



FOR SALE

Prime Owner-User Opportunity

238 KEARNY AVENUE
KEARNY, NEW JERSEY

Property Type For Sale

Retail – Existing Quick Chek convenience store

Size

2,624 Square Foot Freestanding Building on 0.2 AC

Taxes (2025):

\$27,120

Zoning:

C-3 | General Commercial

Block & Lot

244 | 12

Year Built

1984

Street Frontage

Kearny Ave: 87.5' | Bergen Ave: 100'

Property Highlights

- NNN Leased through 10/31/2028
- Parking: 4.55/ 1,000 SF (10 Spaces)
- NJ Transit Bus stop for Routes 30, 109 & 232 PATH Shuttle
- Vehicle Count (2-Way Traffic, 2025): 18,726

For information, please contact:

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FOR SALE



Existing Tenant Overview



Lease Type

True Triple-Net (NNN)

Lease Term:

In Year 3 of a 5-Year Extension

Lease Expiration

October 31st, 2028

Extension Summary

Term	Rent
11/1/2023 – 10/31/2024	\$95,007.85
11/1/2024 – 10/31/2025	\$95,007.85
11/1/2025 – 10/31/2026	\$95,007.85
10/1/2026 – 10/31/2027	\$95,007.85
11/1/2027 – 10/31/2028	\$95,007.85

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