

MIXED-USE OFFICE & RESIDENTIAL

Union City, NJ

FOR SALE

OFFERING MEMORANDUM





 **402-407 42nd St & 4201 New York Ave • Union City, NJ 07087**

PROPERTY HIGHLIGHTS

Mixed-Use Office & Residential

- Available Immediately
 - 402 42nd St: 1,875 SF (5+ Exam/Clinic Rooms)
 - 4201 New York Ave: 2,450 SF (10+ Exam/Clinic Rooms)
 - Apartments: 6 (Residential Income)
- Positioned within an Established Commercial Corridor Surrounded by Residential Population and Strong Daytime Activity
- Densely Populated Marketplace
- Prominent Exposure
- On Site Parking with a Potential for Redevelopment
 - 14 Space Parking Lot Located Directly Across the Street
- Nearby to NJ Transit Bus Routes 22, 84 and 159
- Convenient Access to Route 495, NJ Turnpike and Lincoln Tunnel

1,875 - 4,325 SF

FOR SALE

OFFERING SUMMARY

Sale Price:	Call for Details
402 42nd St.	1,875 SF
4201 New York Ave.	2,450 SF
Residential:	6 Apartments

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	97,468	701,790	2,108,543
Median Age	39.2	39.9	39.1
Total Households	36,326	324,095	983,926
Average HH Income	\$97,789	\$112,533	\$111,650

EXCLUSIVELY OFFERED BY:

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COMMERCIAL REAL ESTATE

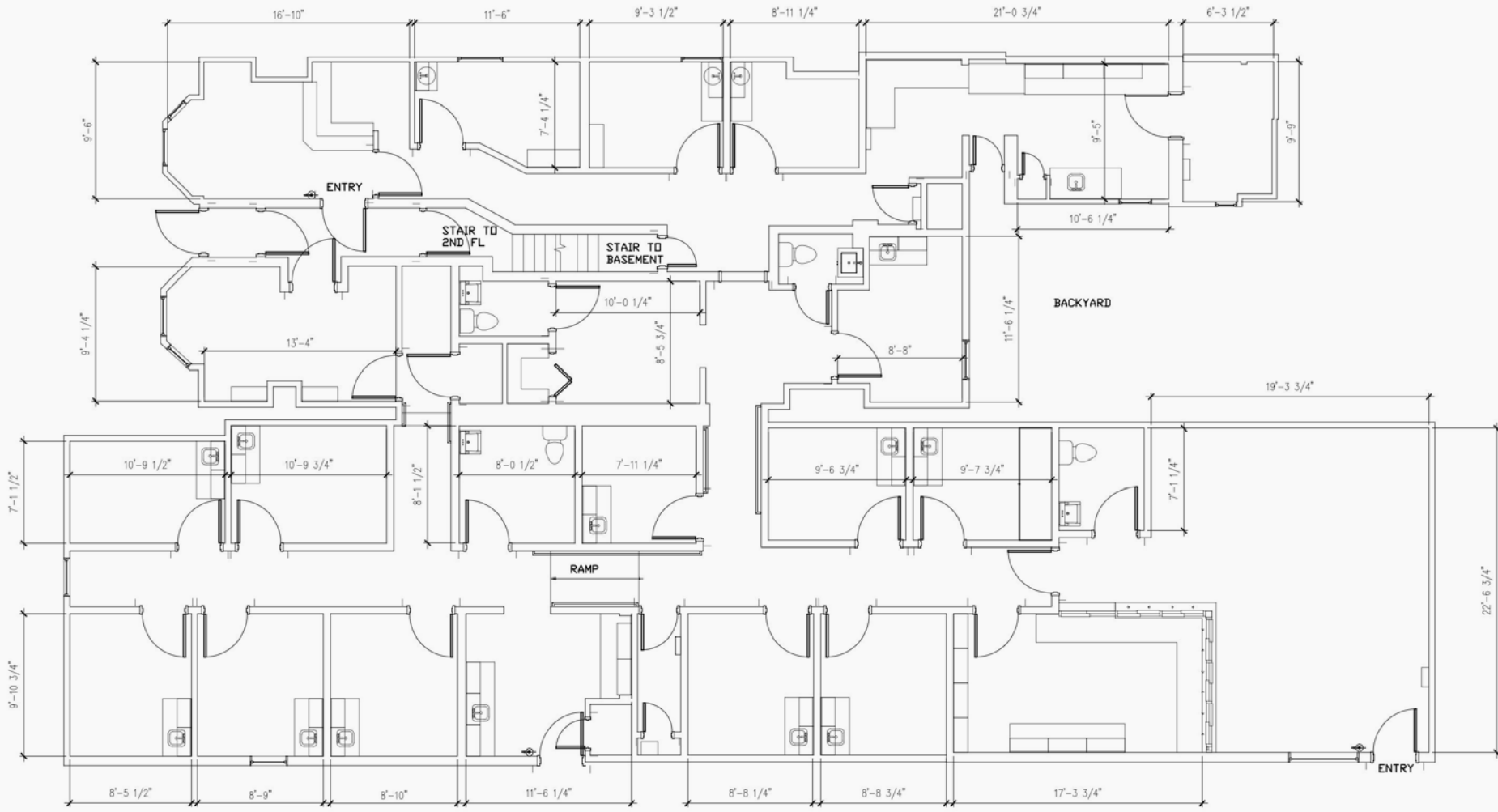
EXTERIOR IMAGES



INTERIOR IMAGES



FLOOR PLAN







On Site
Parking

402-407 42ND ST

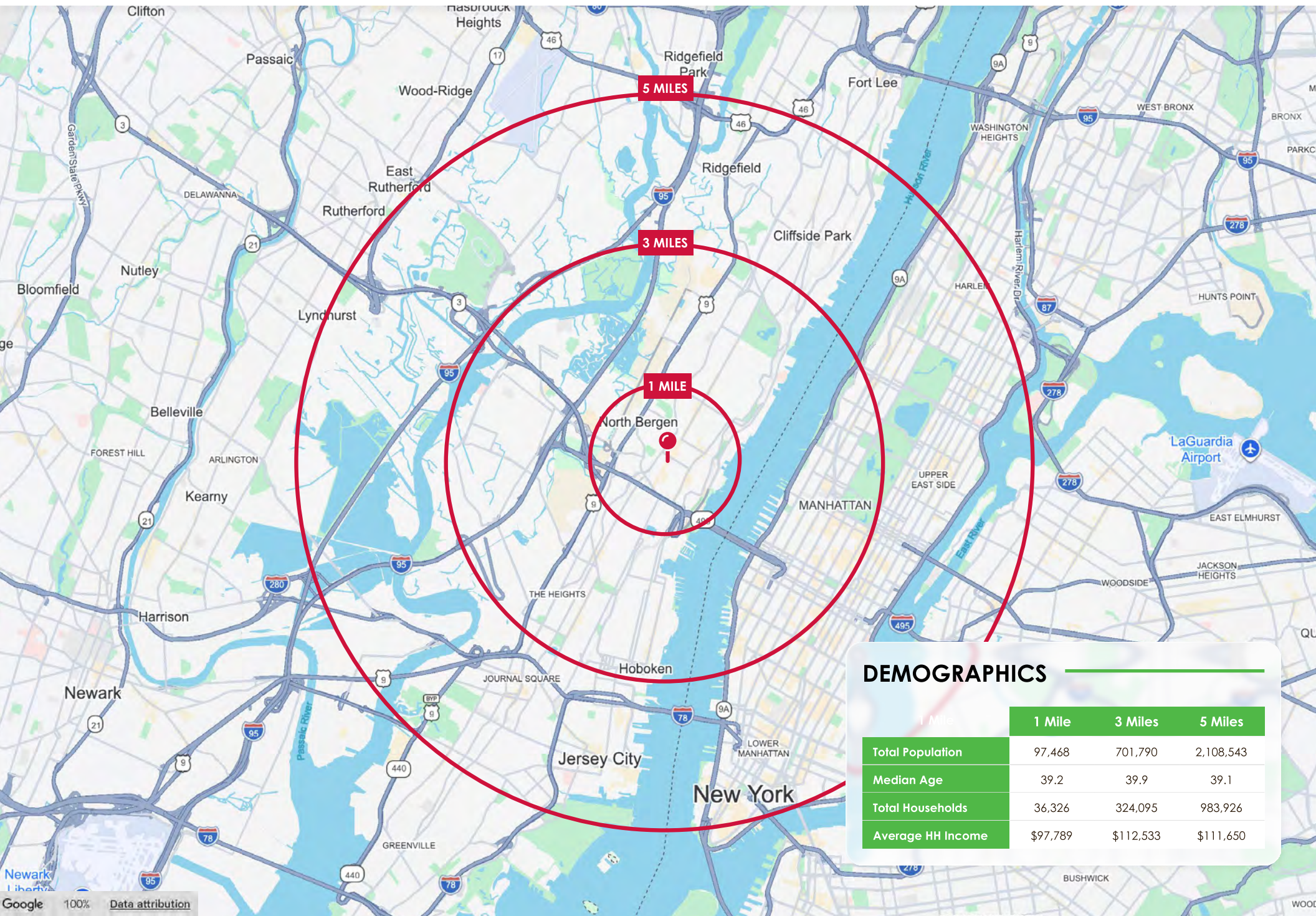
4201 NEW YORK AVE

NEW YORK AVENUE

42ND STREET

NEW YORK AVENUE

LOCATION MAP



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