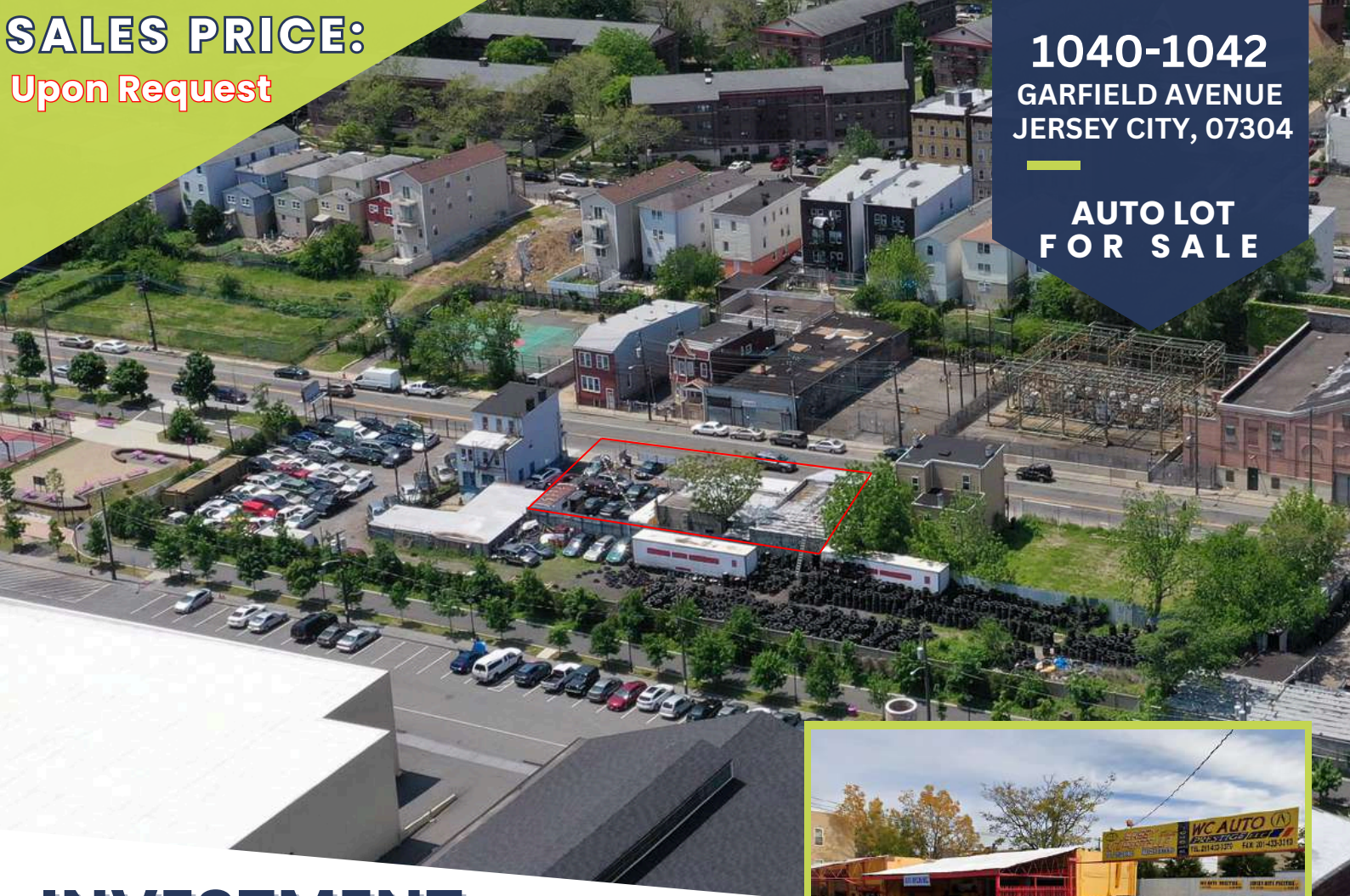


SALES PRICE:
Upon Request

**1040-1042
GARFIELD AVENUE
JERSEY CITY, 07304**

**AUTO LOT
FOR SALE**



INVESTMENT HIGHLIGHTS:

- The subject property is a 3,000 SF Auto Repair Shop on a 9,000 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 \$12, 200 per year.
- 3 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 with 60 day notice.



TAXES:

- \$12,200 per year

LOT SIZE:

- +/- 9,000 SF

ZONING:

- Morris Canal
Redevelopment Plan,
Industrial A

BUILDING SIZE:

- +/- 3,000 SF

REDEVELOPMENT PLAN:

[CLICK HERE](#)



BOBBY ANTONICELLO JR.
bobby@gridcre.com
(201) 300 - 6489

ANDREW CRISARA
andrew@gridcre.com
(646) 522 - 9125

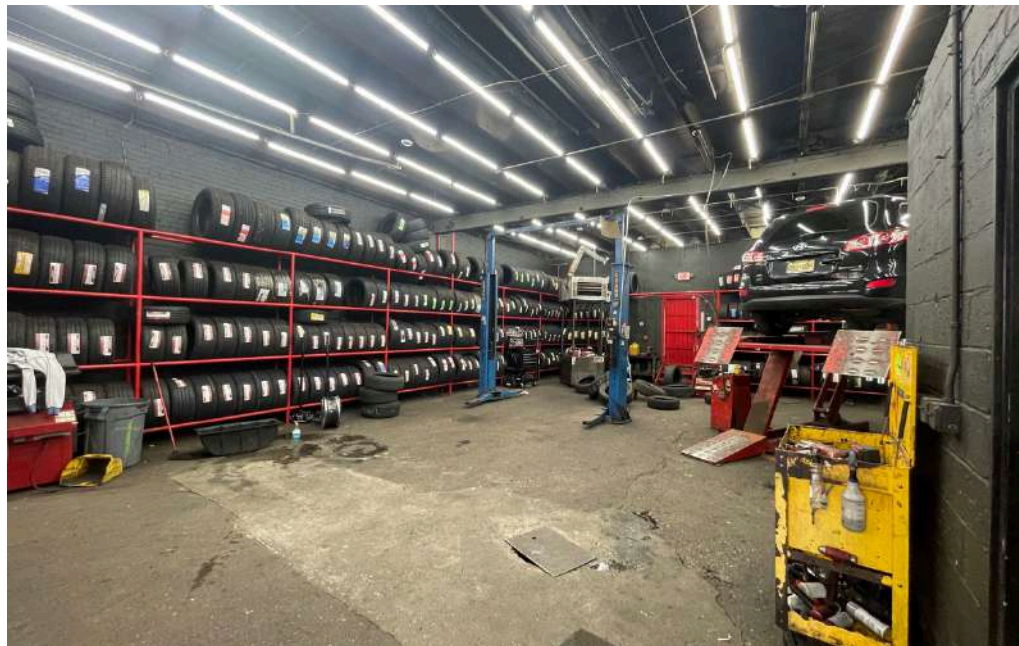
201 Marin Blvd Unit 106, Jersey City, NJ 07302
www.gridcre.com
Licensed Real Estate Broker



PROPERTY PHOTOS:

1040-1042
GARFIELD AVENUE
JERSEY CITY, 07304

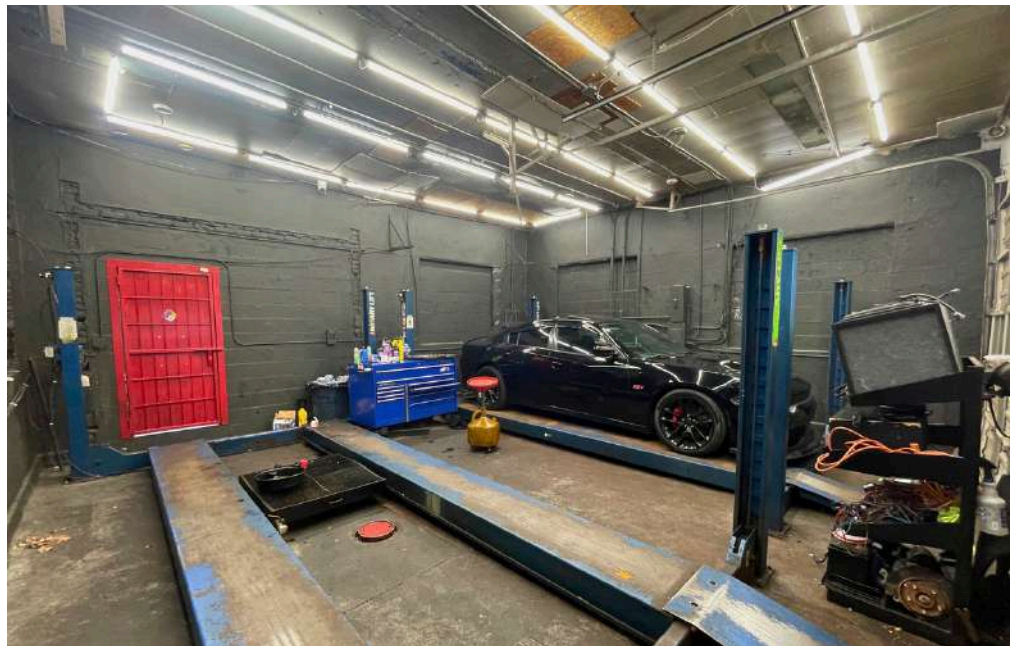
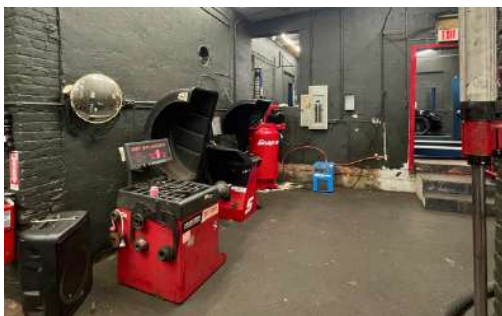
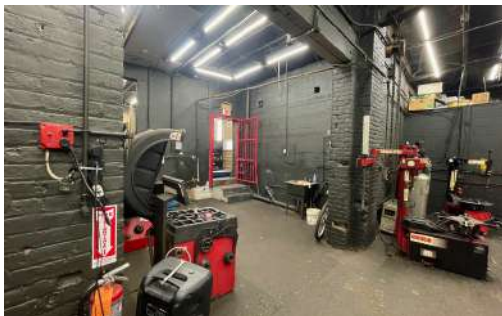
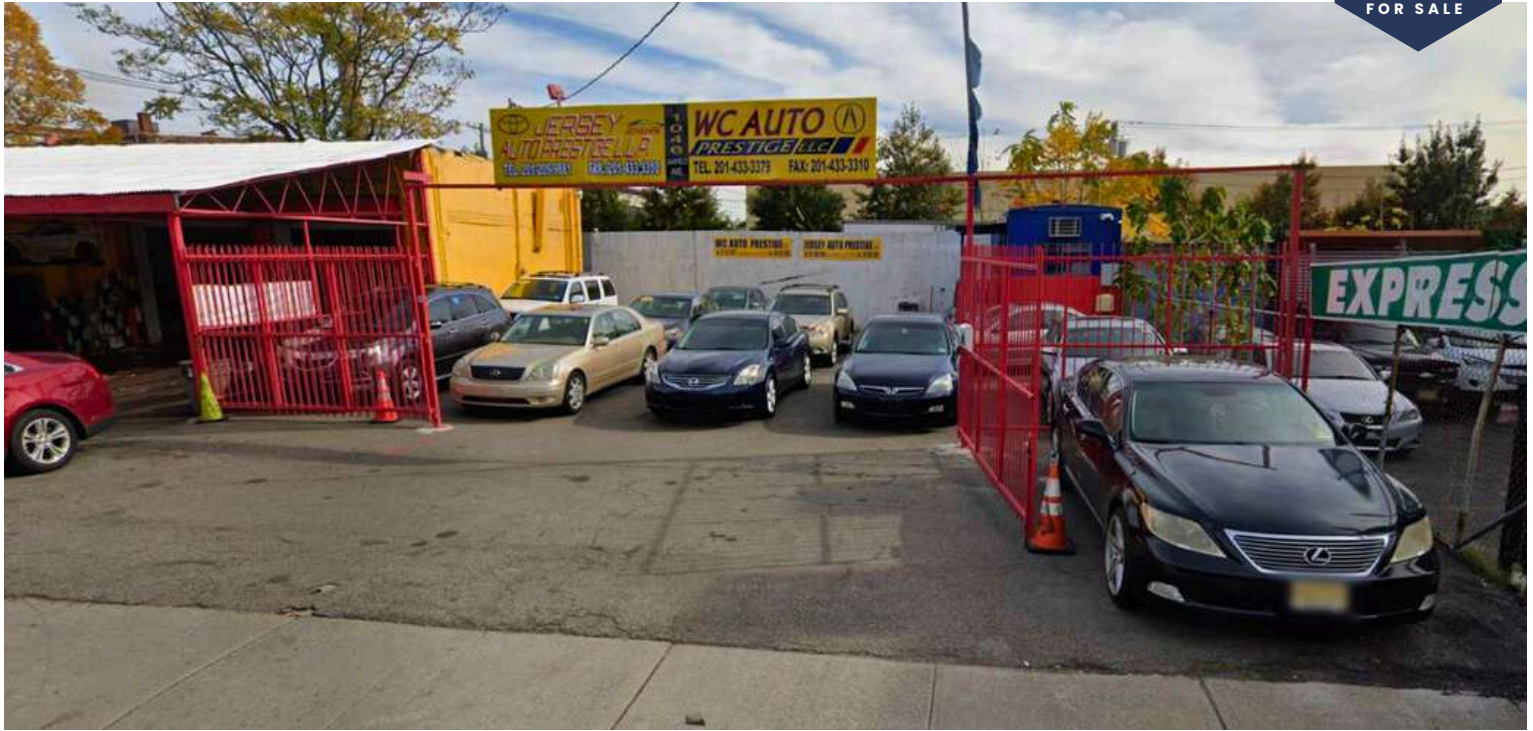
AUTO LOT
FOR SALE



PROPERTY PHOTOS:

1040-1042
GARFIELD AVENUE
JERSEY CITY, 07304

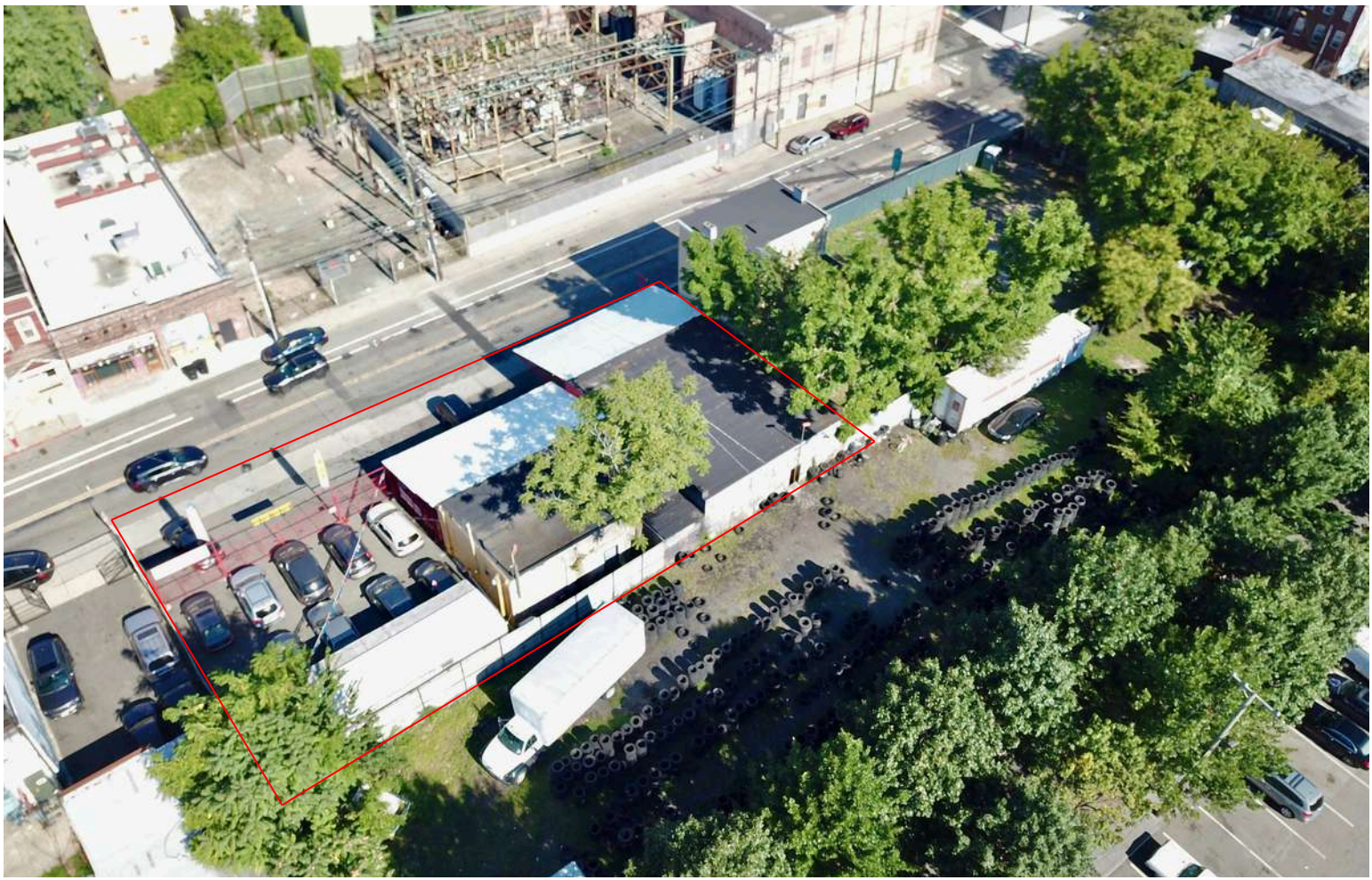
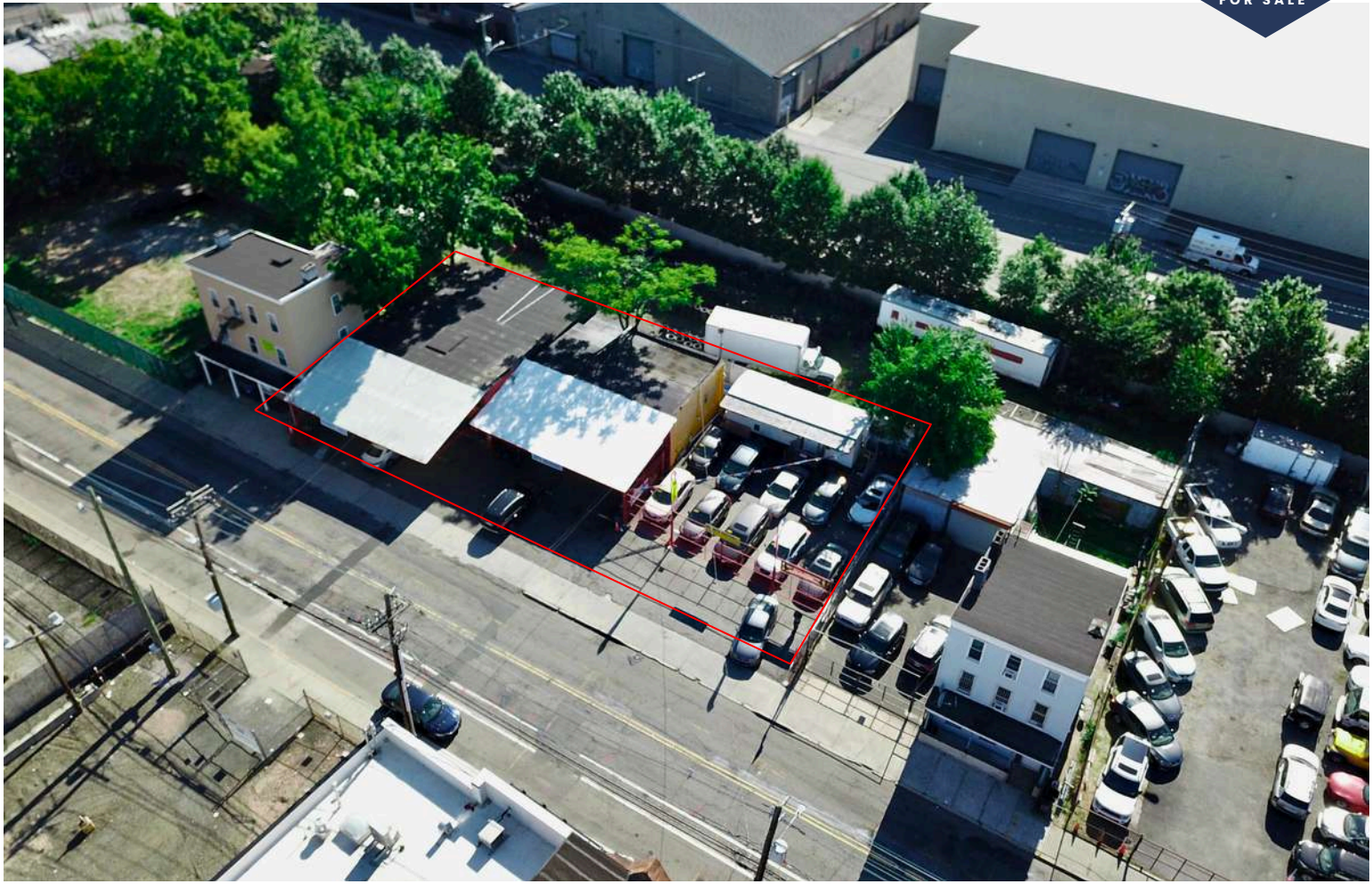
AUTO LOT
FOR SALE



AERIAL PHOTO:

1040-1042
GARFIELD AVENUE
JERSEY CITY, 07304

AUTO LOT
FOR SALE



AERIAL PHOTO:

1040-1042
GARFIELD AVENUE
JERSEY CITY, 07304

AUTO LOT
FOR SALE



Morris Canal Redevelopment Plan Industrial- A Zoning

Permitted Principal Use

- a. Assembly of goods or parts that are manufactured elsewhere
- b. Distribution Facility
- c. Incubator (not permitted in the Berry Lane Area)
- d. Light Industrial (not permitted in the Berry Lane Area)
- e. Occupational Training Center. All associated outdoor activities and equipment must be completely screened from view (not permitted in the Berry Lane Area)
- f. Office
- g. Park and recreation
- h. Parking that serves a permitted principal use. Commercial or commuter parking shall not be permitted
- i. Research and Development Laboratories that do NOT engage in a physical or chemical process which would change the nature or character of a product or raw material; nor engage in the research, development, handling, processing, investigation, storage, or transfer of hazardous materials (not permitted in the Berry Lane Area)
- j. Walkways and Bikeways
- k. Warehousing Facility
- l. Public Utilities, except that natural gas transmission lines shall be prohibited
- m. Retail Sales of Goods and Services
- n. Restaurants Category One and Two
- o. Health Clubs
- p. Breweries
- q. Distilleries



ZONING:

Morris Canal Redevelopment Plan Industrial- A Zoning

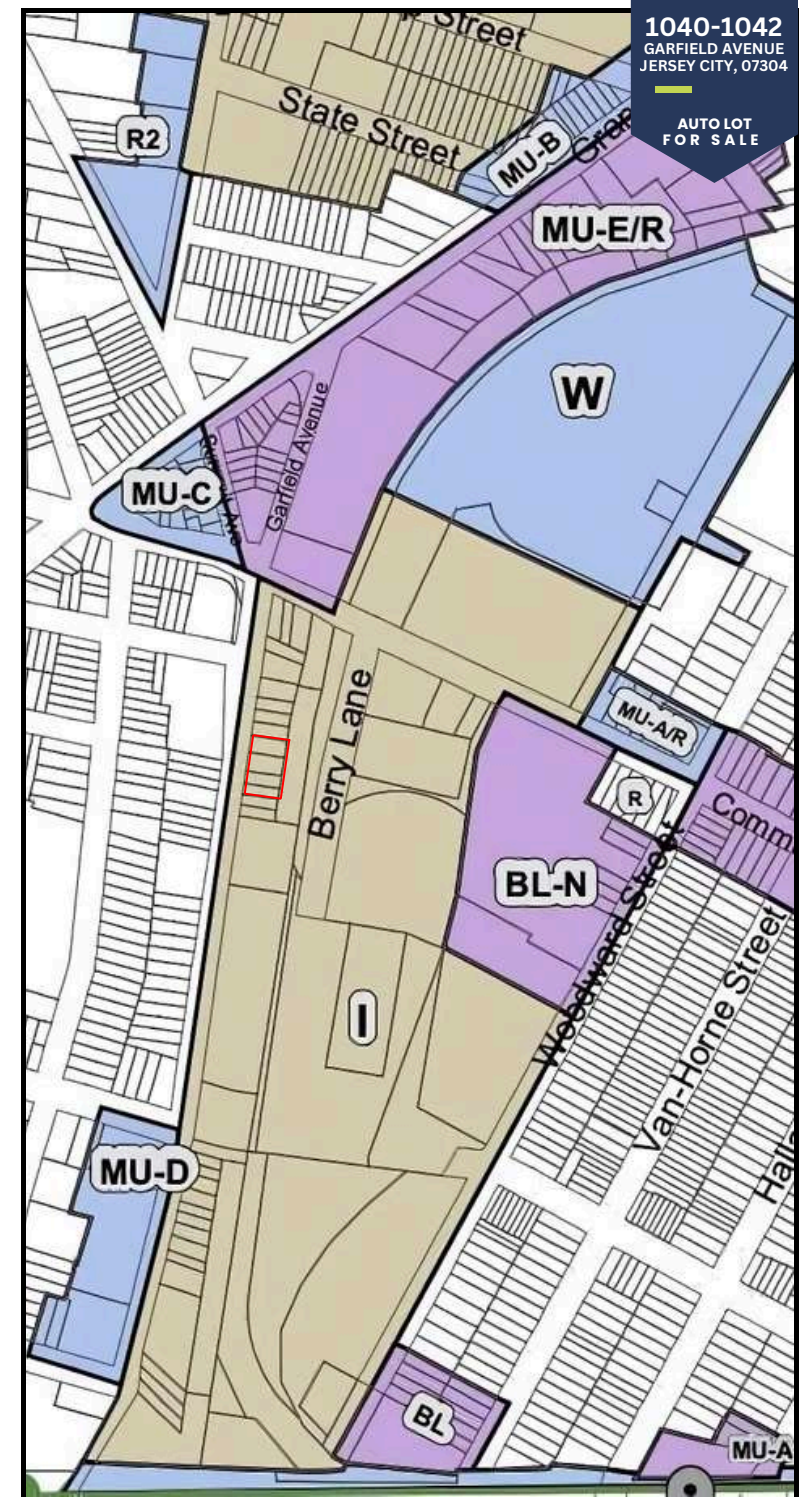
Accessory use

- a. Retail Sales of Goods and Services.
- b. Off-street parking and loading facilities.
- c. Fences and Walls.
- d. Guardhouse and Employee Cafeteria.
- e. On-site service and maintenance operations for equipment and operations.
- f. Office.

As per zoning Residential and Automotive are not permitted uses and would require a variance.

Area, yard and bulk requirements.

Land Use	Maximum Height	Minimum Lot Size	Minimum Yards		
			Front	Side	Rear
Assembly Light Industrial Occupational center Office Research and Development Labs	5 stories	1 Acre	10	10	30
Distribution Facility Warehousing	1 story with mezzanine	3 Acres	20	10	30
Retail Sales	1 story if stand alone	5,000 square feet	0	0	15
Park	N/A	10,000 square feet	N/A	N/A	N/A



PROPERTY DETAILS:

1040-1042
GARFIELD AVENUE
JERSEY CITY, 07304

AUTO LOT
FOR SALE



PROPERTY DESCRIPTION:

Property Address	1040-1042, GARFIELD AVENUE Jersey City, NJ, 07304
Type of Ownership	Fee Simple
Approvals	None
Lot Size	127.9 x 69.3
Acres	0.21
Lot	4, 5
Block	18901
Lot SQFT	8,863.47
Year Built	N/A
Number of Stories	1 Story
Parking	+/- 50
Drive in Doors	3
Traffic Count	TBD
Zoning	Morris Canal Redevelopment Plan, Industrial A

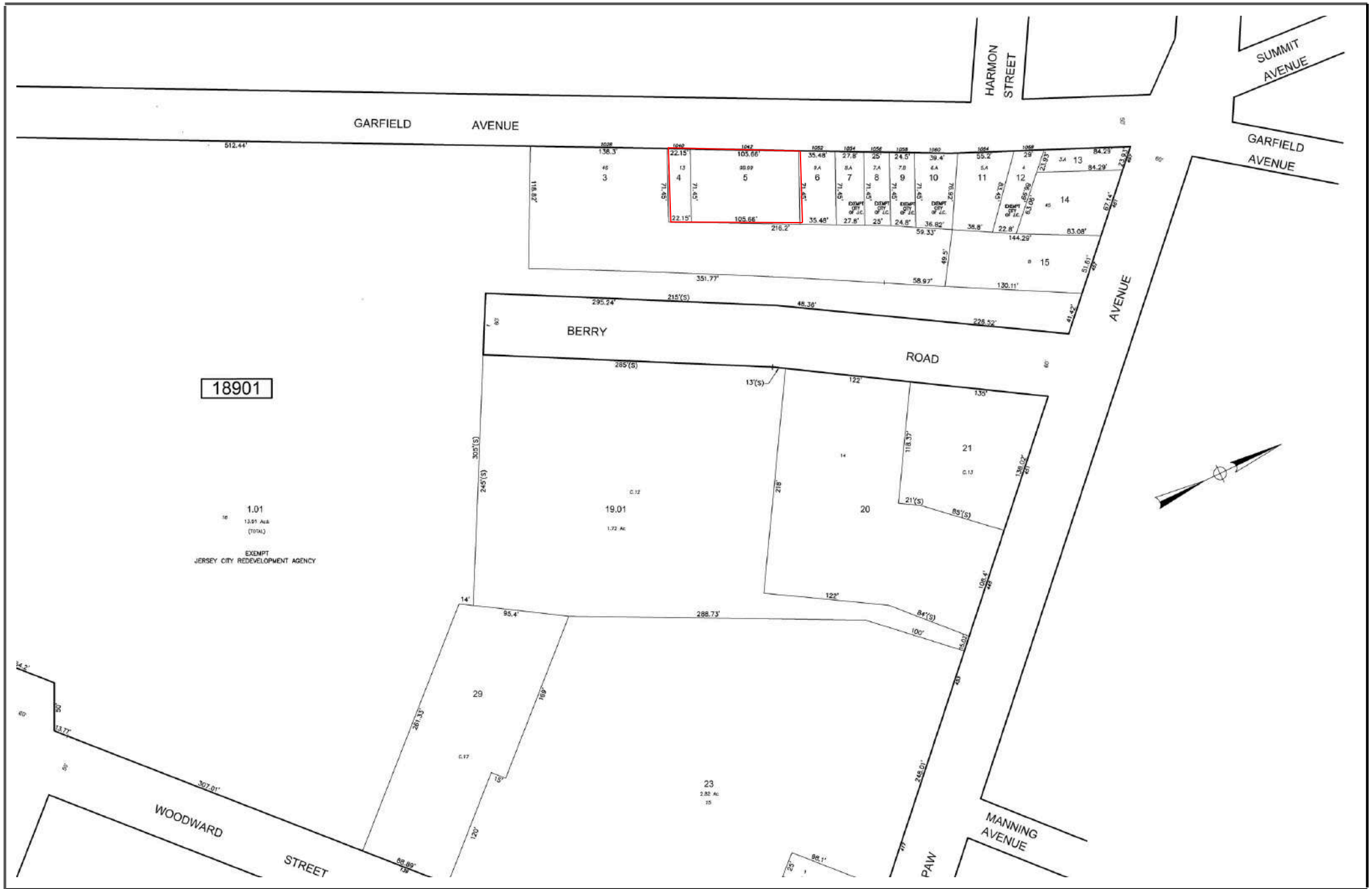


14,206 ADT
GARFIELD AVENUE



LIGHT RAIL
5-MINUTE WALK

SURVEY:



LIBERTY STATE PARK

**BAKER BUILDING
70 UNITS**

BERGEN-LAFAYETTE

**420 COMMUNIPAW AVE.
70 UNITS**

**STEEL TECH CITY
417 COMMUNIPAW AVE.
420 UNITS**

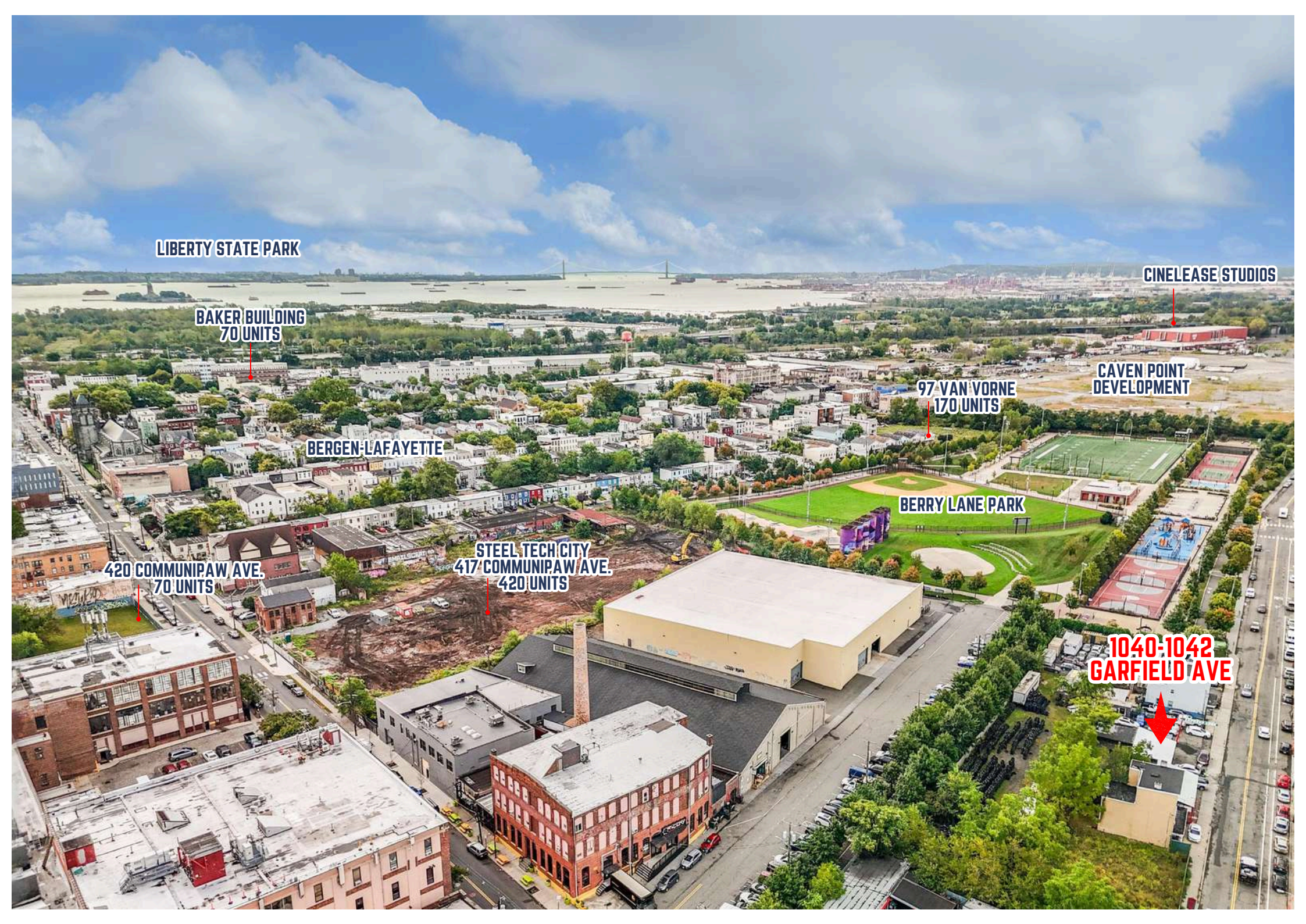
BERRY LANE PARK

**97 VAN VORNE
170 UNITS**

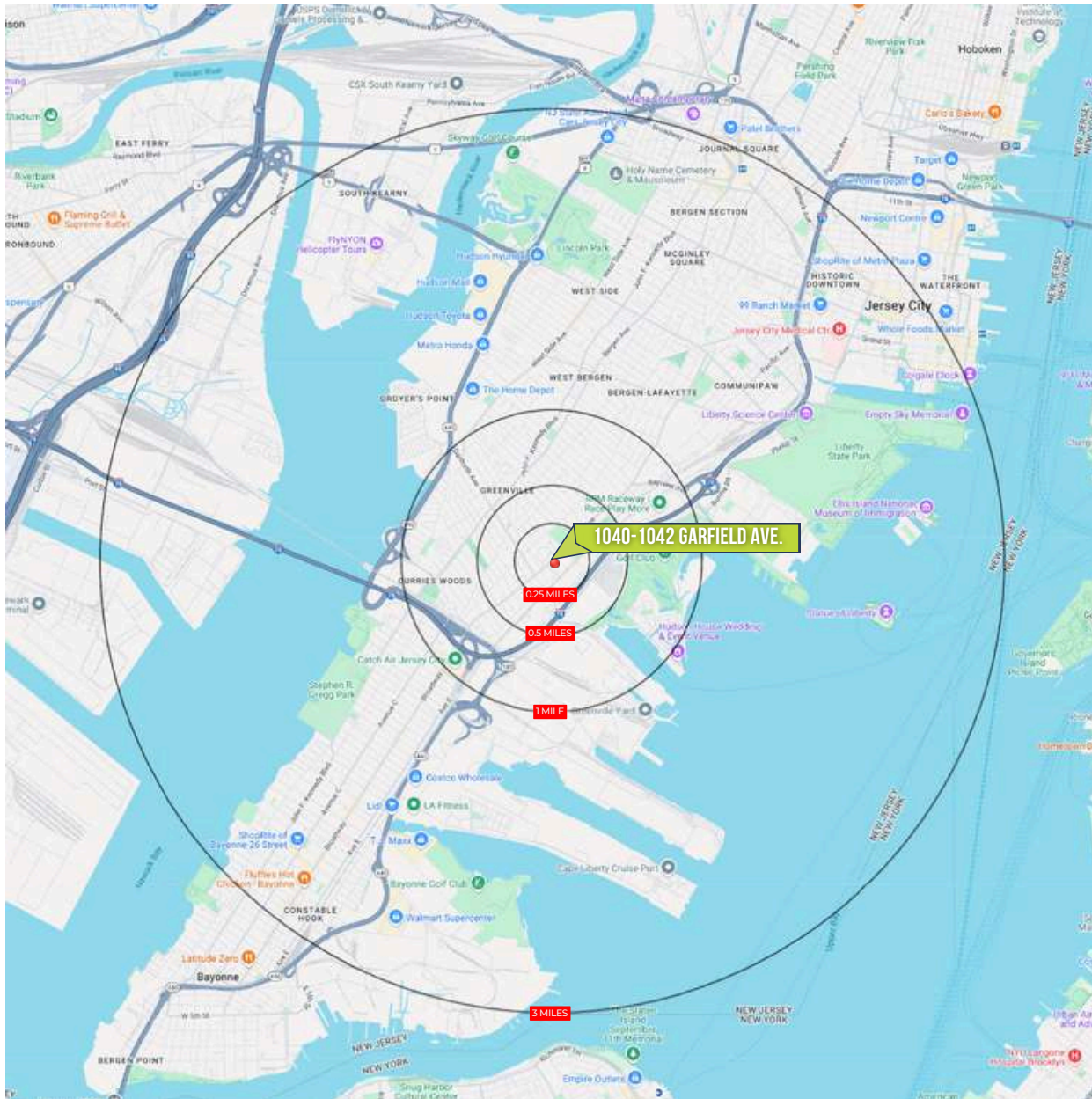
**CAVEN POINT
DEVELOPMENT**

CINELEASE STUDIOS

**1040-1042
GARFIELD AVE**



DEMOGRAPHICS:



.25 MILE RADIUS

POPULATION

4,370

HOUSEHOLDS

1,944

MEDIAN AGE

33.7

COLLEGE GRADUATES (Bachelor's +)

50.8%

TOTAL BUSINESSES

51

TOTAL EMPLOYEES

1,023

AVERAGE HOUSEHOLD INCOME

\$87,433

.5 MILE RADIUS

POPULATION

9,161

HOUSEHOLDS

3,841

MEDIAN AGE

34.0

COLLEGE GRADUATES (Bachelor's +)

39.1%

TOTAL BUSINESSES

213

TOTAL EMPLOYEES

5,553

AVERAGE HOUSEHOLD INCOME

\$77,071

1 MILE RADIUS

POPULATION

59,892

HOUSEHOLDS

27,514

MEDIAN AGE

36.3

COLLEGE GRADUATES (Bachelor's +)

63.7%

TOTAL BUSINESSES

1,463

TOTAL EMPLOYEES

31,424

AVERAGE HOUSEHOLD INCOME

\$154,327

3 MILE RADIUS

POPULATION

359,200

HOUSEHOLDS

151,052

MEDIAN AGE

35.7

COLLEGE GRADUATES (Bachelor's +)

58.3%

TOTAL BUSINESSES

8,713

TOTAL EMPLOYEES

171,994

AVERAGE HOUSEHOLD INCOME

\$149,218

*2023 estimates