



300 Main St, Paterson NJ 07505

PRIME MIXED USE OPPORTUNITY

Prime mixed-use opportunity in the heart of downtown Paterson. This 81,268 SF building features 50 feet of frontage on Main Street. The property comprises six stories and is zoned B-4, allowing for significant potential. The first and second floors are ideal for retail use, while the upper floors are currently utilized for storage. Ownership has successfully appealed the taxes, resulting in a reduced annual tax liability.

- **Tremendous Value Add**
- **Situated in Paterson's DCHD Opportunity Zone**
- **FAR: 5.08**
- **2025 Annual Taxes: \$78,000**
- **2 Drive-Ins**
- **Inquire for Pricing**



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