



743 GRAND ST
JERSEY CITY, NJ 07304

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– Fully Approved Bergen-Lafayette Site w/ No Affordable Units

New to market 17 unit (market rate) development site for sale located at The Junction in Bergen-Lafayette. This existing mixed use corner property features a 3 story building with a contiguous vacant lot next door. This site has NO construction drawings or any engineering work done—just approved plans. Site has a clean environmental scan. Surrounded by influx of new luxury development. Site sits 0.5m away from Garfield Avenue Light Rail Station.

In Place EGR

Commercial : \$1,250.00

Apartment 1: \$1,400.00

Apartment 2: \$1,375.00

Garage: \$400.00

Food Truck: \$300.00

Parking: \$200.00

ASKING PRICE

INQUIRE WITHIN

LOCATION

BERGEN-LAFAYETTE
THE JUNCTION

LOT SIZE

3,590SF

UNIT MIX

1BED/1 BATH - 8

2BED/1 BATH - 4

2BED/2BATH - 4

RETAIL - 1

AFFORDABLE UNITS

NONE

NET SELLABLE

12,770SF

GROSS BUILDABLE

17,833SF

TAXES

\$8,820.00

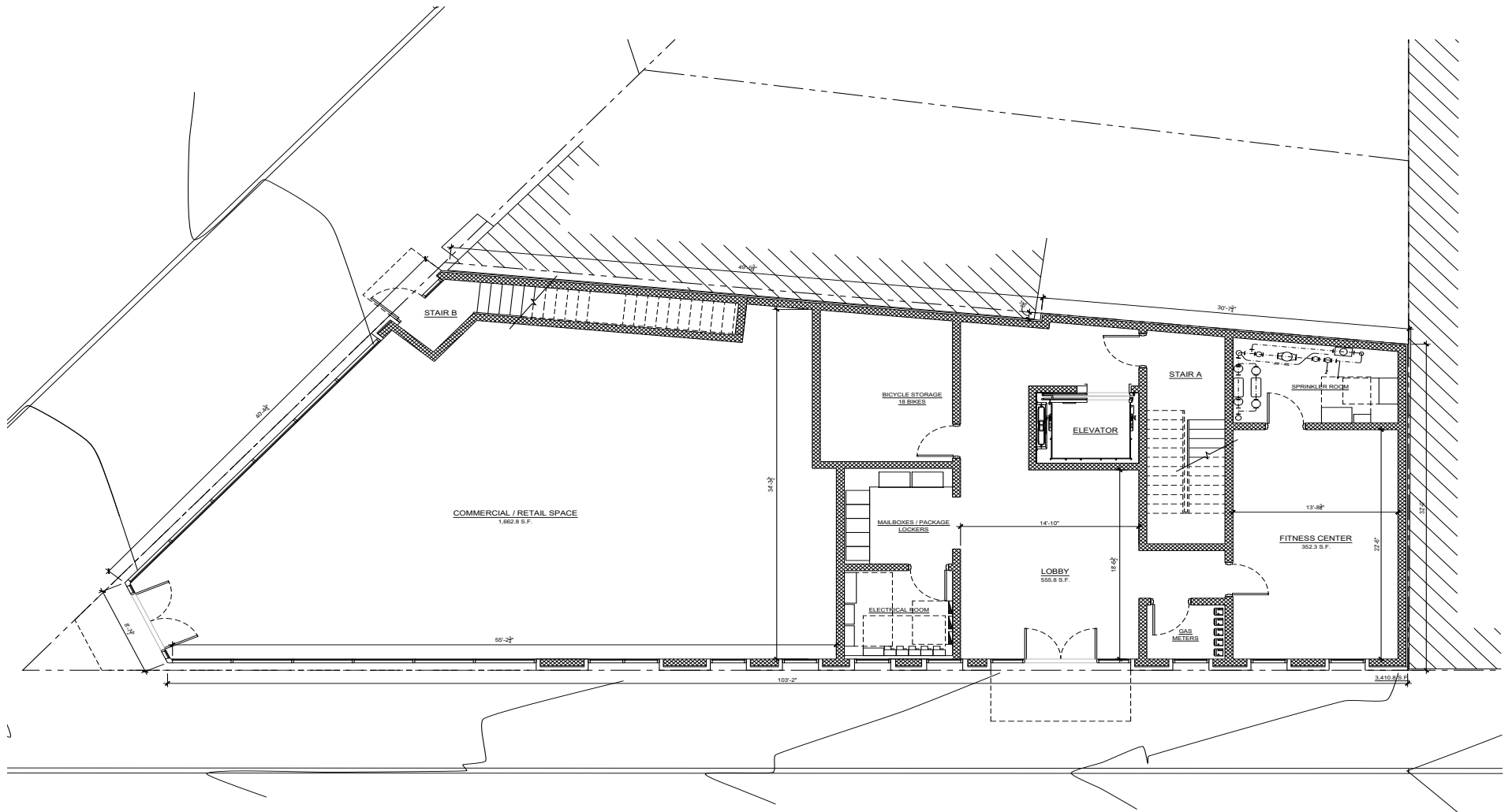
IN PLACE INCOME

\$59,100.00

DUE DILLIGENCE ROOM

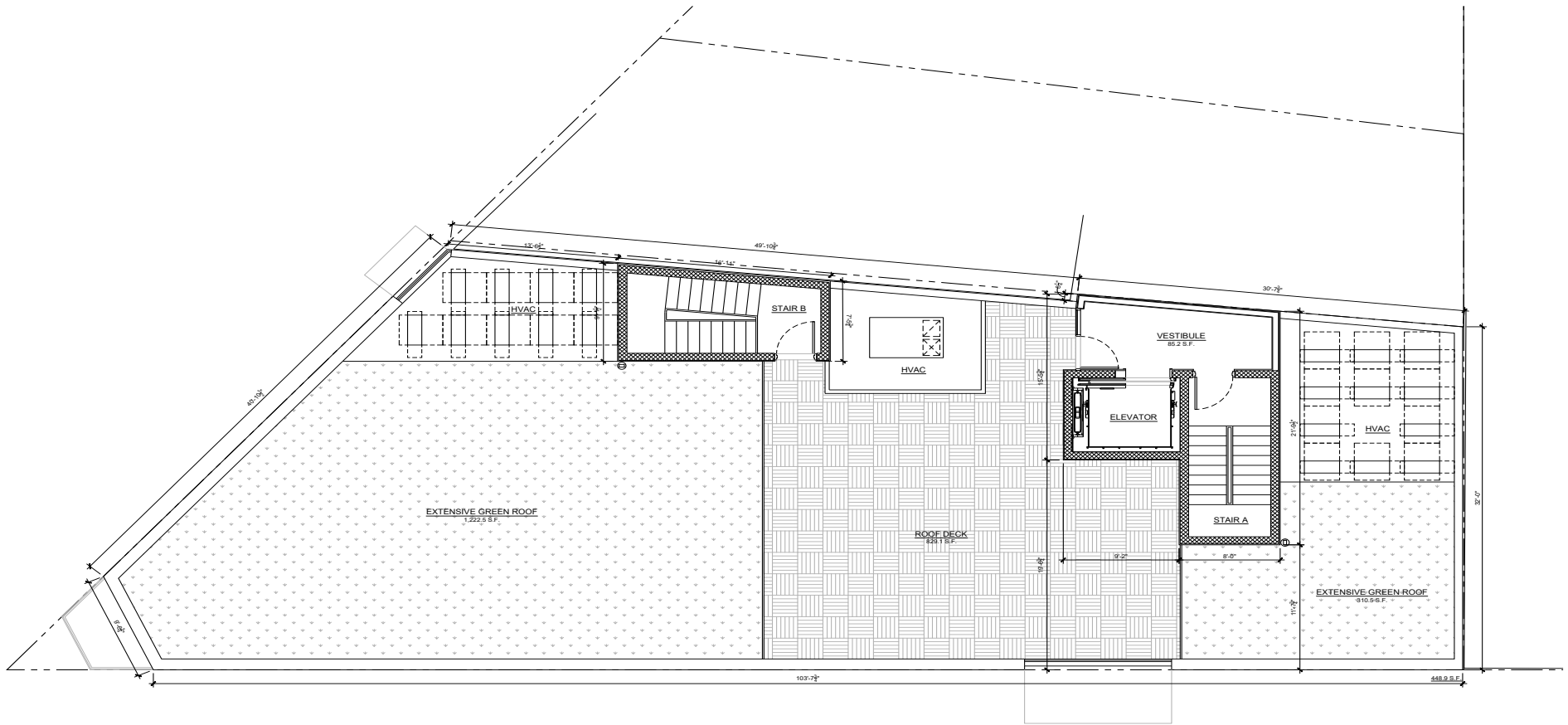
[VIEW ON DROPBOX](#)





1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH





1 ROOF PLAN
SCALE: 1/4" = 1'-0"



GRID EXCLUSIVE CONTENT

2022 TRENDS REPORT

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point for your investigation, not an end point.

[Download Trends Map >>](#)

[Download Trends Report >>](#)

GRID BITS NEWSLETTER

Highlighting ALL of the real estate news each week from the George Washington Bridge to Bayonne Bridge! Grid Bits is a weekly news aggregator that updates our readership on all the new development projects, municipal & political news, green space & parks, new retail, industrial and office leases, regional lawsuits, community kickback and more!

[Explore Now >>](#)

For additional information on this listing please contact:

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