

**SALES PRICE:
\$1,250,000**

**1191 - 1199 JFK BLVD
BAYONNE, NJ, 07002**

**PROPOSED 18-UNIT
DEVELOPMENT SITE
FOR SALE**

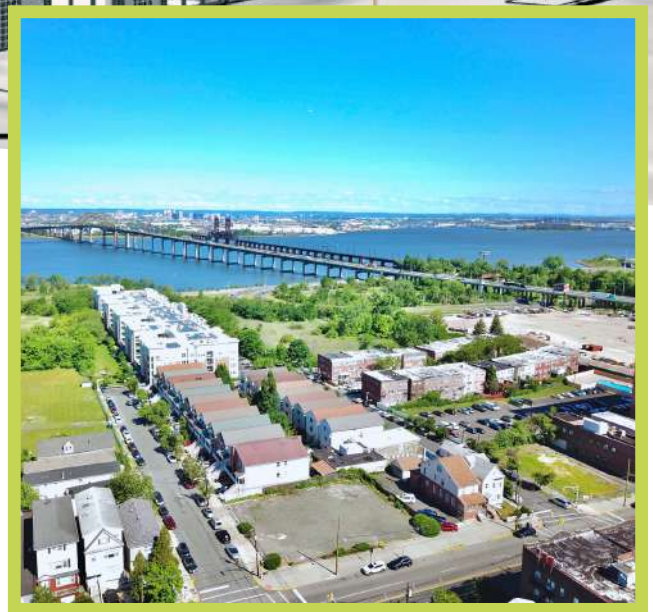


THE OPPORTUNITY:

GRID Real Estate LLC., has been retained as the exclusive broker for the sale of 1191 - 1199 Kennedy Blvd., in Bayonne, New Jersey. The subject property is a development site with the potential to build a low rise apartment or condo community with 18 units and 20 parking spaces with a rooftop terrace that will provide views of Port of Elizabeth, including views to the NYC Skyline.

The property is located less than a mile from the East 45th Street Light Rail Station with a 10 minute ride to Downtown Jersey City and 30 minute ride to New York City. The future Bayonne Ferry Terminal is a 8 minute drive from the property and will provide an alternative time saving route for Manhattan commuters. The subject property also has direct access to Interstate I-95, Interstate I-78, and Route 1 & 9.

Bayonne is quickly on its way to becoming a 24/7 live-work-play lifestyle community already offering its residents a plethora of national/local shopping, dining, recreation, and employment opportunities. Such noteworthy lifestyle amenities within walking distance from the property include Stephen R. Gregg Park, Hackensack River Walkway (Greenway), Shop Rite, LA Fitness, CVS, Starbucks, among countless others.



Bayonne has seen an influx of investor activity and development from both local and out of state capital over the past 5 years. Bayonne has become the next frontier of development to the overly expensive areas of Downtown Jersey City and Hoboken.

The development assumptions are not approved and may require a variance. The plans have been reviewed by to the Technical Review Committee (TRC) of the City of Bayonne. The TRC provides a preliminary assessment for zoning modifications and variances. The preliminary assessment was deemed favorable, and thus it is safe to proceed with the project, (bear in mind there are no absolute guarantees based on these hearings).

Asking \$1,250,000

THE PROPERTY:

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HIGHLIGHTS:

- **DEVELOPMENT OPPORTUNITY**
 - Rectangular shaped corner property.
 - Large site, 12,500 SF.
 - Projected as low rise construction.
 - Potential to build 18 apartments or condos with 20 parking spaces.
- **CONVENIENT ACCESS TO NEW YORK CITY**
 - Located approximately 0.9 miles from the 45th Street Light Rail Station which offers a direct route to Manhattan.
 - Steps from the JFK Blvd bus stop with access to New York.
- **CENTRAL LOCATION**
 - New York City (8.2± miles)
 - Downtown Jersey City (5.6± miles)
 - Newark (7.9± miles)
 - Staten Island (9.5± miles)
 - Easy access to Garden State Parkway, I-95, Route 1 & 9, Route 27, and more.
- **CENTRAL LOCATION**
 - Bayonne has seen an influx of investor activity and development from both local and out of market capital.
 - Bayonne is the next frontier of development and an economical alternative to the overly expensive areas of Downtown Jersey City and Hoboken.
- **BAYONNE FERRY TO MANHATTAN**
 - Bayonne is in the final stages of planning ferry service to and from Manhattan which could commence as early as 2023 providing direct access to Manhattan.

ASKING PRICE:

- \$1,250,000

LOCATION:

- Uptown Bayonne
- Located 1 Block from the Newark Bay Waterfront

UNIT MIX:

- 6 UNITS PER FLOOR
 - Floor 1: Parking, Lobby, Gym, Residents Lounge, Package Room, Mail Room, Trash Room
 - Floor 2: (4) 2 BR / (2) 1 BR
 - Floor 3: (4) 2 BR / (2) 1 BR
 - Floor 4: (6) 1 BR w/ Private Terraces.
 - Rooftop deck with 360 Views
 - In unit laundry in each room

AVERAGE UNIT SIZE:

- 1 BR: 1,061 SF
- 2 BR: 1,532 SF

PARKING:

- 20 Spaces Covered/ Uncovered - Sufficient to conform with Bayonne's parking ratios.

LOT SIZE:

- 12,500 SF

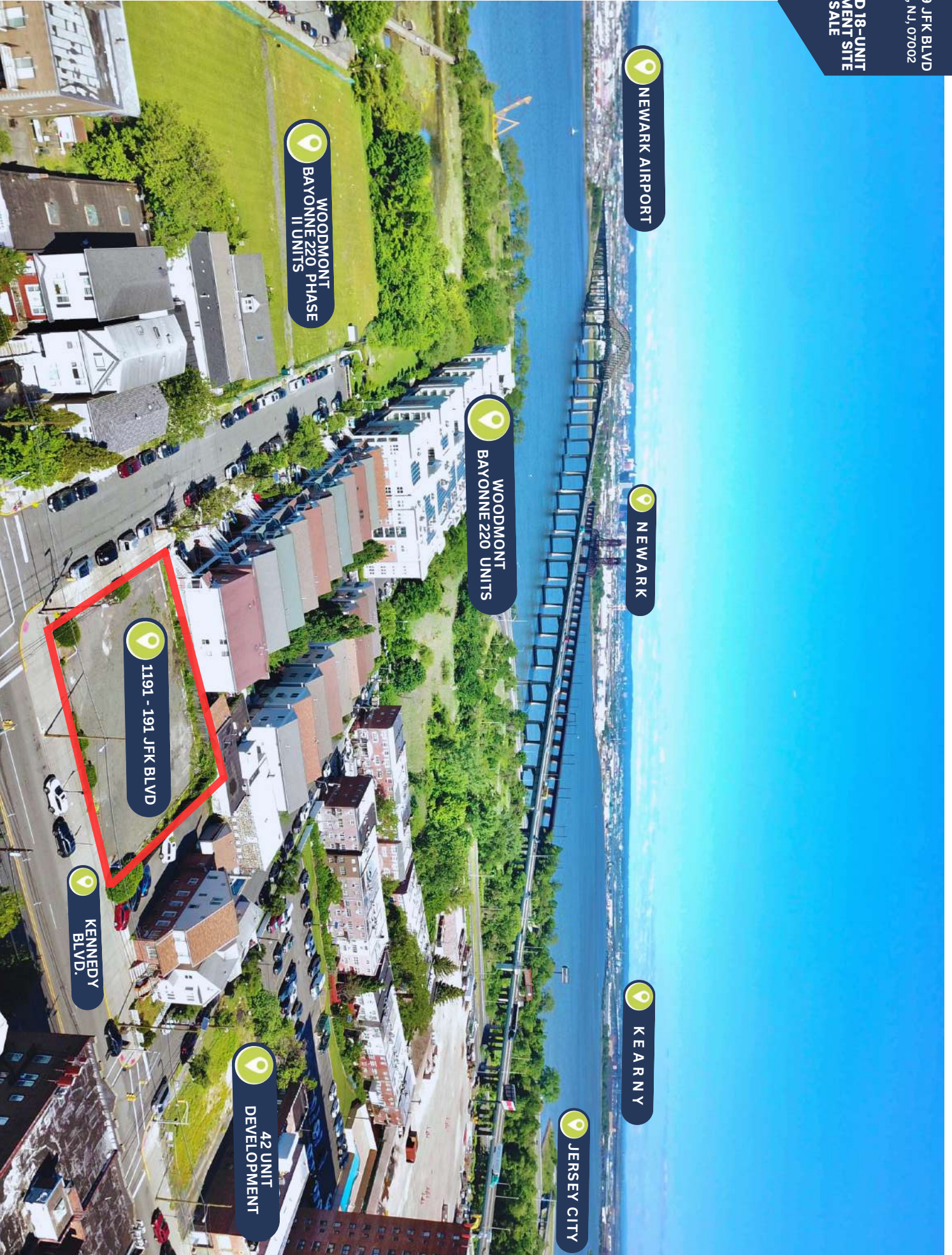
TOTAL LEASABLE GROSS:

- 26,864 SF



AERIAL:

1191 - 1199 JFK BLVD
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NEWARK AIRPORT

NEWARK

KEARNY

JERSEY CITY

WOODMONT
BAYONNE 220 UNITS

WOODMONT
BAYONNE 220 PHASE
II UNITS

1191 - 1199 JFK BLVD

KENNEDY
BLVD.

42 UNIT
DEVELOPMENT

AERIAL:

1191 - 1199 JFK BLVD
BAYONNE, N.J., 07002

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9 LOWER
MANHATTAN

9 BROOKLYN

9 LIBERTY
STATE PARK

9 STATUE OF
LIBERTY

9 STATEN ISLAND

9 JERSEY CITY

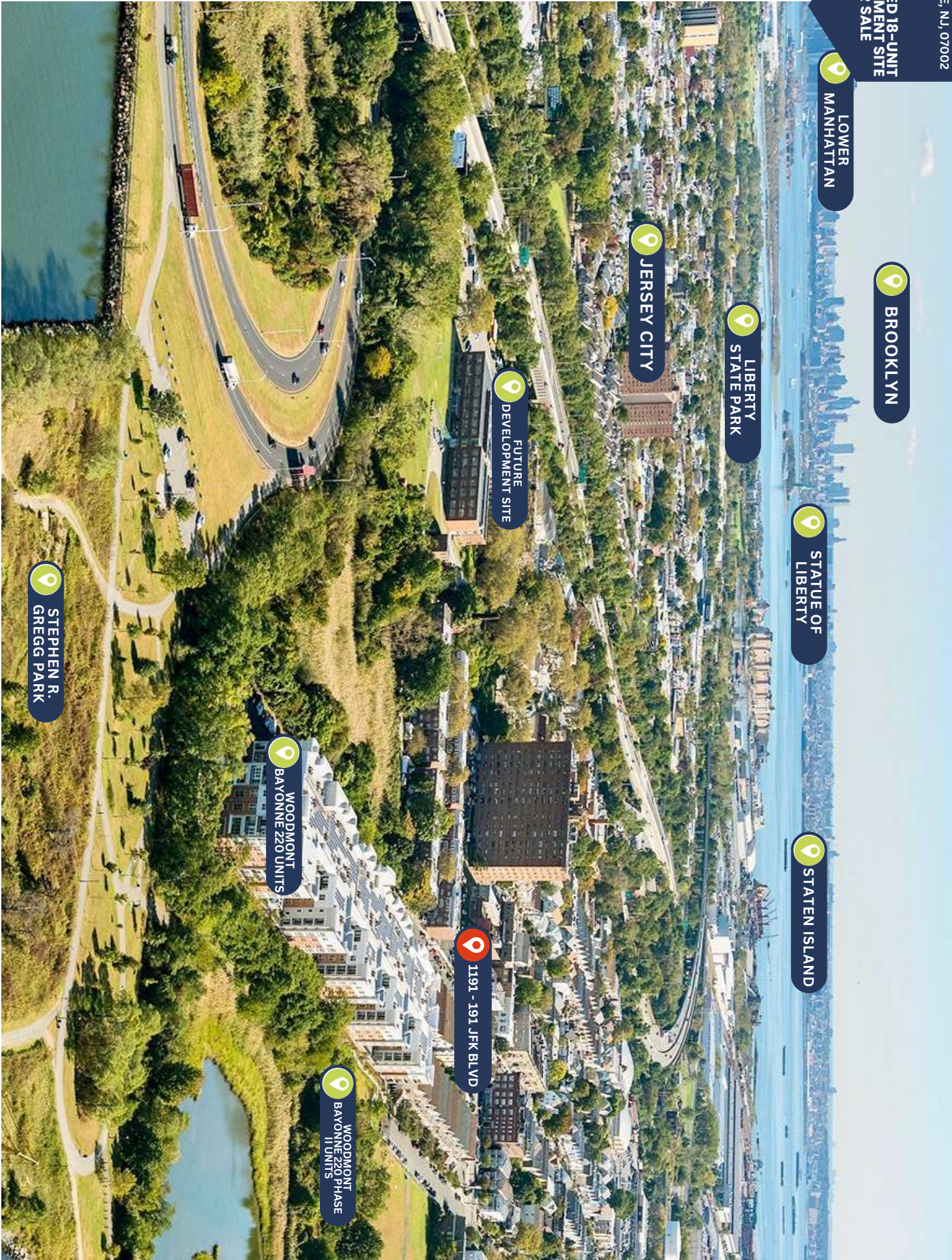
9 FUTURE
DEVELOPMENT SITE

9 1191 - 191 JFK BLVD

9 WOODMONT
BAYONNE 220 UNITS

9 WOODMONT
BAYONNE 220 PHASE
II UNITS

9 STEPHEN R.
GREGG PARK



THE BUILDING:

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FRONT ELEVATION

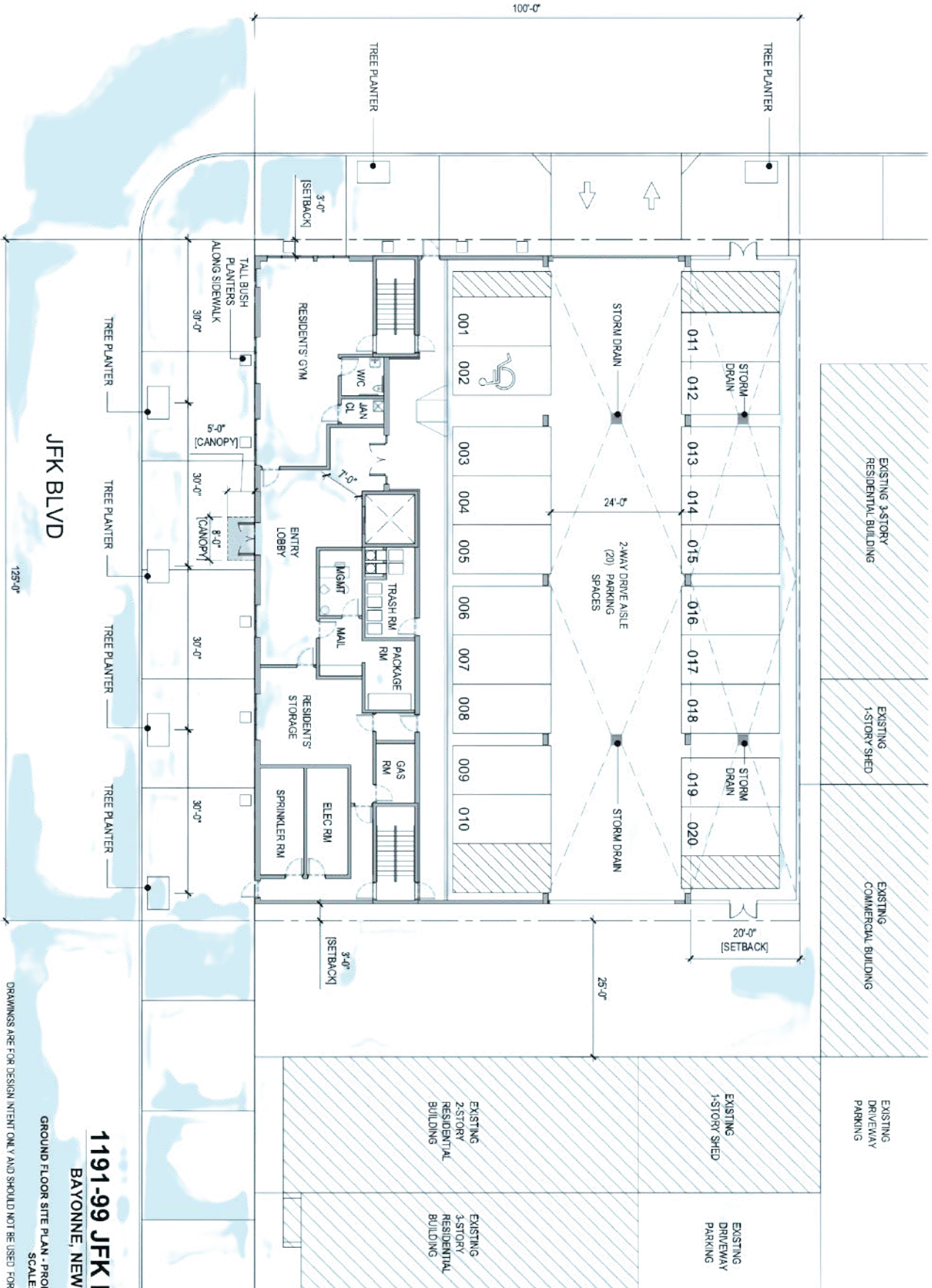


SIDE ELEVATION



THE BUILDING:

GROUND FLOOR PLAN



JFK BLVD

1191-99 JFK BLVD

BAYONNE, NEW JERSEY

GROUND FLOOR SITE PLAN - PROPOSED PLAN

SCALE: 3/16" = 1'-0"

DRAWINGS ARE FOR DESIGN INTENT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION



THE BUILDING:

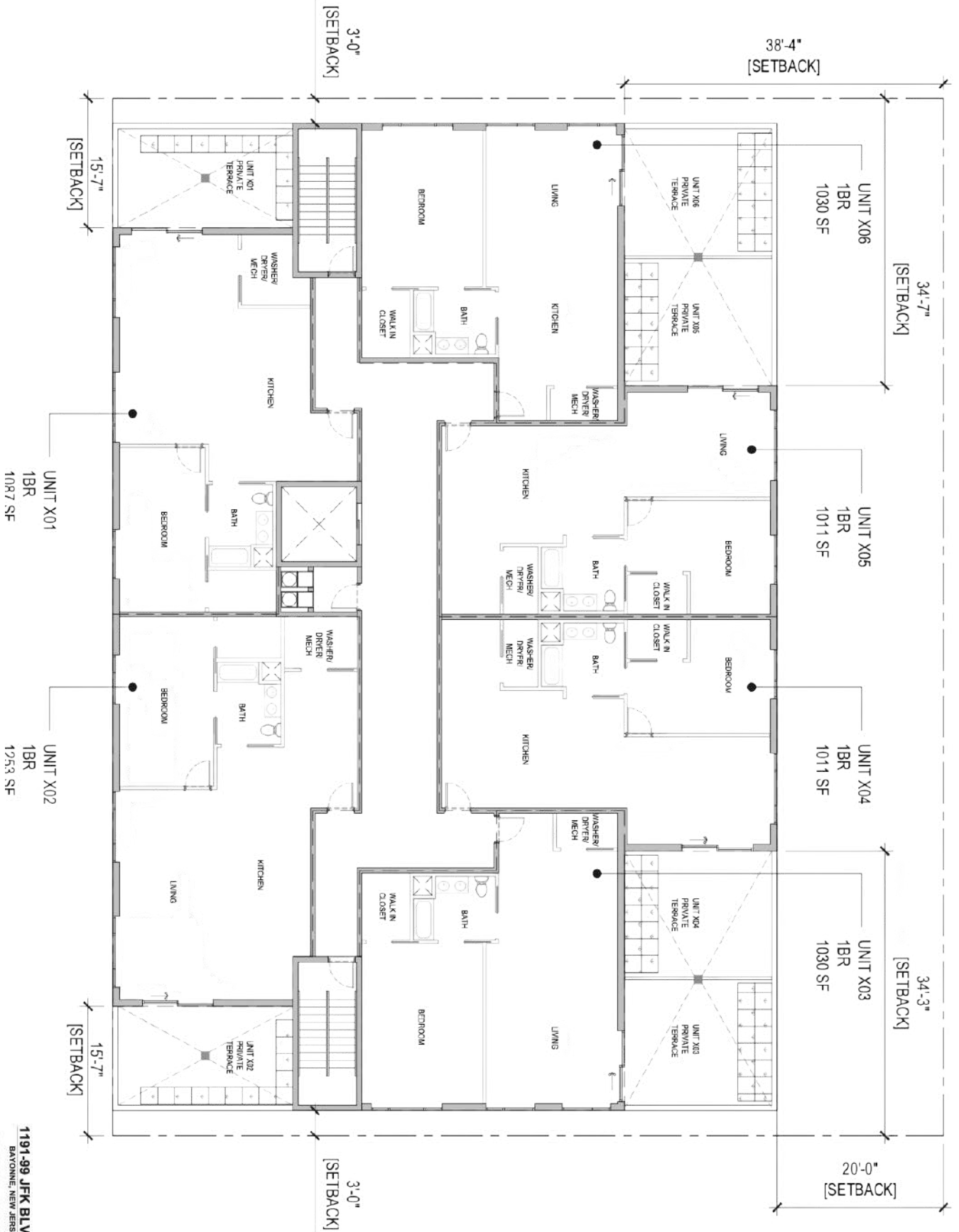
GROUND FLOOR DESIGN

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BAYONNE, NJ, 07002
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THE BUILDING:

FOURTH FLOOR PLAN



1191-99 JFK BLVD
FOURTH FLOOR PLAN - PROPOSED IN NJ
BAYONNE, NEW JERSEY
SCALE: 1/8" = 1'-0"
SHOWN WITH THE DESIGN INTENT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION

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FOURTH FLOOR DESIGN

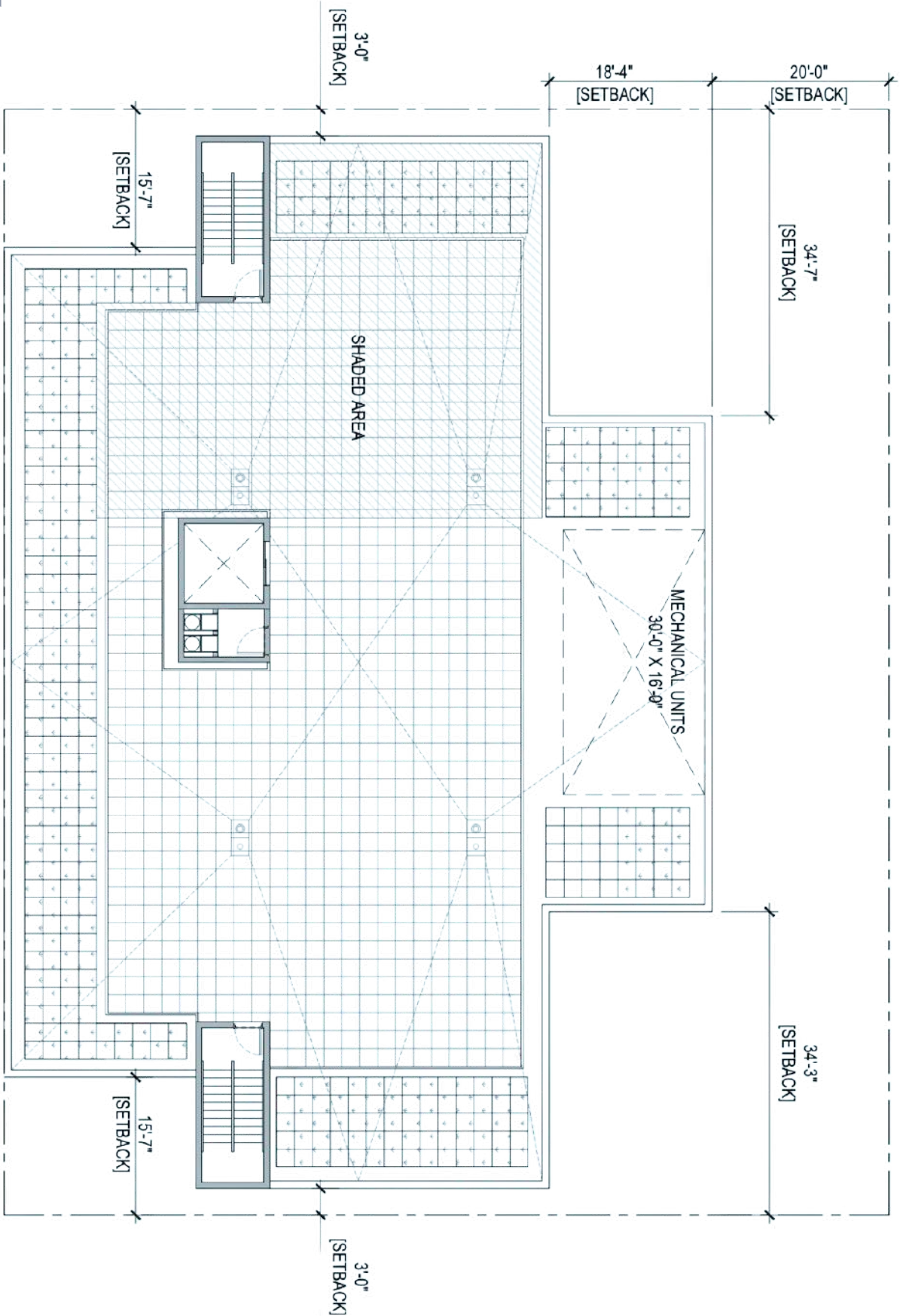


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ROOF TOP PLAN



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BAYONNE, NEW JERSEY

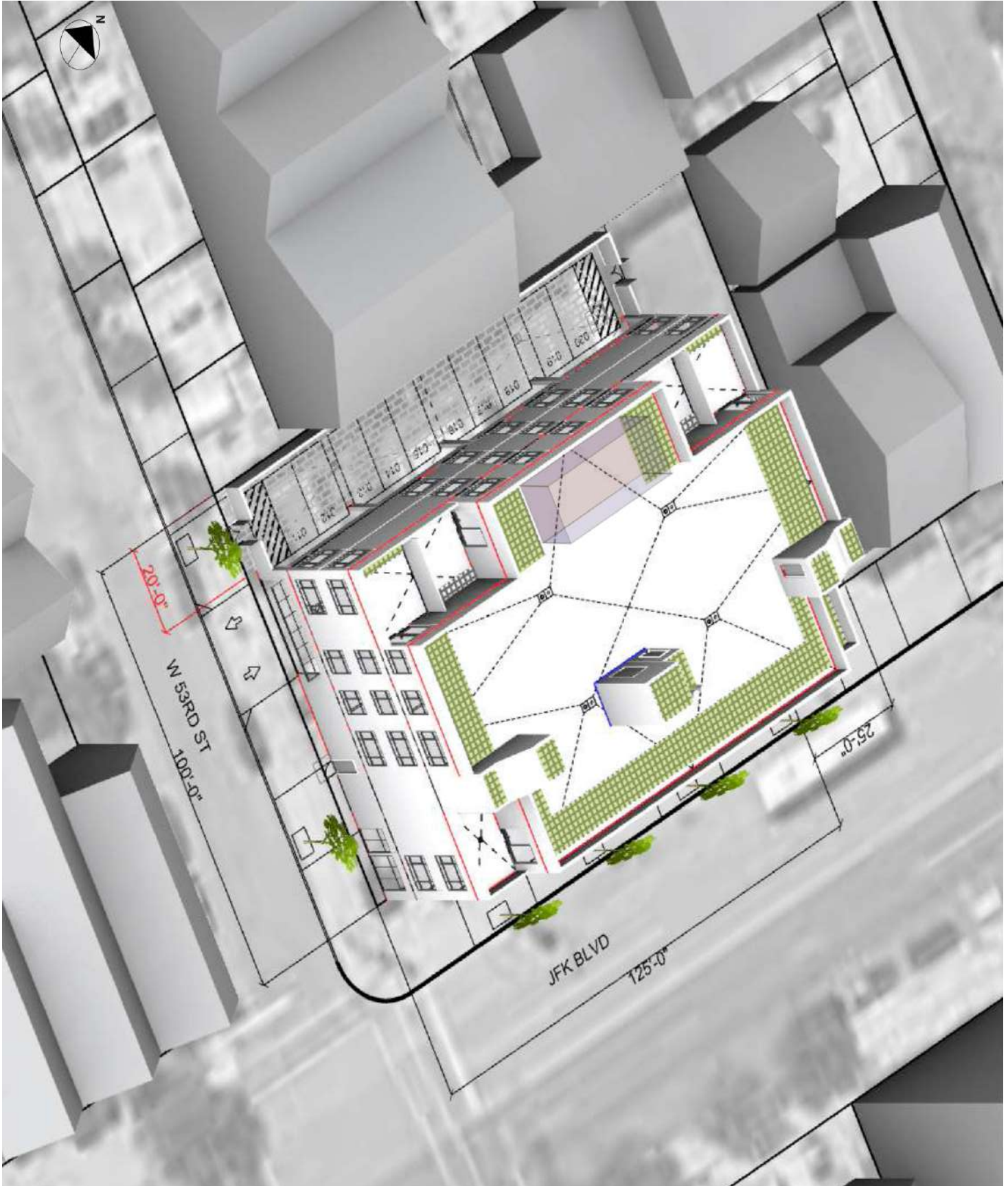


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ROOF TOP DESIGN



SURVEY:

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GRAPHIC SCALE



BASE MAP TAKEN FROM A PLAN ENTITLED "FIGURE 2 SITE PLAN" PREPARED BY CRA

LEGEND:

- MANHOLE
- FENCE
- GAS LINE
- WATER LINE
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- CANOPY
- SITE PICTURES**

DATE	04/06/15	PROJECT NO.	251PEM10	SHEET NO.	2
SITE PLAN					
LNA FACILITY #57236 1191-99 KENNEDY BLVD BAYONNE HUDSON COUNTY, NEW JERSEY					
BRILLIANT ENVIRONMENTAL SERVICES LLC 1A EXECUTIVE DRIVE, TOWNSHIP OF R. NEW JERSEY 08215 TELEPHONE: (732) 818-3380 FAX: (732) 818-3381 WWW.BRILLIANTENVIRONMENTAL.COM					