

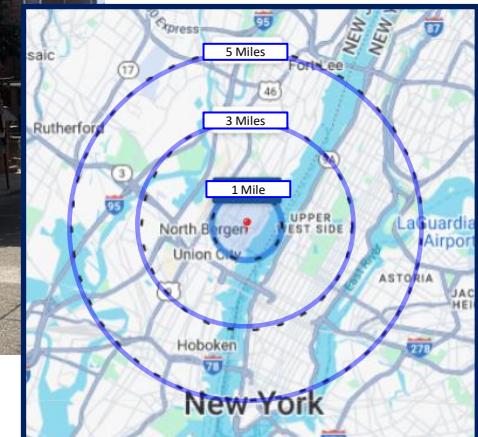
## MULTI-FAMILY BUILDING FOR SALE

### 6808-6810 BELLEVUE AVE, GUTTENBERG, NJ



FOR MORE INFORMATION,  
PLEASE CALL EXCLUSIVE BROKER:

**Urszula Zoltek**  
C: 973.896.8377  
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- 100% Leased Multifamily Property
- 5 Residential Units & 2 Floors
- Value-Add – Undermarket Rents
- Well-Maintained Building
- Oversized Lot – Possible Future Redevelopment
- Very Strong Northern New Jersey Market
- All Separate Utilities
- Gas Heat
- Asking Price: \$1,395,000

Demographics	1 Mile	3 Miles	5 Miles
Population	74,821	874,190	2,111,840
Daytime Population	13,165	1,094,604	1,973,877
Households	24,459	410,100	976,739
Median Age	40.2	40.4	38.7
Avg. Income	\$49,754	\$131,944	\$123,716

**ZOLTEK COMMERCIAL REAL ESTATE SERVICES**- Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 \* T: 973.798.6130

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