

SALE PRICE:
\$1,099,000

84 - 86 Coles St.
Jersey City, NJ, 07302

LAND FOR SALE
DOWNTOWN



CONCEPT PHOTO



HIGHLIGHTS:

- One of New Jersey's strongest condominium markets with an average sale price of \$750+ PSF.
- Located in The Historic Downtown neighborhood, a vibrant and diverse community.
- The neighborhood is home to a variety of restaurants, shops, and cultural attractions, including the Jersey City Museum, the Hudson and Manhattan Railroad Powerhouse, and the Harsimus Stem Embankment Park.
- 10-minute walk to the Downtown PATH Station which offers unmatched connectivity to Manhattan via the PATH Train (12 minutes), NY Waterway ferry service (15 minutes), NJ Transit bus service (25 minutes).
- Lifestyle amenities within walking distance include Newport Center Mall, Whole Foods, Shop Rite, CVS, Starbucks, Shake Shack, Chipotle, Antique Bakery, Base Gym, Snap Fitness, among countless others.
- Superb demographics with 71% of the population having a bachelor's degree or higher and an average household income of \$163,000.

LOCATION:

- Historic Downtown
- Hamilton Park Neighborhood

LOT SIZE:

- 30 x 50
- 1,500 SF

ZONING:

- Historic
- Block: 11,213
- Lot: 205

TAXES:

- \$14,035

ASKING PRICE:

- 1,099,000

SITE STATUS:

- Vacant Land
- Property had approvals for two-family town homes.
- Plans available for review.

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AERIAL:



NEWPORT

EXCHANGE PLACE

GROVE STREET

SIXTH STREET EMBANKMENT

5TH STREET

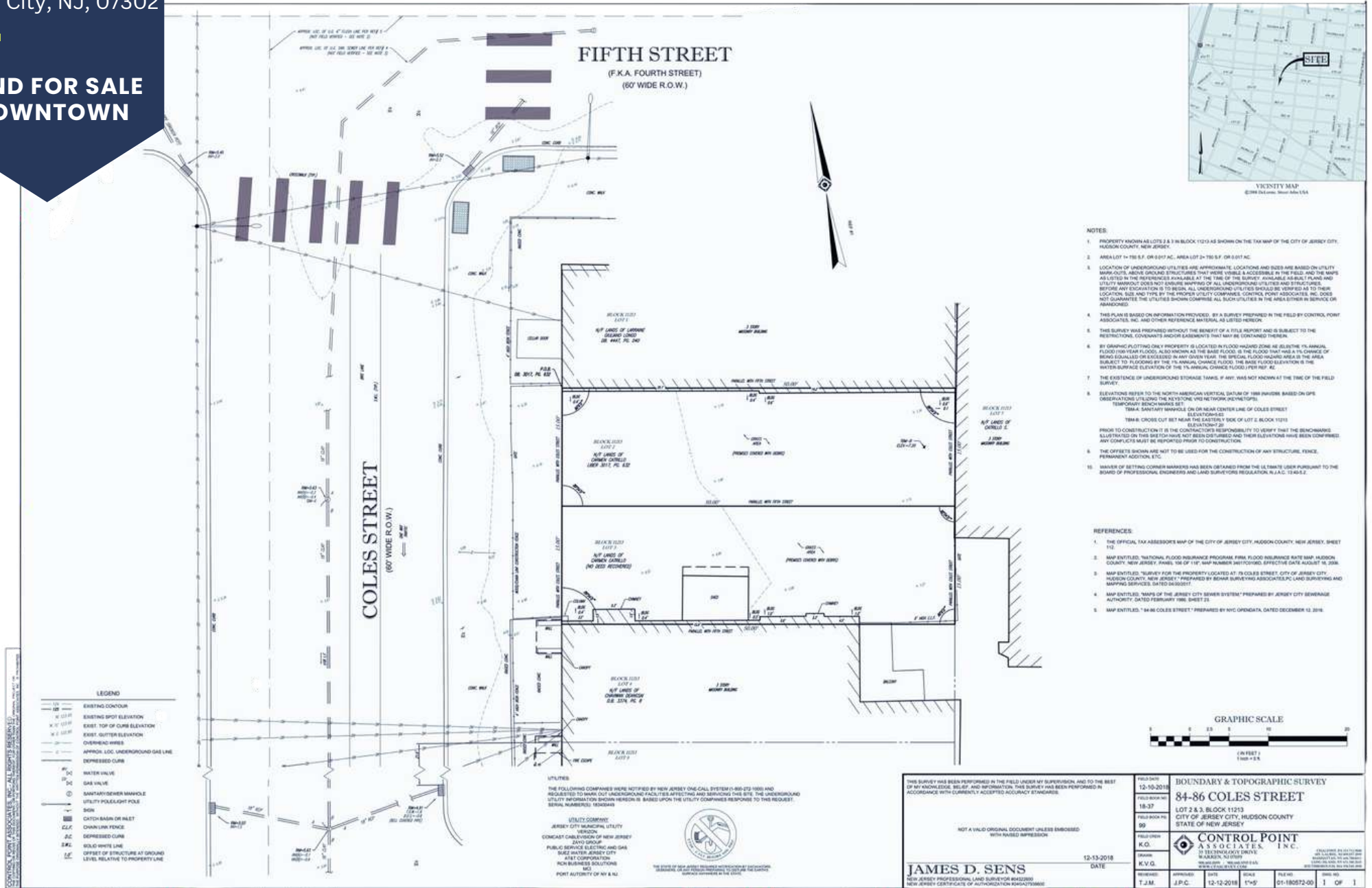
84-86 COLES STREET

COLES STREET

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SURVEY:



- NOTES
1. PROPERTY SHOWN AS LOTS 3 & 5 IN BLOCK 11213 AS SHOWN ON THE TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.
 2. AREA LOT 1= 780 S.F. OR 0.017 AC, AREA LOT 2= 780 S.F. OR 0.017 AC.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, MISC. CIRCUIT STRUCTURES THAT WERE VISIBLY ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE SHOWN OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BE MADE, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL, AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED BY THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR AGREEMENTS THAT MAY BE CONTAINED THEREIN.
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AS ALL THE 1% ANNUAL FLOOD HIGH NEAR FLOOD, ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD) PER REF. #2.
 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VHD NETWORK (KEYSTONES).
TERMINARY BENCHMARKS SET:
TBM # SANITARY MANHOLE ON OR NEAR CENTER LINE OF COLES STREET
ELEVATION: 20
TBM # CROSS CUT SET NEAR THE EASTERN SIDE OF LOT 2, BLOCK 11213
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. WAIVER OF SETTING CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE UP SURVEYOR TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 17:27 AND 6.2.

- REFERENCES:
1. THE OFFICIAL TAX ASSESSORS MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY, SHEET 112.
 2. MAP ENTITLED, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, HUDSON COUNTY, NEW JERSEY, PANEL 106 OF 110", MAP NUMBER 38177C00, EFFECTIVE DATE AUGUST 16, 2008.
 3. MAP ENTITLED, "SURVEY FOR THE PROPERTY LOCATED AT 78 COLES STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY" PREPARED BY EDGAR SURVEYING ASSOCIATES, P.C. (LAND SURVEYING) AND MAPPING SERVICES, DATED 08/30/2017.
 4. MAP ENTITLED, "MAPS OF THE JERSEY CITY SEWER SYSTEM" PREPARED BY JERSEY CITY SEWERAGE AUTHORITY, DATED FEBRUARY 1998, SHEET 23.
 5. MAP ENTITLED, "84-86 COLES STREET" PREPARED BY NYC ORDINANCE, DATED DECEMBER 12, 2016.

LEGEND

---	EXISTING CONTOUR
+	EXISTING SPOT ELEVATION
X	EXIST. TOP OF CURB ELEVATION
+	EXIST. GUTTER ELEVATION
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND GAS LINE
---	DEPRESSED CURB
+	WATER VALVE
+	GAS VALVE
+	SANITARY/SEWER MANHOLE
+	UTILITY POLE/LIGHT POLE
+	IRON
+	CATCH-BASIN OR INLET
---	CHAIN LINK FENCE
---	DEPRESSED CURB
---	BUILD WHITE LINE
---	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1-800-475-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. BENCH. MARKERS: MISSING

UTILITY COMPANIES:
JERSEY CITY MUNICIPAL UTILITY DEPARTMENT
CONCAST CABLEVISION OF NEW JERSEY
ZONED GROUP
PUBLIC SERVICE ELECTRIC AND GAS
S&S WATER JERSEY CITY
A&T CORPORATION
FOR BUSINESS SOLUTIONS
MCI
PORT AUTHORITY OF NY & NJ

<p>THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.</p> <p>NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION</p>		<p>FIELD DATE: 12-10-2018 FIELD NUMBER: 18-37 FIELD BOOK NO: 99 FIELD SHEET: 09</p>	<p>BOUNDARY & TOPOGRAPHIC SURVEY 84-86 COLES STREET LOT 3 & 5, BLOCK 11213 CITY OF JERSEY CITY, HUDSON COUNTY STATE OF NEW JERSEY</p>
<p>DATE: 12-13-2018</p>		<p>FIELD OFFICER: K.O. FROM: K.V.G.</p>	<p>CONTROL POINT ASSOCIATES, INC. 10 SECURITY DRIVE MARLIN, NJ 07059 908-989-9900 WWW.CONTROLPOINTINC.COM</p>
<p>JAMES D. SENS NEW JERSEY PROFESSIONAL LAND SURVEYOR #842280 NEW JERSEY CERTIFICATE OF AUTHORIZATION #842280</p>		<p>DATE: 12-12-2018 T.J.M.</p>	<p>APPROVED BY: J.P.C. 12-12-2018 EWS 01-180972-00 1 OF 1</p>