



PRIME COMMERCIAL PROPERTY

FOR SALE

**6245 JOHN F. KENNEDY BLVD
NORTH BERGEN, NJ**



THE MEENA PATEL GROUP
YOUR REAL ESTATE PARTNER FOR LIFE



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ENGLISH | HINDI | GUJARATI
PORTUGUESE | SPANISH



EXECUTIVE SUMMARY

A rare opportunity to acquire a fully leased, income-producing mixed-use asset in one of Hudson County's most sought-after locations. Situated on a high-visibility signalized corner along Kennedy Boulevard with over 19,000 daily vehicles, this fully renovated 3,826 sq ft building delivers immediate cash flow with strong upside potential.

The property features three 2-bed/1-bath residential apartments and one ground-floor commercial unit, all currently occupied. The retail space is leased to an established Mexican deli/grocery under a long-term lease with annual escalations through 2028 and a 5-year renewal option. One residential unit is month-to-month, offering flexibility to renegotiate, execute a new lease, or explore owner-occupancy.

Fully renovated in 2023 with a new roof installed in 2025. Minutes from the GWB, Lincoln Tunnel, I-95, I-495, and Routes 1 and 9. Surrounded by CVS, Dunkin', Starbucks, and Walgreens.

6245 John F. Kennedy Blvd, North Bergen, NJ

PROPERTY SUMMARY

Address	6245 John F. Kennedy Blvd, North Bergen, NJ
Available Space	4 units — fully occupied
Property Type	Mixed-Use — Storefront Retail / Residential
Tenants	3 residential + 1 commercial
Building Area	3,826 sq ft
Zoning	C1 Mixed-Use
Year Built	1930 / Renovated 2023
Parking	Street parking
Occupancy	100% — Fully Occupied
Utilities	Separate utilities
Ceiling Height	12' slab-to-slab



6245 John F. Kennedy Blvd, North Bergen, NJ

Unit Mix & Lease Detail

LOCATION:

Prominently located on Kennedy Boulevard, one of North Bergen's busiest corridors. Minutes from the George Washington Bridge, Lincoln Tunnel, I-95, I-495, and Routes 1 and 9. Surrounded by national retailers including CVS, Dunkin', Starbucks, and Walgreens.

SPACE AVAILABLE:

3,826 sq ft

2 floors + basement

100% Occupied

BUILDING FEATURES:

- Fully renovated 2023
- Brand new roof installed 2025
- Corner lot with 3 street frontages (Kennedy Blvd, 63rd St)
- 12' slab-to-slab ceiling height
- Three 2-bed/1-bath residential apartments
- Ground-floor commercial retail — long-term leased

PARKING & ACCESSIBILITY:

Bus line access on site. Minutes to GWB, Lincoln Tunnel, I-95, I-495, and Routes 1 & 9.

VISIBILITY & EXPOSURE:

High-visibility signalized corner on Kennedy Blvd with 19,000+ daily vehicles. Prime Hudson County location adjacent to NYC market.

ZONING:

C1 Mixed-Use — allows retail, residential, and professional services

COMMERCIAL LEASE HIGHLIGHTS

Tenant: Estrella De Mexico Corp

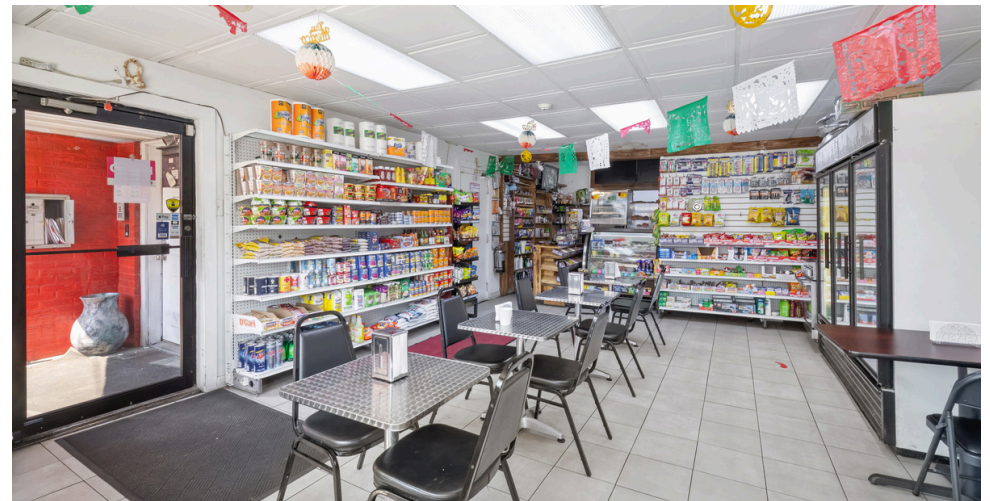
Lease: Sept 1 2023 - Aug 31 2028

Annual escalations through 2028

5-yr renewal at 5% increase

Tenant pays all utilities, maintenance, permits, insurance

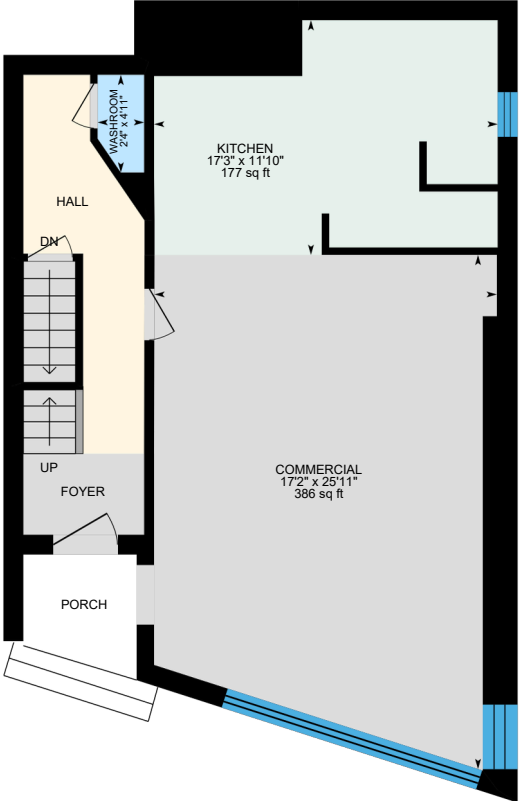
Security deposit: \$10,950



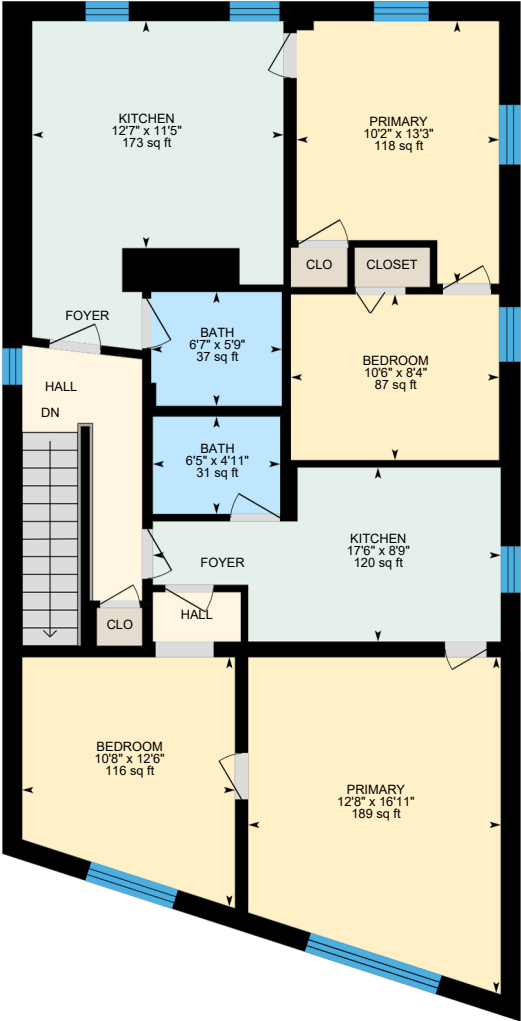
Floor Plan #1

6245 John F. Kennedy Blvd, North Bergen, NJ

Main Building: Above Grade Finished Area 2588.29 sq ft



1st Floor
Finished Area 865.06 sq ft



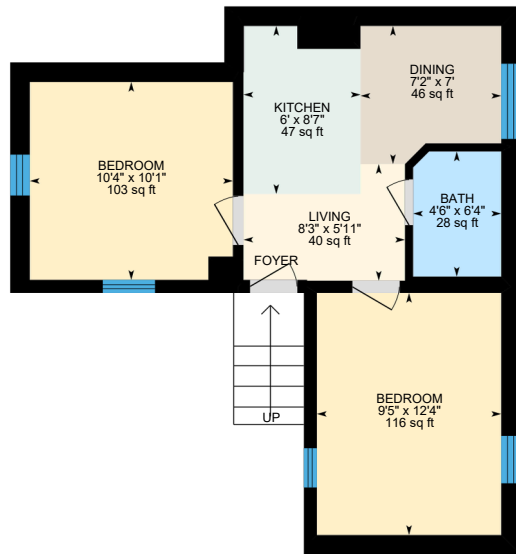
Apartment 1 R & 2R
Finished Area 1216.14 sq ft



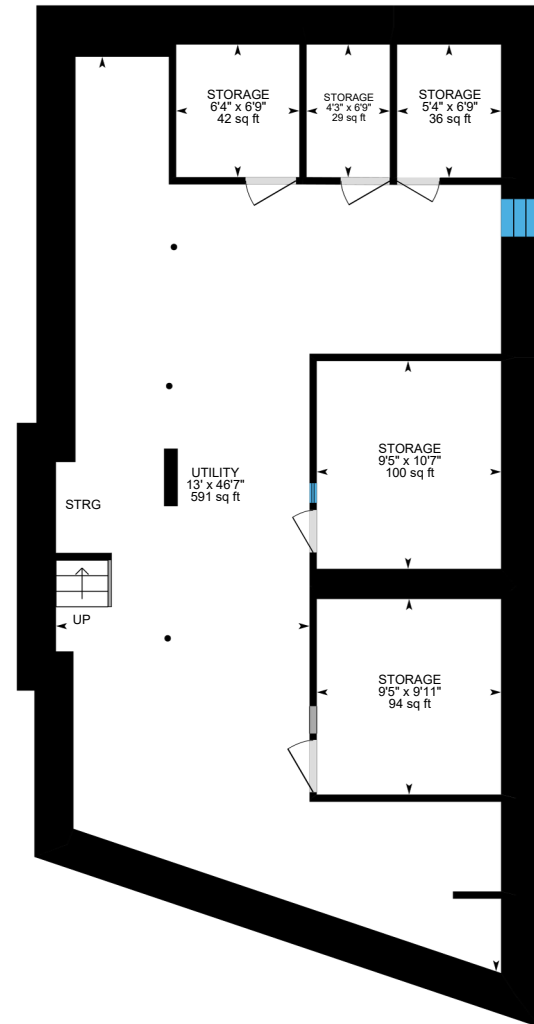
Floor Plan #2

6245 John F. Kennedy Blvd, North Bergen, NJ

Main Building: Above Grade Finished Area 2588.29 sq ft



Back Apartment Finished
Area 507.08 sq ft



Basement (Below Grade)
Finished Area

Income

		TERM	ACTUAL	PROFORMA
Unit	UNIT MIX	Leases	Monthly	
Apt 1R	2 Bed / 1 Bath	M2M	\$2,099	\$2,300
Apt 2R	2 Bed / 1 Bath	12/31/2026	\$1,850	\$2,300
Apt 2F	2 Bed / 1 Bath	1/21/2027	\$2,100	\$2,300
Deli/Grocery	HALF BATH	8/31/2028	\$3,308	\$3,700
Total Income			\$112,284.00	\$127,200
Less Expenses			\$27,762.00	\$28,209.00
Less Vacancy Factor			\$4,491.00	\$5,088
Net Operating Income			\$80,030.64	\$93,903
CURRENT CAP RATE			6.40%	
PROFORMA CAP RATE				7.40%

North Bergen rent control is in place. Proforma numbers are estimates. Buyers are required to conduct their own due diligence.

Expenses

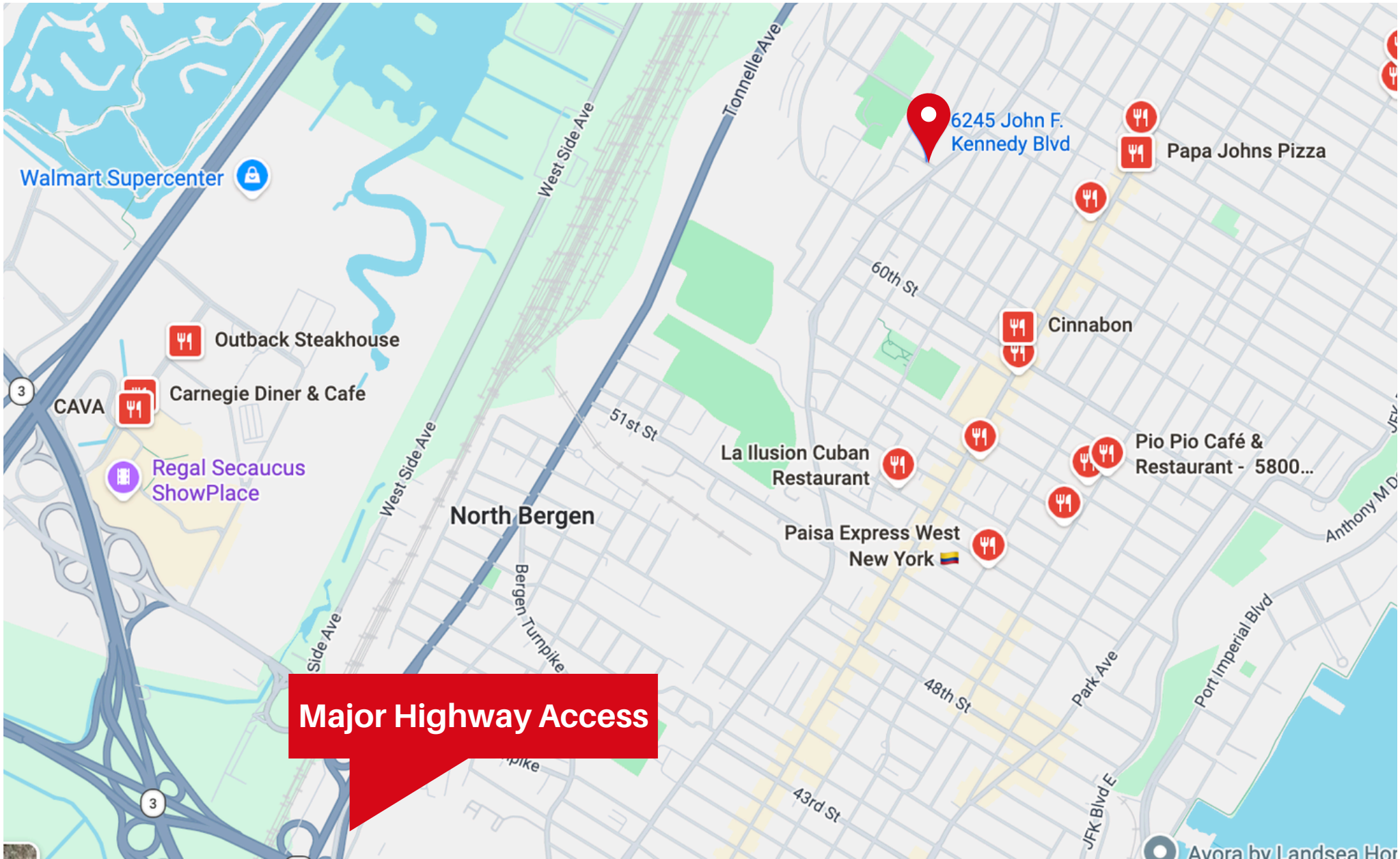
Expenses	Annual Total
Real Estate Taxes	\$12,993
Insurance	\$4,500
Water & Sewer	\$2,400
Electricity	\$1,200
Management Fee	\$3,369
Trash Removal	\$1,200
Repairs & Maintenance	\$1,200
Pest Control	\$900
Total Expenses	\$27,762
Net Operating Income	\$80,605.96



Photo Gallery



Overview of the Area



Location Overview

North Bergen is a thriving urban community in Hudson County, NJ, offering a blend of residential density and commercial vitality. With strong demographics, high visibility, and excellent connectivity to New York City and major transit corridors, North Bergen continues to attract businesses, professionals, and service users alike.

6245 John F. Kennedy Blvd is ideally positioned along a prominent commercial corridor with direct access to I-95, I-495, and Routes 1 and 9. Its location provides consistent exposure, a strong daytime population, and convenient access for both tenants and visitors. The property benefits from proximity to key amenities, dense neighborhoods, and established retail and medical users.

COMMERCIAL DEMAND IS DRIVEN BY:



Nearby Secaucus, Weehawken, Union City, Jersey City



I-95, I-495, Routes 1 & 9; GWB; Lincoln Tunnel



Strong demographics and growing population



Close to Palisades Medical Center, CarePoint Health



Near Hudson County Community College



Strong retail density and consumer demand



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kw VILLAGE SQUARE
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KELLERWILLIAMS

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