

SHOVEL READY SITE

5 STORIES w/ 6 UNITS + RETAIL

**433 CENTRAL AVENUE**  
JERSEY CITY, NJ 07307

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## – Shovel Ready Development Site Central Avenue

New to market development site with permits in hand! Former medical building seeing new life with mixed-use approvals slated for 6 residential units over 1 retail space + amenities. The site is currently a 1 story plus mezzanine masonry building sitting on a 25 x 88 sf lot. Initial demolition work has begun and the building will be delivered as a shell. The plan is to remove the mezzanine level and the front and back walls, reinforce the existing side walls and structure with piers, and then add 4 floors above the ground floor, yielding a five story mixed used, direct access elevator building with one commercial space on the ground floor and six residential buildings above.

Site will consists of 4 one bedroom + den units at 873 sqft and two 3 bedroom full floor units at 1,711 square feet. A full roof deck is designed for the rear portion to be a private deck for the pent house unit and the front portion will be shared for all units. This project comes with a signed Planning Board Resolution for Minor Site plan with C variance for 5 ft rear yard set back.

### ASKING PRICE

\$1,550,000.00

### LOCATION

NORTHERN CENTRAL AVENUE

### LOT SIZE

25 X 88  
2,200SF

### UNIT MIX

(4) 1 BEDROOM  
(2) 3 BEDROOM  
(1) RETAIL SPACE

### NET SELLABLE

7,794SF

### GROSS BUILDABLE

10,207SF

### FRONTAGE

25' ON CENTRAL AVE

### TAXES

\$15,122.00

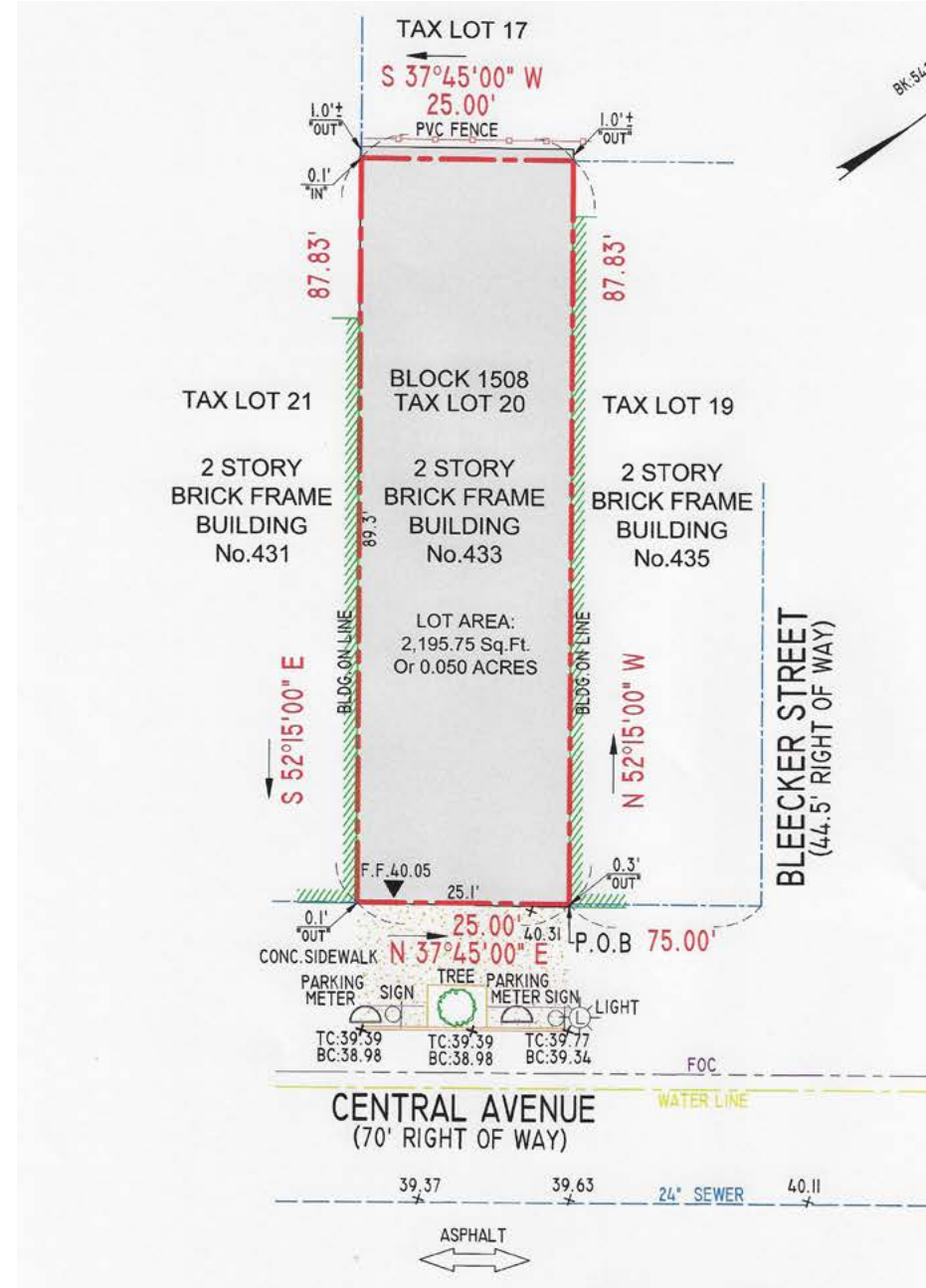
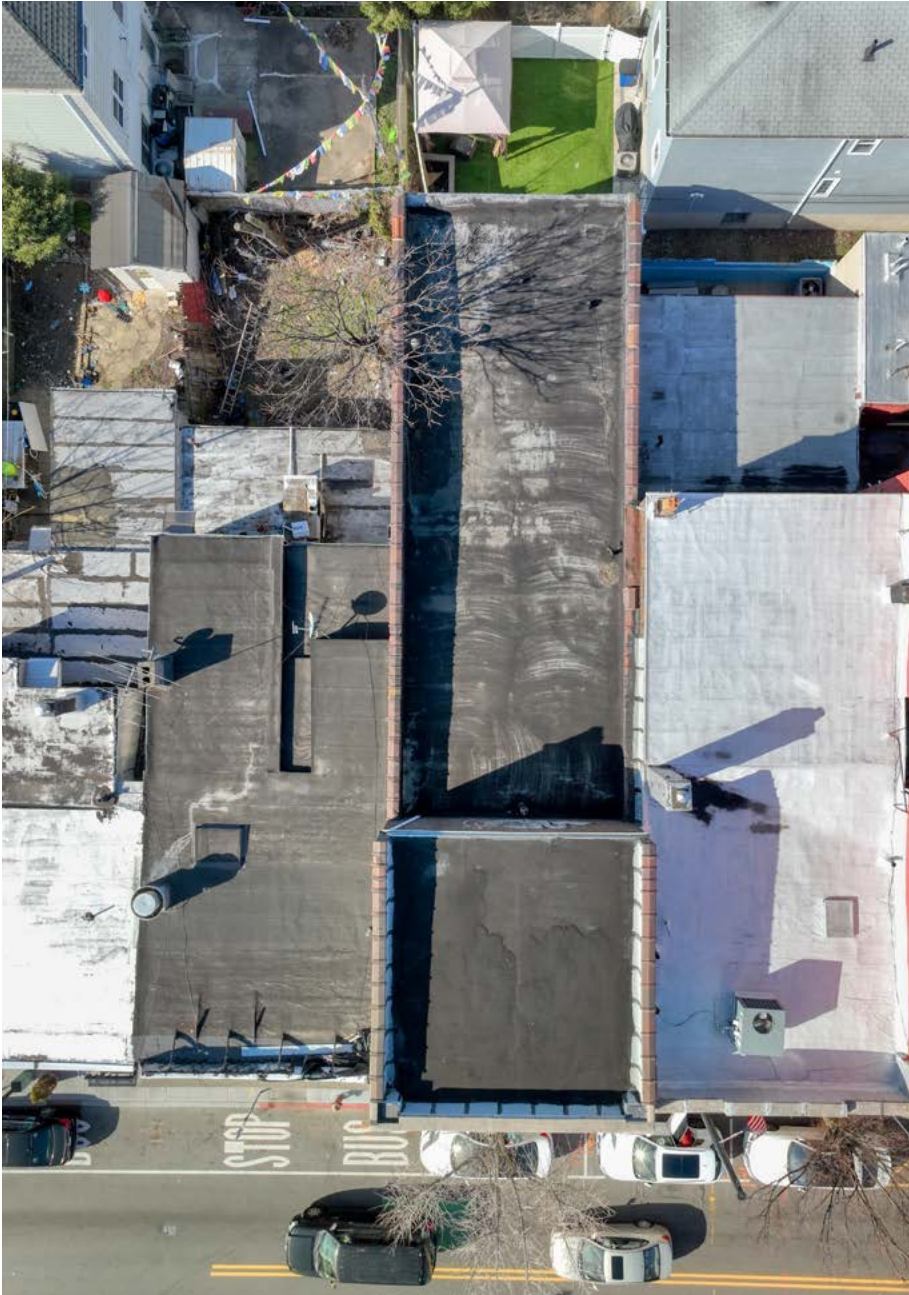
### [DUE DILLIGENCE ROOM](#)

[VIEW ON DROPBOX](#)

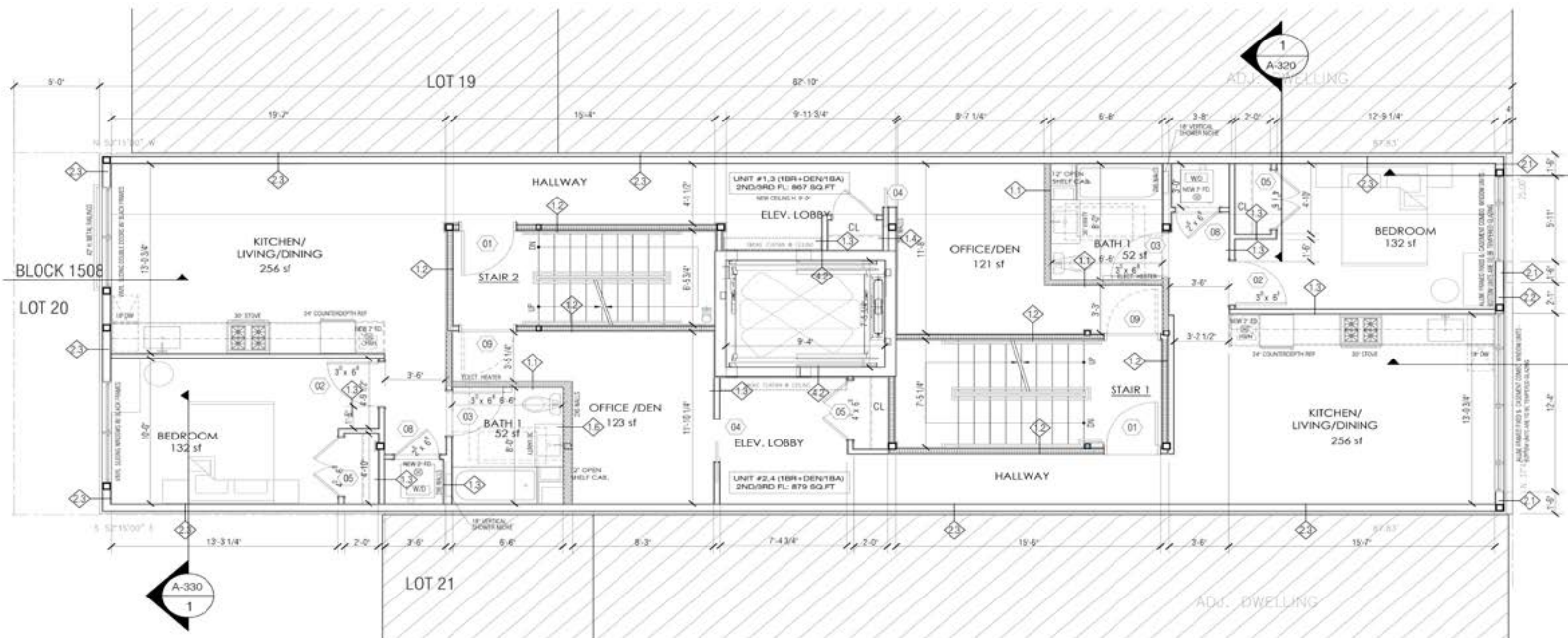


1 PROPOSED FRONT ELEVATION  
SCALE 1/8" = 1'-0"

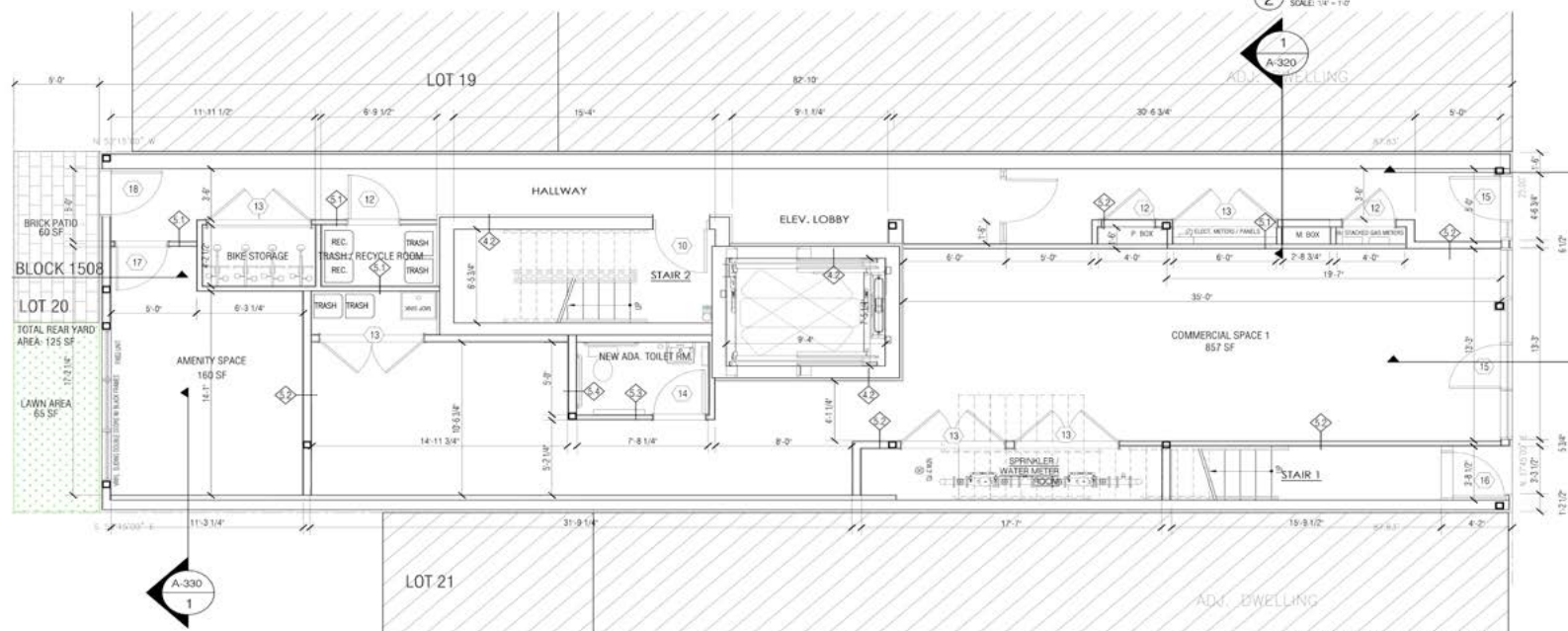
2 PROPOSED REAR ELEVATION  
SCALE 1/8" = 1'-0"







2 PROPOSED SECOND & THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



