

**15 N 3RD ST**

PATERSON, NJ 07522

**\$594,500**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 15 N 3RD ST

PATERSON, NJ 07522

GREAT INVESTMENT OPPORTUNITY FOR BOTH USER AND INVESTOR. DON'T MISS THE OPPORTUNITY TO OWN THIS BEAUTIFUL RENOVATED MULTI UNIT PROPERTY. This beautifully renovated home features 2 large units plus a 3rd floor ADU, offering exceptional income potential and flexible living options. The 1st flr unit boasts stunning Spanish porcelain flooring throughout, a spacious living room, and a brand new eat-in kitchen with sleek custom quartz countertops.

**Heating - Fuel Type: Gas,**  
**Cooling: No A/C,**  
**Sewer: Public,**  
**Water: City Water**

**\$594,500**



This unit also includes 2 generously sized bedrooms and a fully updated bathroom, perfect for owner occupancy or steady rental income. The 2nd unit spans the 2nd and 3rd floors and truly stands out with premium Italian wood-look porcelain flooring, a bright and open living room, and a brand new eat-in kitchen featuring elegant quartz countertops. With 5 bdrms & 1.5 bathrooms, this expansive unit provides incredible space and strong rental potential. Additional highlights include: Separate & newer utilities? ideal for investors Updated electrical panels Newer backyard stairs Private, spacious backyard Full unfinished basement with added potential Located in a convenient, commuter-friendly neighborhood, near public transportation, schools, parks, restaurants, and shopping, this property checks every box for both lifestyle and investment. Whether you're looking to live in one unit and offset your mortgage or maximize rental income, this property delivers. Turn-key, income-producing, and ready to go? bring your offers before it's gone!



