

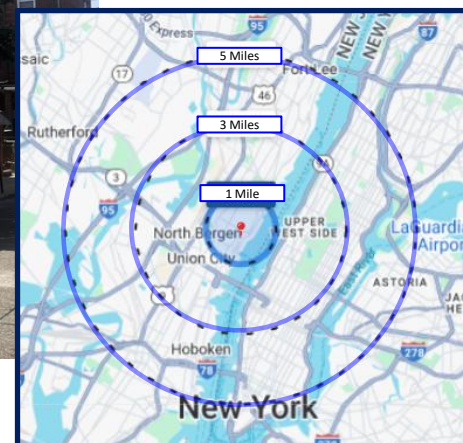
## MIXED-USE BUILDING FOR SALE

6808-6810 BELLEVUE AVE, GUTTENBERG, NJ



**FOR MORE INFORMATION,  
PLEASE CALL EXCLUSIVE BROKER:**

**Urszula Zoltek**  
C: 973.896.8377  
Urszula@ZoltekCRE.com



- 100% Leased Mixed-Use 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: \$1,600,000

| <b>Demographics</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|---------------------|---------------|----------------|----------------|
| 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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