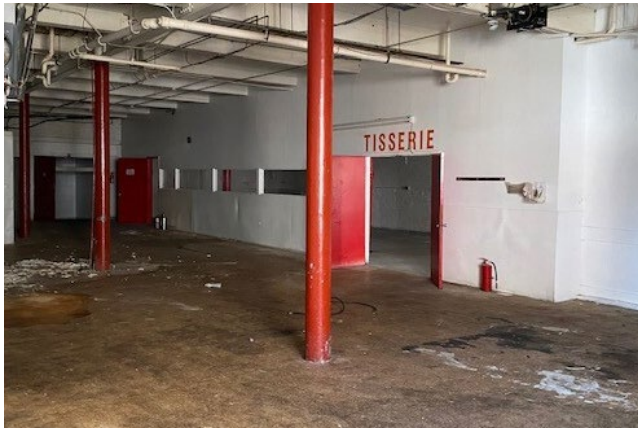
# SECTION PLAN

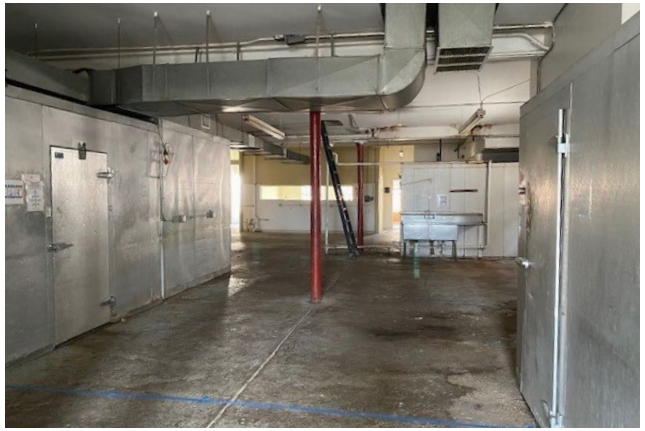


# PHOTOS



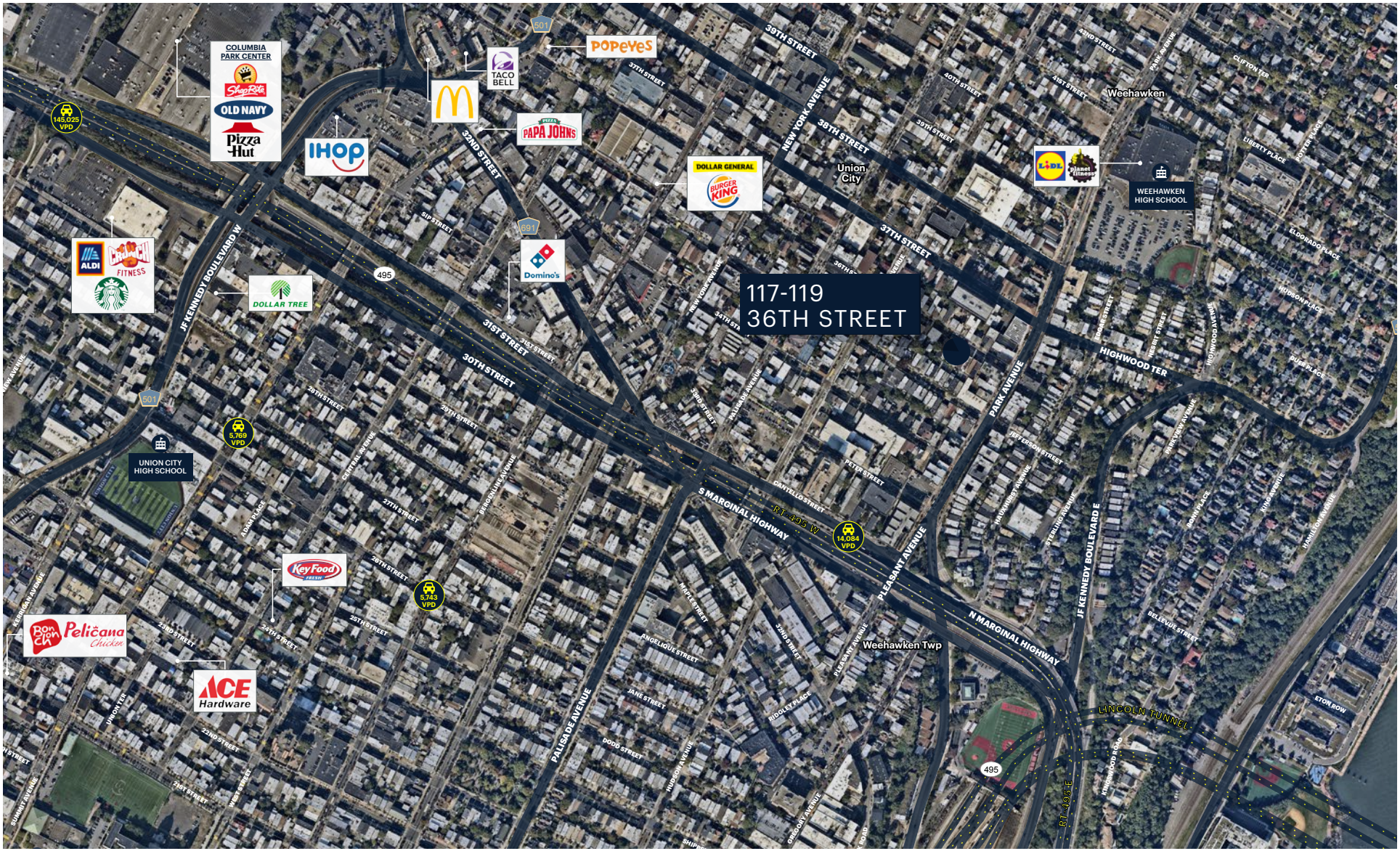






# AERIAL MAP


117-119
36TH STREET
COLUMBIA PARK CENTER
OLD NAVY
Pizza Hut
IHOP
TACO BELL
POPEYES
PAPA JOHNS
DOLLAR GENERAL
BURGER KING
Domino's
DOLLAR TREE
ALDI
Crunch Fitness
LIDL
planet fitness
WEEHAWKEN HIGH SCHOOL
UNION CITY HIGH SCHOOL
KeyFood
ACE Hardware
Peličana Chicken
145,025 VPD
5,769 VPD
5,713 VPD
14,084 VPD
39TH STREET
38TH STREET
37TH STREET
32ND STREET
31ST STREET
30TH STREET
NEW YORK AVENUE
JF KENNEDY BOULEVARD W
JF KENNEDY BOULEVARD E
PARK AVENUE
HIGHWOOD TER
PALISADE AVENUE
PLEASANT AVENUE
S MARGINAL HIGHWAY
N MARGINAL HIGHWAY
RT 495 W
RT 495 E
LINCOLN TUNNEL
Union City
Weehawken
Weehawken Twp
495
501
691

# MARKET OVERVIEW

**UNION CITY | NEW JERSEY** is part of the New York metropolitan area, located atop the ridge of the lower Hudson Palisades, many of its streets offer views of the surrounding municipalities, the New York City skyline, and the New Jersey Meadowlands.

Two major waves of immigration, first of German speakers and then of Spanish speakers, greatly influenced the development and character of Union City. Its two nicknames, “Embroidery Capital of the United States” and “Havana on the Hudson”, reflect important aspects of that history. Thousands visit Union City each year to see the nation’s longest-running passion play and the annual Cuban Day Parade of New Jersey.

Bergenline Avenue is the city’s main commercial thoroughfare. Currently the longest commercial avenue in the state, boasting over 300 retail stores and restaurants, Bergenline runs through not only the entire length of Union City from north to south, but also through West New York, Guttenberg and North Bergen, making it the main commercial strip for Northern Hudson County.

New Jersey Route 495 is the most significant highway passing through Union City, which connects directly to the Lincoln Tunnel into New York City, Interstate 95 (the New Jersey Turnpike), U.S. Route 1/9 and New Jersey Route 3. Within the city, Bergenline Avenue and the marginal highway of Route 495 are major public transportation corridors. The Bergenline Avenue station of the Hudson-Bergen Light Rail is located at 49th Street near the city line with West New York and North Bergen.












# CONTACT EXCLUSIVE AGENTS

**Jake Frantzman**
Jfrantzman@ripconj.com
201.777.2309

**Jordan Cohn**
jcohn@ripcony.com
646.765.0777

RIPCO
INVESTMENT SALES

**NEW JERSEY OFFICE:**
611 RIVER DRIVE, 3RD FLOOR
ELMWOOD PARK, NJ 07407
RIPCONJ.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.