



## HIGHLIGHTS

- Rare opportunity!
- Located on Grove Street less than 1 block from the Grove Street PATH.
- Unbelievable foot traffic.
- Surrounded by thousands of residential units.
- Just off restaurant row.
- Rear egress alley way to Bay St.

### Size

- +/- 1,494 SF

### Frontage

- 22 Ft on Grove St.

### Ceiling Height

- +/- 11 FT

### Location

- Downtown Jersey City
- On Grove Street off Bay St.
- 1 Block from Grove Street Path

### Walk Score

- Walker's Paradise (100)

### Transit Score

- Excellent Transit (82)

### Possession

- Dec 1, 2022

### Term

- Negotiable

### Current Use

- Laundromat

### Asking Rent

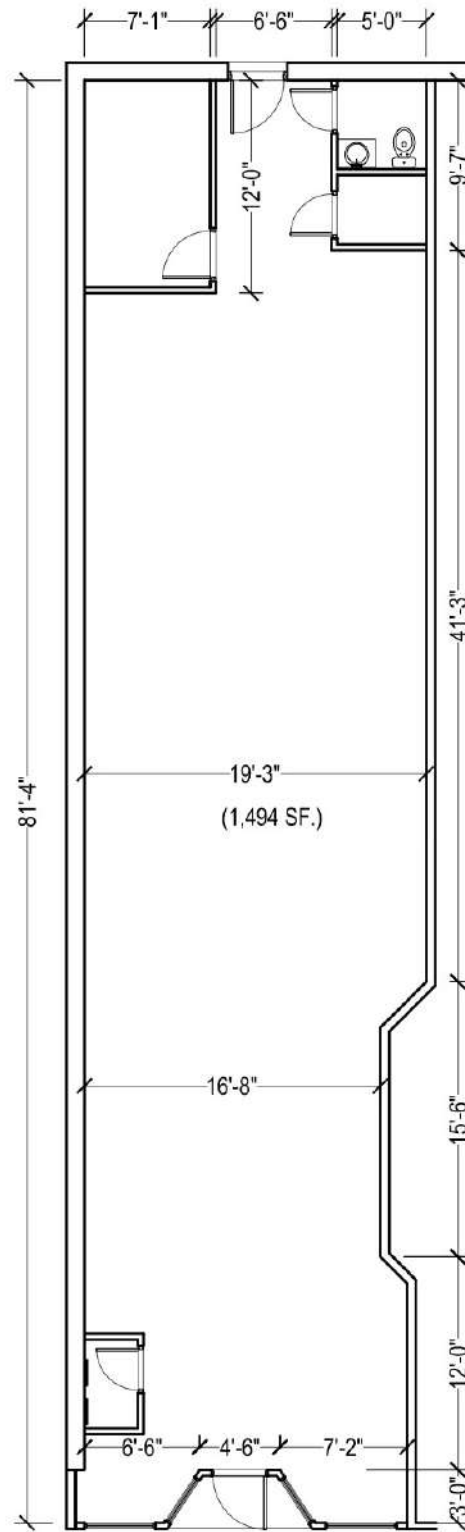
- Upon Request

Retail for Lease - Contact  
Bobby Antonicello Jr. Ph. 201.300.6489  
Bobby@gridrealestate.biz

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Daniel Del Cid Ph. 201.466.7320  
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Floor Plan



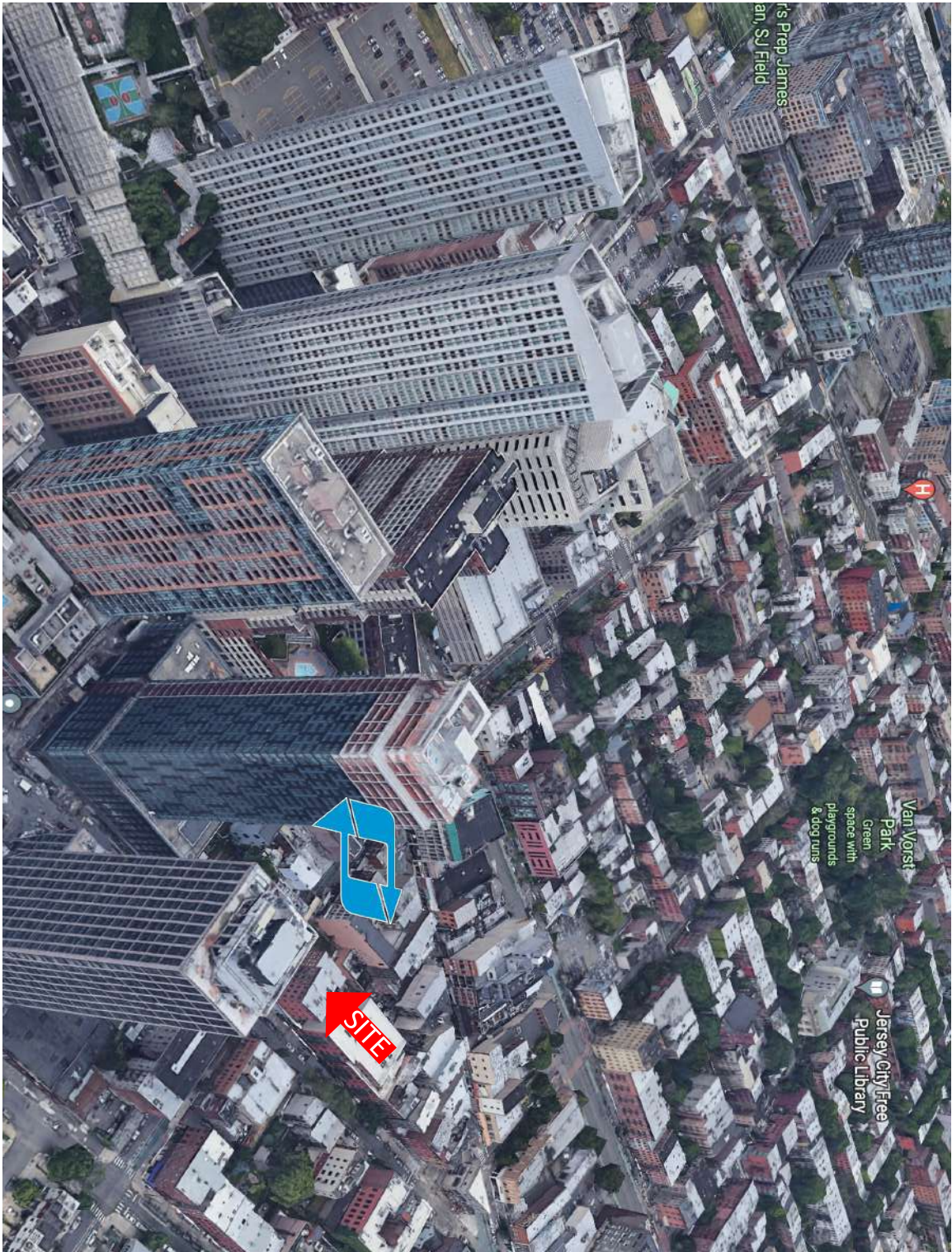
**1ST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



PRIME RETAIL SPACE AVAILABLE

347 Grove St  
Jersey City, 07302

AERIAL



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