

497 WEST SIDE AVENUE & 6 WILLIAMS AVENUE JERSEY CITY, NJ 07304

EXCLUSIVE OFFERING MEMORANDUM



STELLA MULTI-SERVICES

SERVICES INCLUDE: MONEY TRANSFER, BILL PAY,
PRINTING, COPIING, FAXING, CARDS & PHONE
MINUTES, ETC

WESTERN
UNION

TEL.: 201-451-4149

JC SQUARED, INC.

(FORMERLY DRILEY'S)
INCOME TAX PREPARATION
OVER 25 YEARS AT THIS LOCATION

TEL.: 201-451-4149

ATM

• Money Orders • Bill Payments
• Western Union

IPRG



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

IPRG

EXECUTIVE SUMMARY

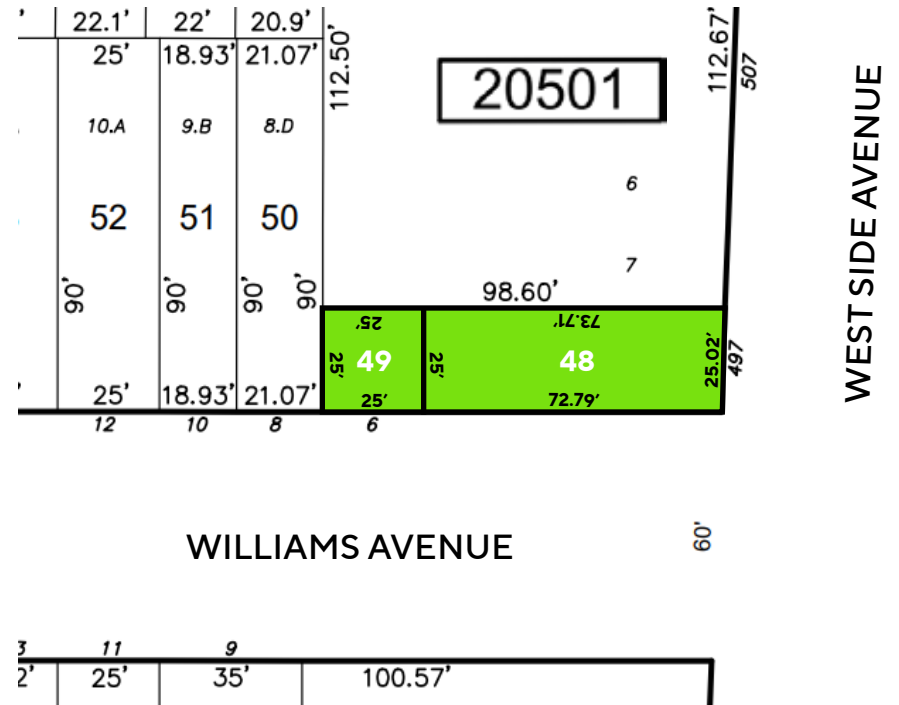


6 Williams Avenue

BUILDING INFORMATION

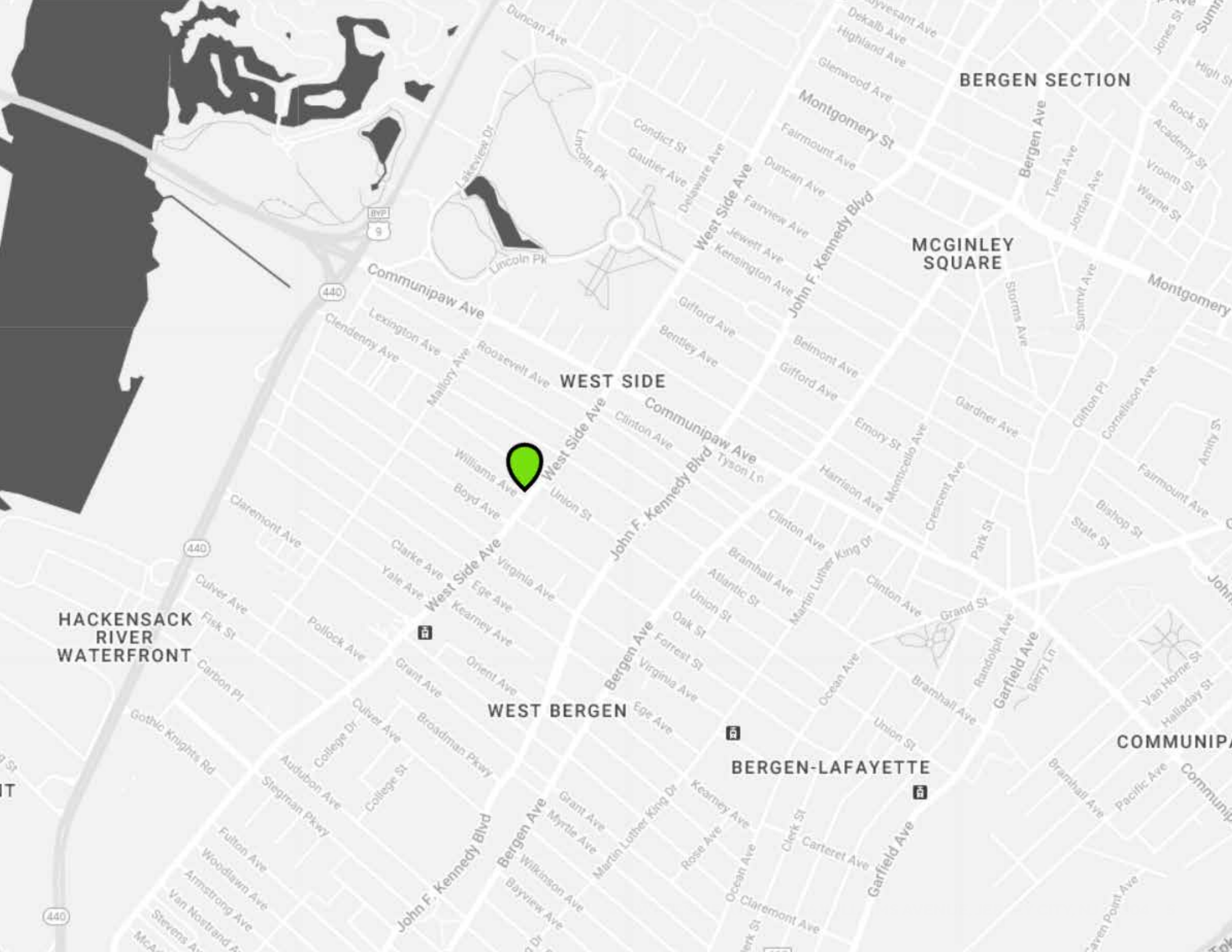
ADDRESS:	496 West Side Ave & 6 Williams Ave
NEIGHBORHOOD:	West Side, Jersey City
PROPERTY TYPE:	Mixed-Use & Single Family
BLOCK & LOT:	20501 / 48 & 49
COMBINED LOT SIZE:	25.02 ft x 97.79 ft
STORIES:	3 (Mixed-Use Property) & 2 (Single Family)
TAXES:	\$13,920.17 & \$3,712.04
ZONING:	Neighborhood Commercial (NC)

TAX MAP



PROPERTY HIGHLIGHTS

- 497 West Side Ave: Mixed-use building, 4 apartments + 2 commercial units
- 6 Williams Ave: Single-family behind building mixed-used building
- Two car-parking
- High NOI, renovated buildings
- Collect rental income now with the option to develop a multi-unit new construction in the future
- Corner lot, great exposure, and facility for variance to develop a multi-residential building



BERGEN SECTION

MCGINLEY SQUARE

WEST SIDE

WEST BERGEN

BERGEN-LAFAYETTE

COMMUNIPAW

HACKENSACK RIVER WATERFRONT



440

440

440



EXTERIOR PROPERTY PHOTOS - 497 WEST SIDE AVENUE



INTERIOR PROPERTY PHOTOS - 497 WEST SIDE AVENUE



EXTERIOR PROPERTY PHOTOS - 6 WILLIAMS AVENUE

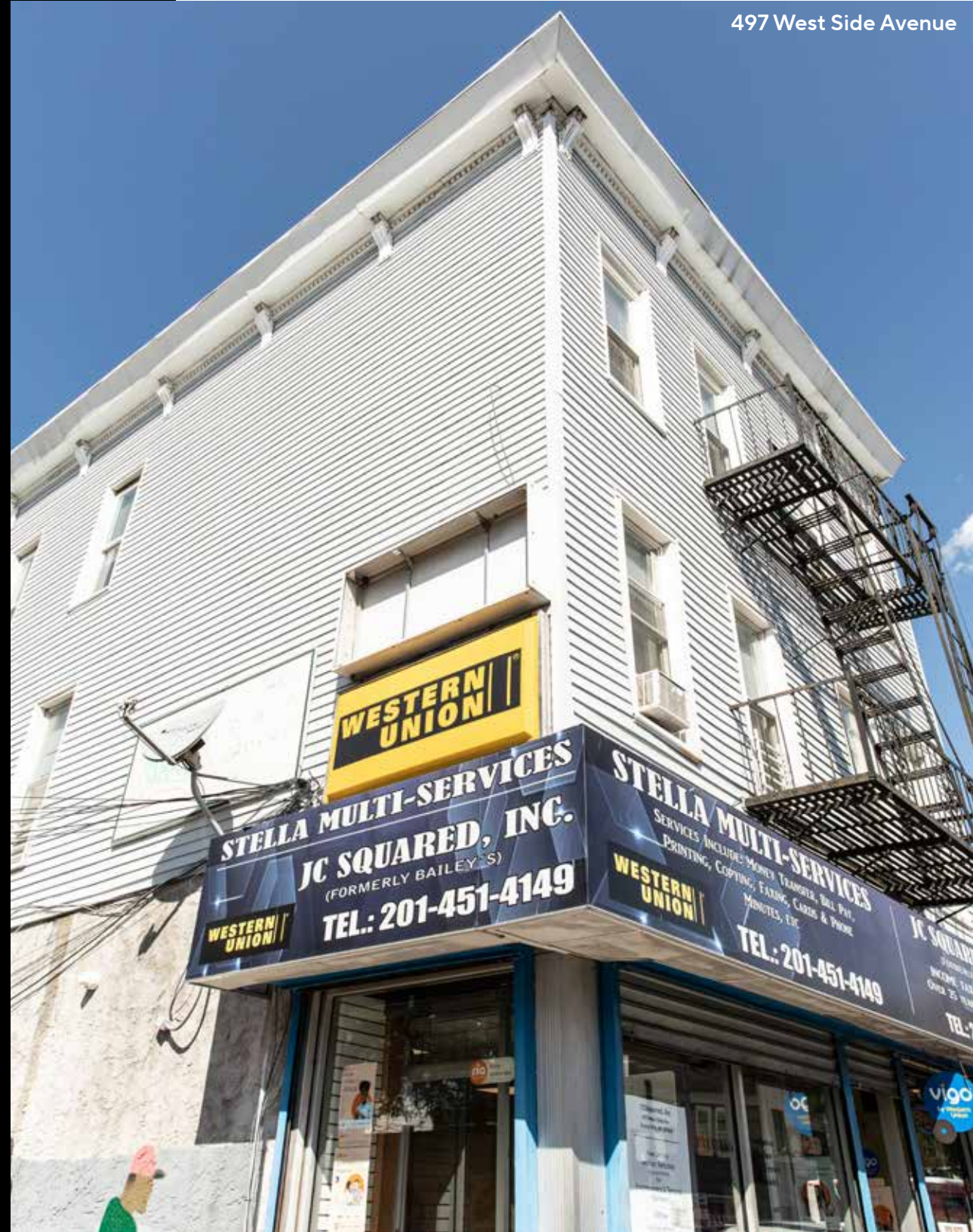


INTERIOR PROPERTY PHOTOS - 6 WILLIAMS AVENUE



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INVESTMENT PRICING





OFFERING PRICE
\$1,825,000

INVESTMENT HIGHLIGHTS

Mixed-Use/Multifamily
Property Type

25.02 ft x 97.79 ft
Combined Lot Size:

3
Stories

The IPRG logo is displayed in a large, bold, white sans-serif font on a black rectangular background. The letters are closely spaced and have a clean, modern appearance.

IPRG

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