

PROPERTY INFORMATION

**Location: 6310 Park Avenue,
West New York, NJ**



Property Description

- **Location:** 6310 Park Avenue, West New York, NJ 07093
- **Block:** 5, Lot:5
- **Zoning:** C-R Retail and Service Commercial District
- **Description:** Gross land area: 1920± sq ft with three-story mixed use building
- **Approximately Gross Building Area:** 3,059±sq ft plus partial unfinished basement level
- **Year Built:** 1933 (approx)

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Property Description

- **Frontage/Access:** 18.75± ft, east side of Park Avenue
- **Topography:** Generally level; near road grade
- **Utilities:** All utilities at site
- **Foundation:** Partial basement with crawl space, concrete floor
- **Exterior:** Brick with modern flush with plate glass in aluminum frames
- **Interior Finish:** Painted sheet rock
- **Flooring:** Store: ceramic tile/carpet in vestibule to upper floors; Apartments: carpet
- **Doors:** Exterior front: Plate glass in metal frames; Interior: Wood
- **Restrooms:** 1st Floor: New two-fixture lavatory; 2nd & 3rd Floors: Each apartment has new bathroom
- **Roof:** Flat built up
- **Heating/HVAC:** 1st Floor: HVAC; 2nd & 3rd Floors: individual hot water heating, window unit AC

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Tax Data



- **City of West New York**
(County of Hudson)
Tel: 201-369-3470
- **Tax Parcel ID:** Block:20
Lot:5
- **2009 Real Estate Taxes:**
\$12,814.95 approx.
- **Tax assessor phone number:**
201- 295-5115

RENT ROLL

6310 Park Avenue, West New York, NJ

TENANT	RENT PER MONTH	FLOOR	LEASE
Tenant 1	\$1,700.00	1 ST Floor (Commercial Space)	Month to Month
Tenant 2	\$1,000.00	2 nd Floor (Apartment)	Lease expired 2/28/07 (1-year lease)
Tenant 3	\$1,000.00	3 rd Floor (Apartment)	Lease expired 4/30/07 (1-year lease)

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

ITEM 4

DESCRIPTION

LA 26,959

Situate in the Town of West New York, County of Hudson and the State of New Jersey.

BEING known and designated as Lot 5 in Block 5, as shown on a certain map entitled "Map of Monitor Park Property Belonging to the West New York Improvement Co. Situate in West New York, Hudson County, New Jersey" filed in the Hudson County Register's Office on October 24, 1911 as Map Number 1445.

Being further described in accordance with a survey made by Hallard & Associates, L.S., dated June 7, 2006, as follows:

BEGINNING at a point in the southeasterly sideline of Park Avenue, said point being distant 75.00 feet from the intersection of the said sideline of Park Avenue with the southwesterly sideline of 64th Street, and from said beginning point running; thence

1. South 48° 30' 00" East, 102.33 feet to a point; thence
2. South 41° 01' 00" West, 18.75 feet to a point; thence
3. North 48° 30' 00" West, 102.41 feet to a point in the said sideline of Park Avenue; thence
4. Along said sideline, North 41° 15' 00" East, 18.75 feet to the point and place of BEGINNING.

For Information Only: Being known as Lot 5 Block 20 on the Official Tax Map of the Town of West New York and commonly called 6310 Park Avenue.

REVISED JUNE 19, 2006