

**SALES PRICE:  
\$880,000**

**700 COMMUNIPAW  
AVENUE  
JERSEY CITY, 07304**

**WAREHOUSE FOR  
SALE**



## INVESTMENT HIGHLIGHTS:

- The subject property is a 3,000 SF Warehouse with a month to month Automotive tenant on a 3,080 SF parcel in a emerging market of Jersey City.
- Premium location with immediate access to the NJ Turnpike, RT 78, 1 & 9 offering immediate access to New York City.
- Annual Property Taxes are currently \$8,878 per year approximately \$2.88 PSF.
- 1 drive-in door
- The property also sits in the Jersey City Redevelopment Area which could lead to a future mixed - use development.
- Hundreds of new residential units under construction in the immediate area.



**Price**

**\$880,000**



**Ceiling Height**

**14'**



**Building Size**

**3,000 SF**



**Month-to-Month Tenant  
(Can be delivered vacant)**



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PROPERTY  
DETAILS:

## PROPERTY DESCRIPTION

Property Address	700 Communipaw Ave Jersey City, NJ, 07304
Type of Ownership	Fee Simple
Lease Types	Month-to-Month
Rentable Square Feet	3,000 SF
Parcel Size	3,080 SF
Block	18406
Lot	32
Year Built	1968
Number of Stories	1 Story
Parking	None
Drive in Doors	1
Traffic Count	14,206 Vehicles/Day
Zoning	Commercial/ Automotive
Lot Width/Depth	40x76
Acres	0.07
Taxes	\$8,878



**COMMERCIAL/  
AUTOMOTIVE**  
Zoning



**14,206 ADT**  
Communipaw  
Avenue



700 COMMUNIPAW AVENUE  
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WAREHOUSE FOR SALE

AERIAL:



200 UNITS  
DEVELOPMENT SITE

WEST SIDE

MARION  
NEIGHBORHOOD

KENNEDY BLVD.

COMMUNIPAW  
AVE

