

## **HIGHLIGHTS:**

- · Located along busy Newark Ave surrounded by hundreds of new residential rentals and condos.
- 338 Newark Ave is a 35 unit luxury condo building located in the of "The heart Village Neighborhood."
- Located across from White Eagle Hall Concert Venue and Downtown Jersey City' largest middle school.
- Unbelievable visibility on Newark Ave with an easy walk to Hamilton Park, Van Vorst Park and Journal Square.
- Located along "Restaurant Row" which includes bars. cafes. galleries, parks and world class public transportation.
- Fantastic Zoning.

#### **SPACE SIZE:**

3,257 SF

(Divisible 1,139 SF/2,118 SF)

#### **LOCATION:**

- Downtown Jersey City
- Between 5th St and 6th St.

#### **CEILING HEIGHT:**

• 14 FT

#### **TRAFFIC COUNT:**

• 13,658 Vehicles/Day

#### **FRONTAGE:**

 75 feet of frontage on Newark Ave

### **ZONING:**

- Restaurant Row
- Commercial

#### **BUILD-OUT**

- Vanilla Box
- 3 5 Ton HVAC Units
- 2 Bathrooms
- Plug and Play

#### **POSSESSION:**

Immediate

#### **LEASE TYPE:**

NNN

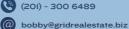
#### **ASKING PRICE:**

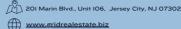
- LEASE Upon Request
- SALE: \$2,300,000





🙎 , Bobby Antonicello, Jr. (201) - 300 6489







## **DEMOGRAPHICS AND NEIGHBORING TENANTS:**



























**DAYTIME POPULATION: 516,180 in a 3 Mile Radius** 

MEDIAN HH INCOME: 110,374 in a 3 Mile Radius

**POPULATION:** 

1 Mile = 90,280

3 Miles = 516,180

**HOUSEHOLDS:** 

1 Mile = 39,474

3 Miles = 231,283

**MEDIAN HH INCOME:** 

1 Mile: \$103,721

3 Miles: \$110,374







**COMMERCIAL** CONDO FOR SALE OR LEASE



DATE: 1/14/21 the developer shall be refunded to the prospective purchaser upon request and cancellation of the and may be canceled by the prospective purchaser or the developer at any time, without cause. Any money 10 The purpose of this advertising is to solicit non-binding reservations. A non-binding reservation is not a contract improvements described herein, pursuant to N.J. S.A. 46:8b-9 The undersigned does hereby certify that this plan constitutes a correct representation of the PRIVATE RESIDENTIAL ELEMENT CENTERLINE OF COMMON WALLS. REPRESENTED UNIT AND ACTUAL UNIT. FLOOR AREAS ARE CALCULATED FROM EXTERIOR LINE TO UNITS DUE TO FIELD VARIATIONS. PURCHASERS SHOULD VERIFY CONFORMITY BETWEEN DIMENSIONS, AREA CALCULATIONS, AND EXACT CONFIGURATIONS MAY VARY BETWEEN SIMILAR EGEND NJ-13380 JERSEY CITY, HUDSON COUNTY, NJ 07305 RUSSELL L. BODNAR BLOCK 9804 LOT 22.01 6355.186.808 (T) 338 NEWARK AVENUE CONDOMINION DOCOMENTS FOR OIGUTS **VARCHITECTURAL** DATE: 1/14/21 BODNAR 2CALE: 1/16" = 1'-0" GROUND/FIRST FLOOR PLAN MOCOLNET EN SYS LOSS GSE COMMERCIAL SPACE #1 THE WAR AND THE WIFE OF THE WAY THE WA **SPACE IS DIVISIBLE** EGIFERS REHAICE CONNECON ASSOT NEWS EGRESS SERVICE CORRIDOR MOOH ROWHOLD BONDOT DINGTION BUILDING GYM MOCS SOAROTS

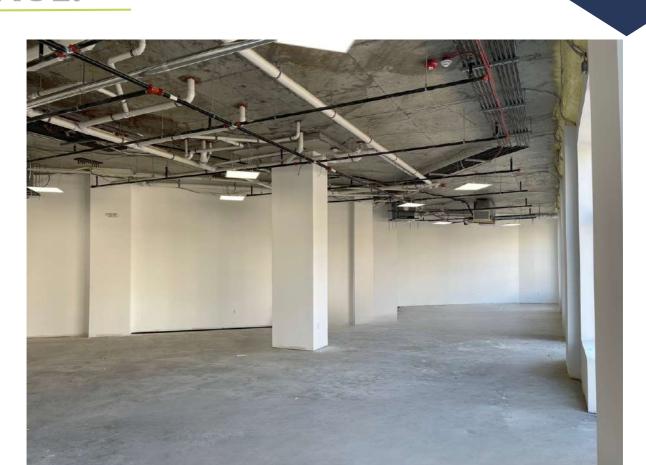








# THE SPACE:









COMMERCIAL CONDO FOR SALE OR LEASE

Licensed Real Estate Broker





