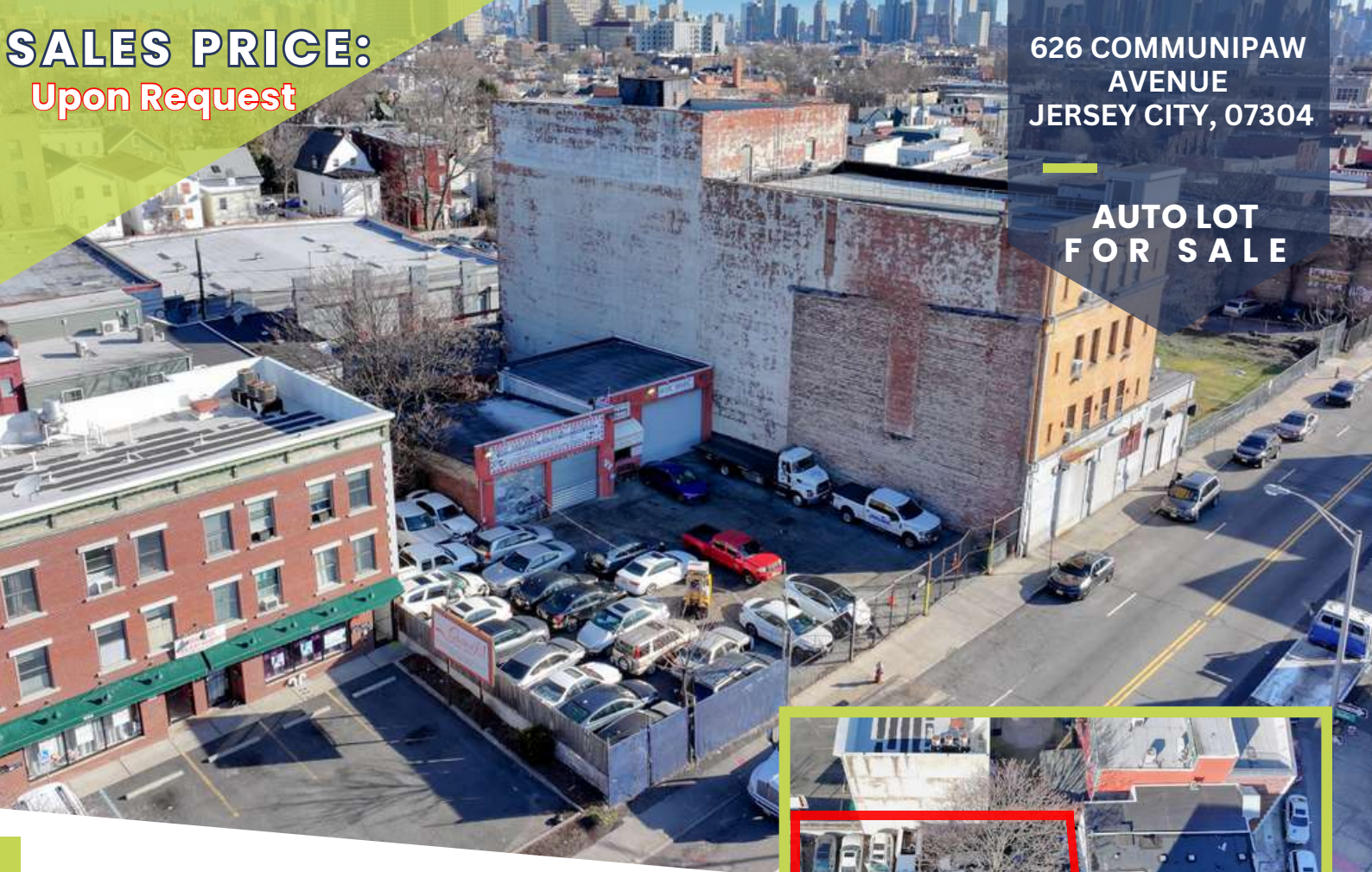


SALES PRICE:
Upon Request

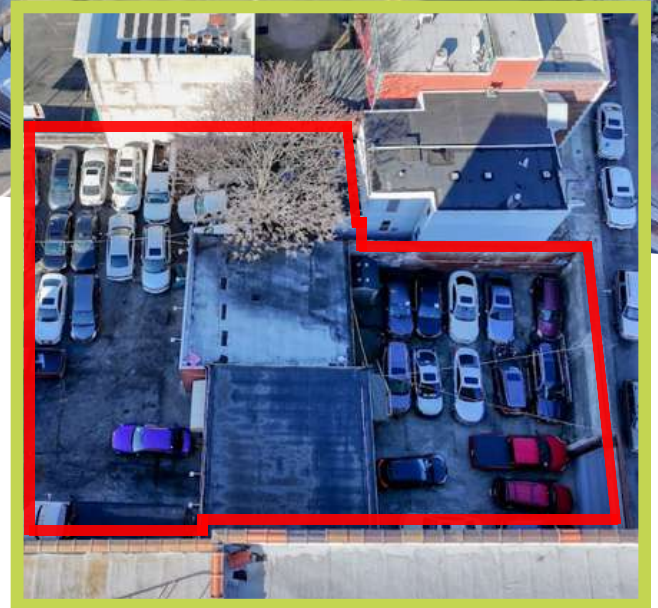
626 COMMUNIPAW
AVENUE
JERSEY CITY, 07304

**AUTO LOT
FOR SALE**



INVESTMENT HIGHLIGHTS:

- The subject property is a 3,000 SF Warehouse on a 0.25 acre 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 \$15,594 per year.
- 5 drive-in doors, 3 lifts.
- The property also sits in a Jersey City Redevelopment Area which could lead to a future mixed - use development.
- Hundreds of new residential units under construction in the immediate area.
- Property will be delivered vacant.



TAXES

\$15,594 per year

LOT SIZE

Communipaw Ave: 60" wide
Harrison Ave: 50" wide
East: 142" West: 79"

ZONING

- Monticello Ave
Redevelopment Plan
- Commercial
- Automotive

CONDITION

Active Auto Land Shop

PROPERTY DETAILS:

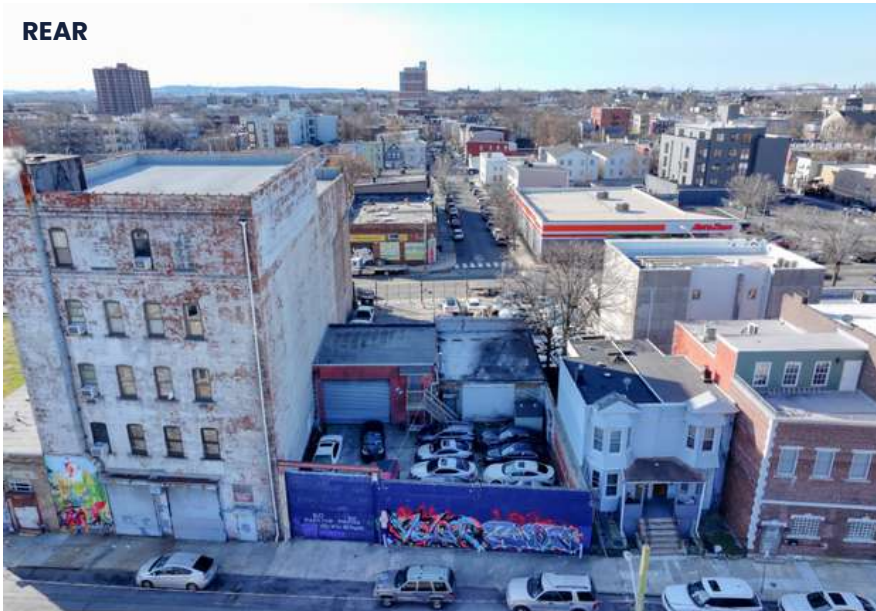
626 COMMUNIPAW AVENUE
JERSEY CITY, 07304

AUTO LOT
FOR SALE

FRONT



REAR



PROPERTY DESCRIPTION:

Property Address	622 Communipaw Ave. Jersey City, NJ, 07304
Type of Ownership	Fee Simple
Approvals	Owner Occupied
Building Size	+/- 3,000 SF
Block	17,905
Lot	10, 13, 14, 15
Year Built	1968
Number of Stories	1 Story
Parking	+/- 50
Drive in Doors	5
Traffic Count	14,206 Vehicles/Day
Zoning	Commercial/Automotive
Acres	0.25
Taxes	\$15,594



ZONING
Commercial/
Automotive



14,206 ADT
Communipaw
Avenue



201 Marin Blvd., Unit 106, Jersey City, NJ 07302



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Licensed Real Estate Broker

AERIAL VIEW:

626 COMMUNIPAW
AVENUE
JERSEY CITY, 07304

AUTO LOT
FOR SALE



201 Marin Blvd., Unit 106, Jersey City, NJ 07302



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AERIAL VIEW:

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AUTO LOT
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POTENTIAL BUILDING LAYOUT:

626 COMMUNIPAW AVENUE
JERSEY CITY, 07304

AUTO LOT
FOR SALE

• NO APPROVALS IN PLACE



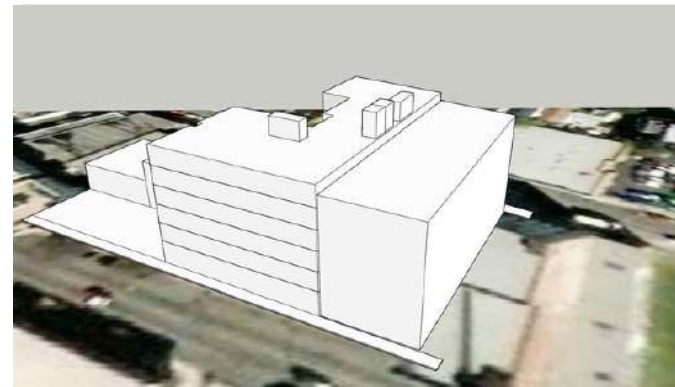
1 SCHEMATIC MASSING IMAGE FACING NE @ COMMUNIPAW AVE.
SCALE: NTS



2 SCHEMATIC MASSING IMAGE FACING SE @ HARRISON AVE.
SCALE: NTS



3 SCHEMATIC MASSING IMAGE FACING SW @ HARRISON AVE.
SCALE: NTS



4 SCHEMATIC MASSING IMAGE FACING NW @ COMMUNIPAW AVE.
SCALE: NTS

MVMK
Miserini Vandermark Mello Kelly
Architecture + Design
385 14th St., Hoboken, NJ, 07030
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E. info@mvmkarchitecture.com
www.mvmkarchitecture.com

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NJ License # 12354
NY License # 65-0977-03
Anthony C. Vandermark, Jr., AIA
NJ License # 12446
NY License # 657-99-1
Adrian Mello, AIA
NJ License # 16736
Coran Kelly, AIA
NJ License # 18866

#	Date	Issue
1	08/22/2022	

Project Title
**626-628
COMMUNIPAW AVE**
JERSEY CITY, NEW JERSEY 07304
BLOCK 17905, LOTS 10, 13, 14 & 15

Project Description
PROPOSED 6 STORY RESIDENTIAL
STRUCTURE WITH 65 UNITS OVER
1ST FLOOR RETAIL & PARKING
GARAGE

Applicant

Project Number: 22-1603
Drawn by: ACV, NR
Checked by: FJA, ACV
Scale: As Noted

Sheet Title
SCHEMATIC MASSING IMAGES

Sheet Number
SCH-2



SURVEY:

626 COMMUNIPAW AVENUE
JERSEY CITY, 07304

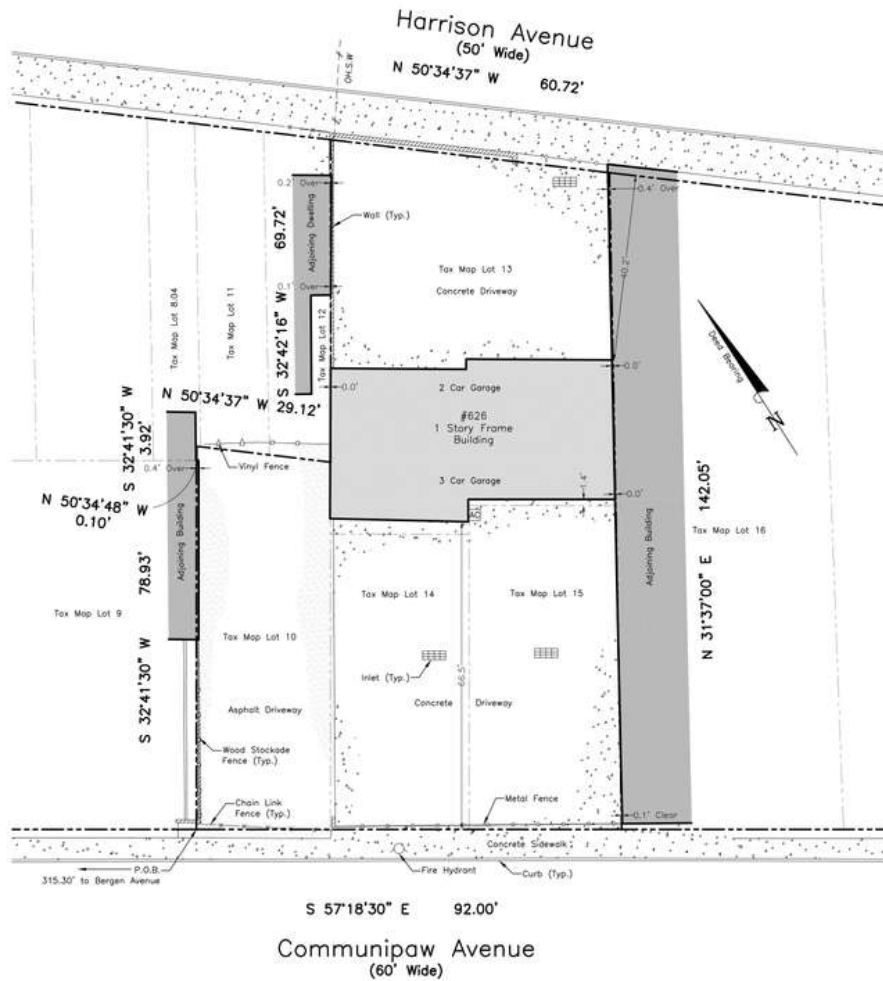
AUTO LOT
FOR SALE

References:

1. KNOWN AND DESIGNATED as Lots 10, 13, 14 and 15 Block 17905 as shown on the current Tax Assessment Map, City of Jersey City, Hudson County, New Jersey.
2. Deed Book 8678 Page 839
3. Deed Book 7045 Page 1

Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.



This Survey is certified to:

Anthony Truchan, Jr. and Peter Michael, Inc.
First American Title Insurance Company (3472-2500322-NWK)
Gregory Judge, an individual and RUC Holdings, LLC, a New Jersey Limited Liability Company their successors and/or assigns as their interests may appear as defined in the Conditions of this policy.
Flowers & O'Brien, LLC



66 Hunting Drive, Dumont, NJ 07628
Phone: (201) 403-5801
Fax: (201) 244-6163
www.schmidtsurveying.weebly.com

Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

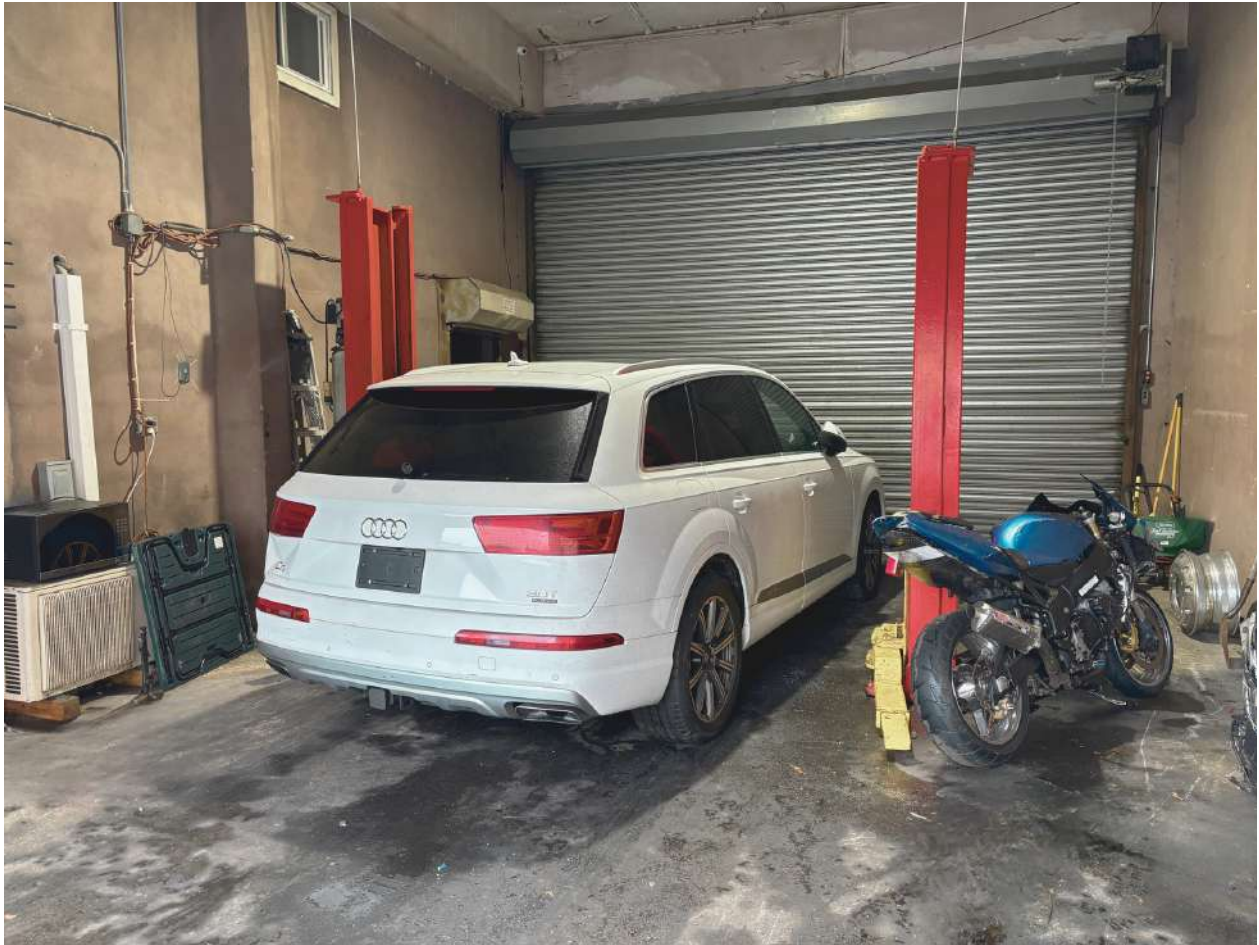
NJ Professional
Land Surveyor
No. 24GS04330100

Survey of Property
Tax Lots 10, 13, 14 and 15 -
Block 17905
626-628, 630 Communipaw Avenue
City of Jersey City
Hudson County, New Jersey

Drawn:	Checked:	Date:	Scale:
JT	AS	3-14-1911"	= 30'



INSIDE THE BUILDING:



INSIDE THE BUILDING:

