

199 Market Street

PATERSON • NEW JERSEY • 07505



NEARBY RETAILERS



PRIME URBAN MIXED-USED FOR SALE

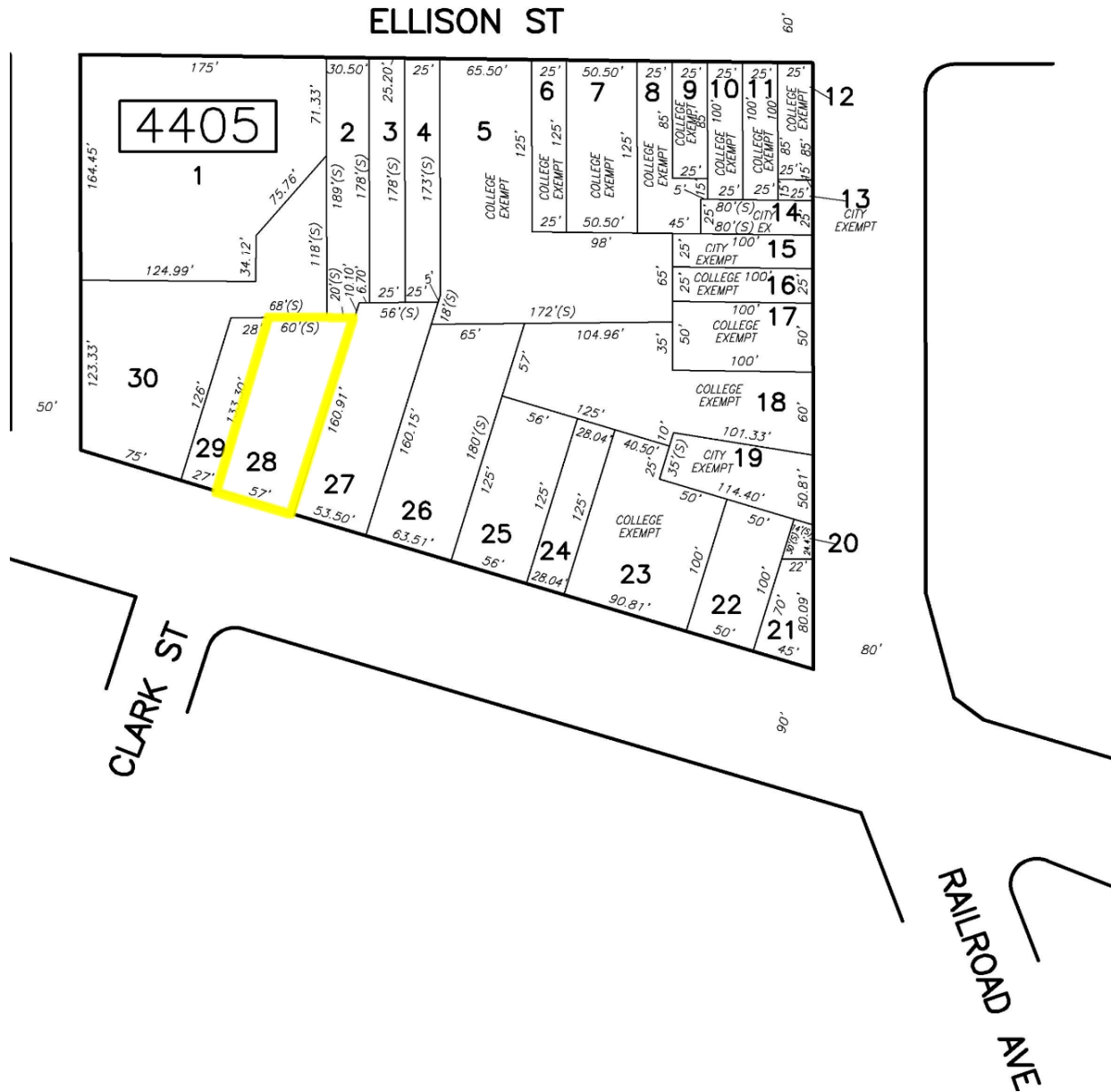
Inline Mixed-Use building located on Market Street in Downtown Paterson, NJ.

- Total Building Area: 14,661 SF
- 8 Residential Units with 2 Ground Floor Retail Spaces
- Current Tenants: Classic Furniture, Lena Carbon Restaurant & Lounge
- Zoning: B-4 Central Business District
- Asking Price: Upon Request
- Property Tax: \$41,320.00 (2025)
- Block: 4405 | Lot: 28

Tax Map

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Financial Overview

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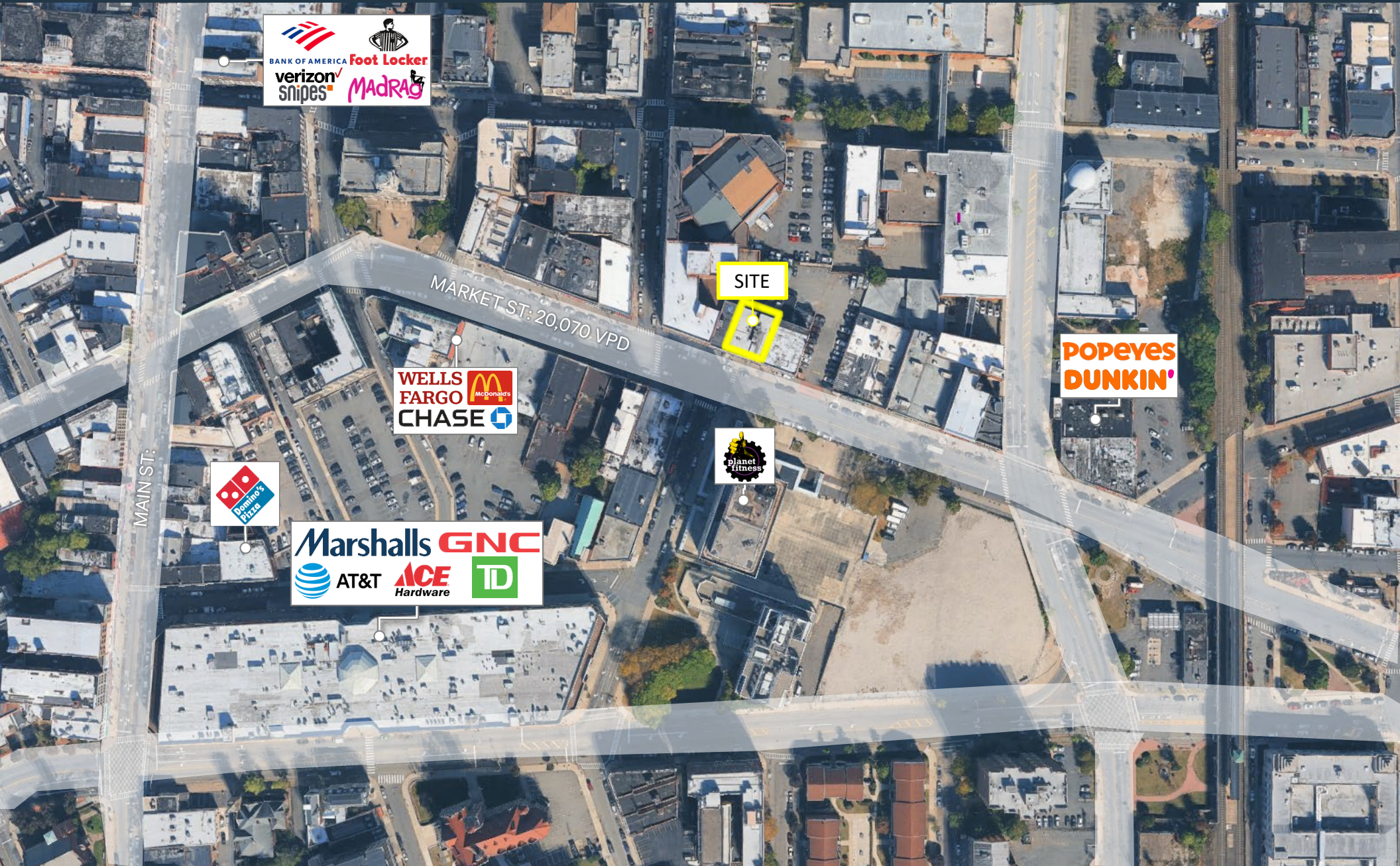
199 MARKET LLC

REVENUE	
Residential Rent	\$147,915.50
Commercial Rent	\$201,744.70
Real Estate Tax Recoveries	\$3,600.00
Water and Sewer Recoveries	\$15,152.14
Gross Rental Income	\$368,412.34
Total Revenue	\$368,412.34
EXPENSES	
UTILITIES:	
Electricity – Common	\$629.00
Water – Accounts 1	\$2,771.00
Water – Accounts 2	\$542.39
Water – Accounts 3	\$6,658.00
Water – Accounts 4	\$2,519.00
Sewer – Account 1	\$15,230.00
Total	\$28,349.39
OPERATING EXPENSES	
Real Estate Taxes	\$41,320.00
Insurance	\$22,636.00
Total	\$63,956.00
TOTAL EXPENSES	\$92,305.39
NET OPERATING INCOME	\$276,106.95

Street Aerial

199 Market Street

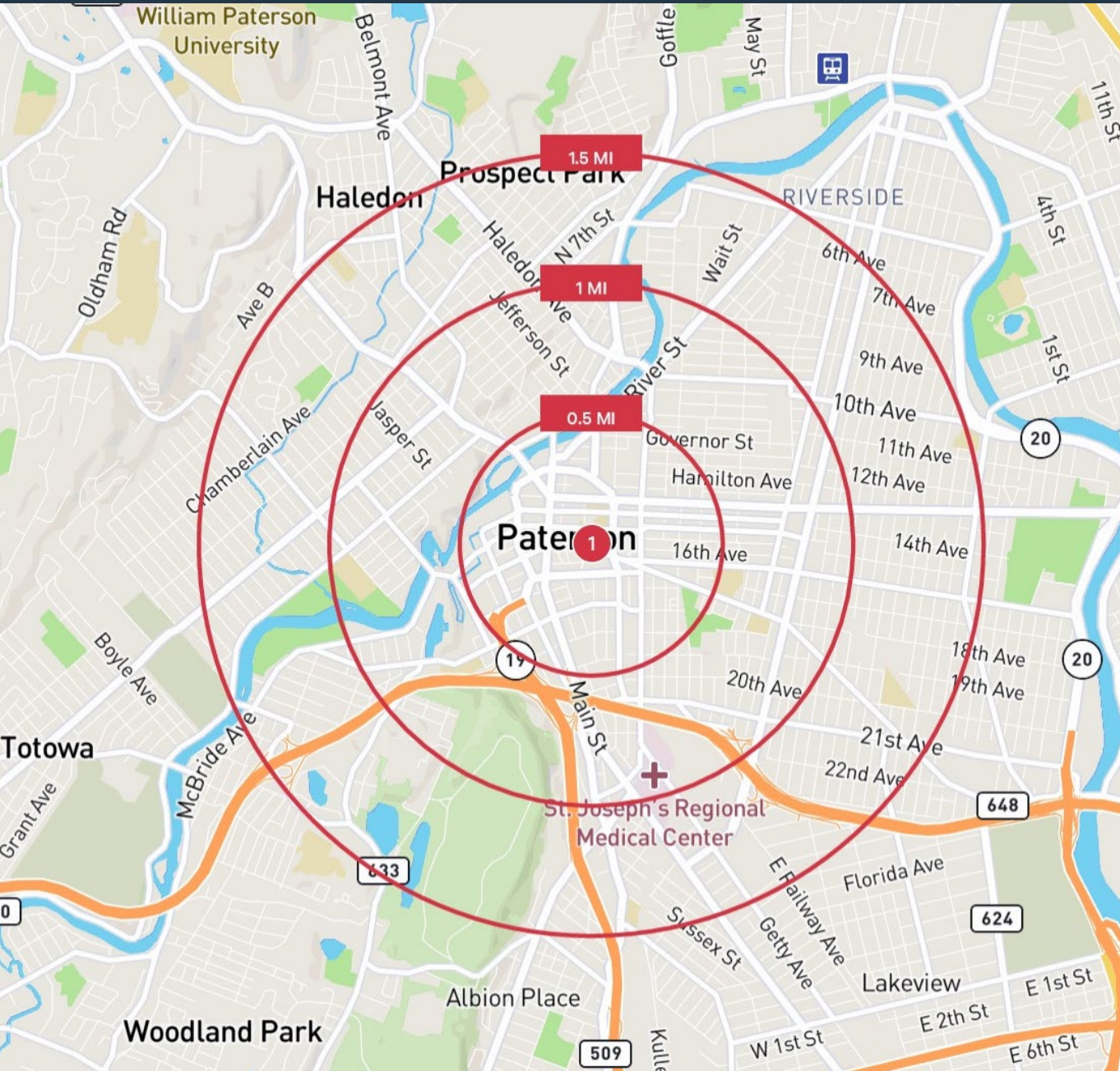
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Demographics

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DEMOGRAPHICS:

AVERAGE HH INCOME:



0.5 MILE

\$53,002



1 MILE

\$66,783



1.5 MILE

\$75,526

POPULATION:



0.5 MILE

16,707



1 MILE

71,637



1.5 MILE

136,634

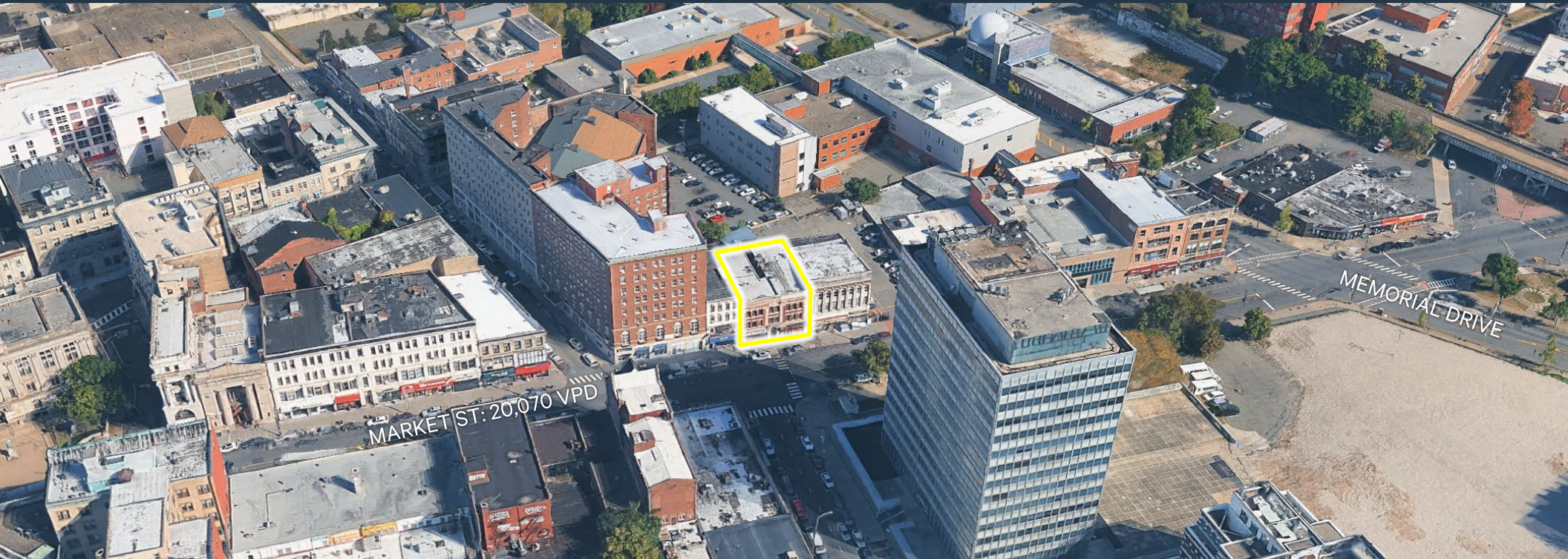
TRAFFIC COUNTS:

Market St N: 20,070 VPD

Clark St E: 5,481 VPD

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Contact

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