

5117 Tonnelle Avenue – For Lease

North Bergen, NJ 07047

Retail / Restaurant



Location:	Between 51 st & 52 nd Street
Block:	167
Lot:	16.02
Lot Size:	50' x 200' (Approx.)
Lot SF:	10,000 (Approx.)
Bldg Size:	30' x 67' (Approx. – Irreg.)
Bldg SF:	3,500 (Approx.)
Zoning:	I
Assessment:	\$421,400 (09/10)
Taxes:	\$17,636 (09/10)

Property Description:

- Complete Turnkey Restaurant/Bar with Liquor License
- 2,500 sq ft Ground Floor With Additional 1,000 sq ft Finished Basement
- Private Outdoor Patio – approx. 520 sq ft
- Newly Built Surface Parking Lot – approx. 6,500 sq ft
- Features 40-Foot Stained Mahogany Bar, Dining Room, Banquet Room, Storage Room, 2 Walk-In Coolers, 3 Restrooms
- Brand New Roof, Façade, Kitchen Equipment
- Newly Installed MEP, Sprinkler, Security, CCTV, & A/V Systems

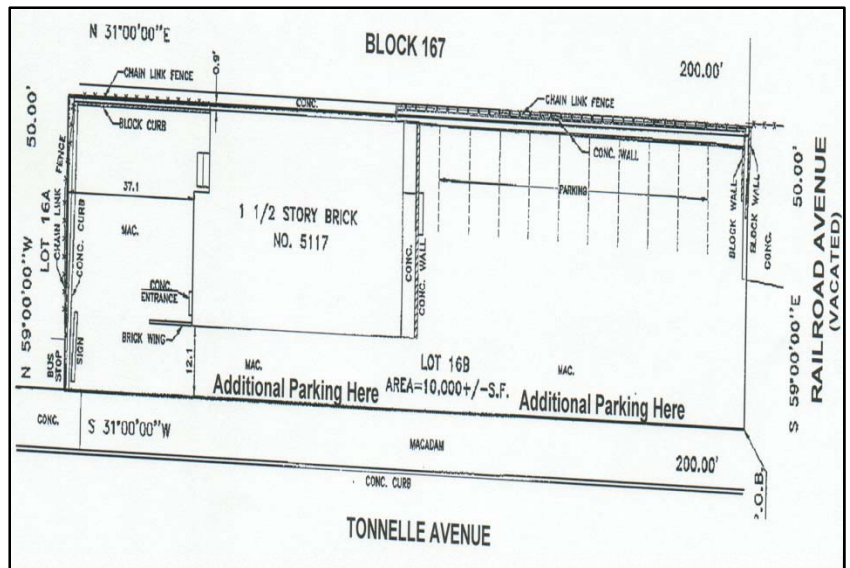
Neighborhood Description:

- Located Within NJ Urban Enterprise Zone
- Close Proximity to Retail Corridors on Bergenline Ave. and Kennedy Blvd.

Transportation:

- Across the Street From the Hudson/Bergen Light Rail Tonnelle Avenue Station
- 200 Feet of Frontage on Heavily Traveled Tonnelle Ave / Route 1 & 9

Available NNN Lease: Please Submit All Offers



For Further Information, Please Contact Exclusive Sales Agent:

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