# AUTO LOT/COMMERCIAL LOT FOR SALE

## 1040-1042 GARFIELD AVENUE

### JERSEY CITY, 07304

### HIGHLIGHTS

- The subject property is a 3,000 SF Auto Repair Shop on a 8,855 SF parcel in an 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 $12,674 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.

### LOT SIZE

- 8,855 SF

### BUILDING SIZE

- +/- 3,000 SF

### TAXES

- $12,674 per year

### REDEVELOPMENT PLAN:

CLICK HERE

### ZONING

- Morris Canal Redevelopment Plan, Industrial A

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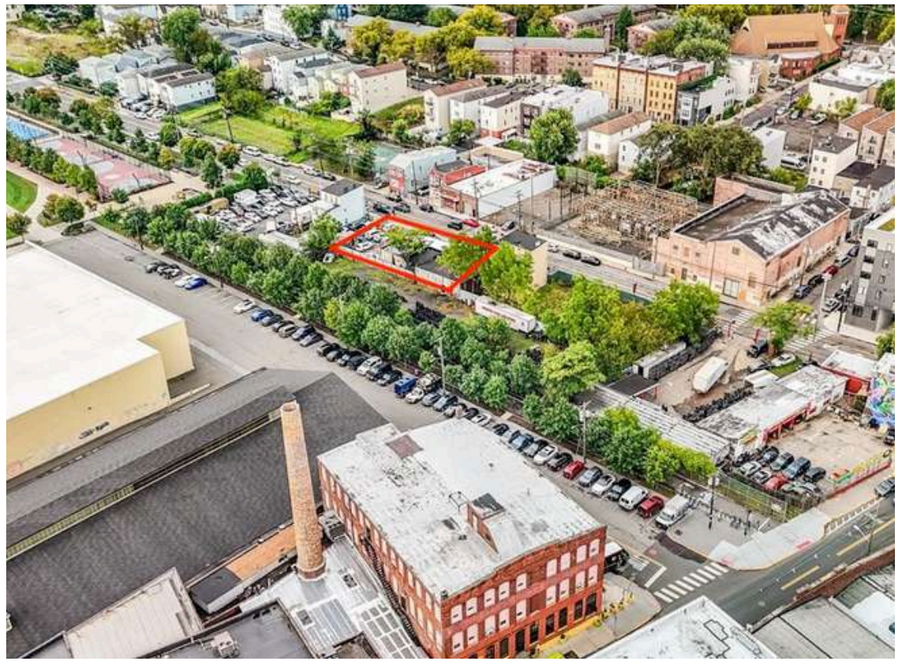
## PROPERTY DETAILS



## PROPERTY DESCRIPTION:

| | |
|---|---|
| **Property Address** | **1040-1042, GARFIELD AVENUE<br>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** | **8,855 SF** |
| **Year Built** | **N/A** |
| **Number of Stories** | **1 Story** |
| **Parking** | **+/- 50** |
| **Drive in Doors** | **3** |
| **Traffic Count** | **14,206 VPD** |
| **Zoning** | **Morris Canal Redevelopment Plan, Industrial A** |

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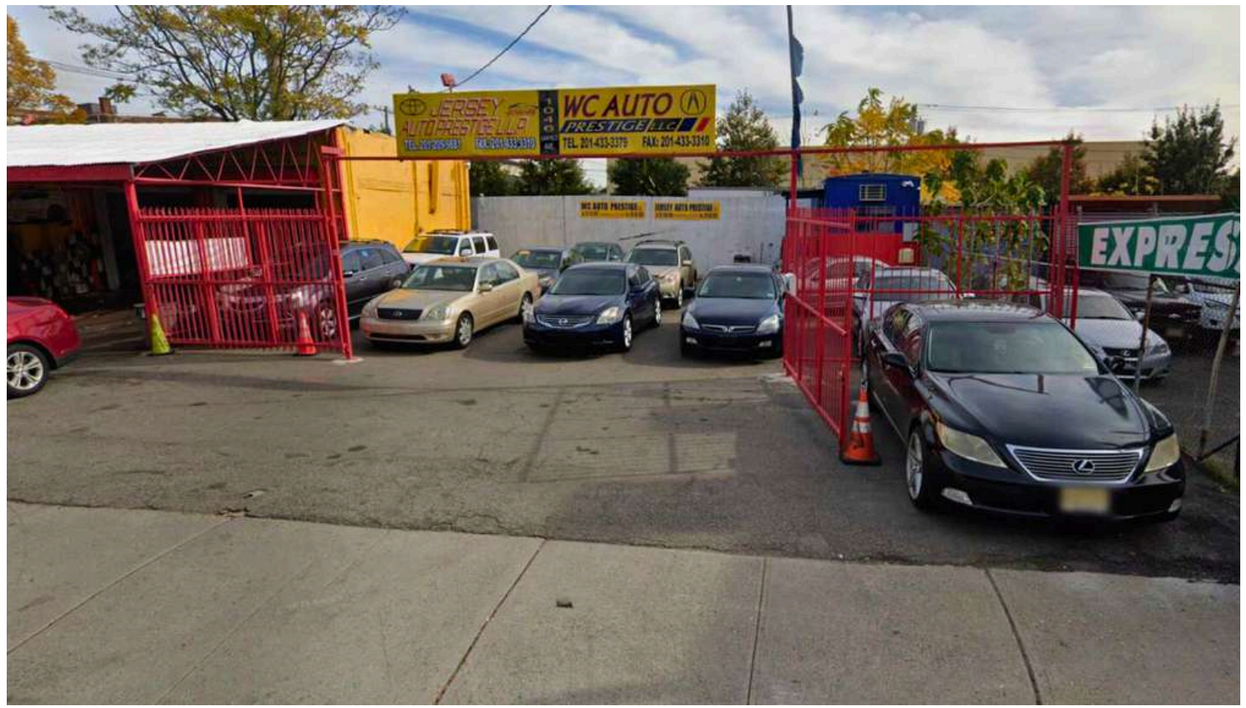


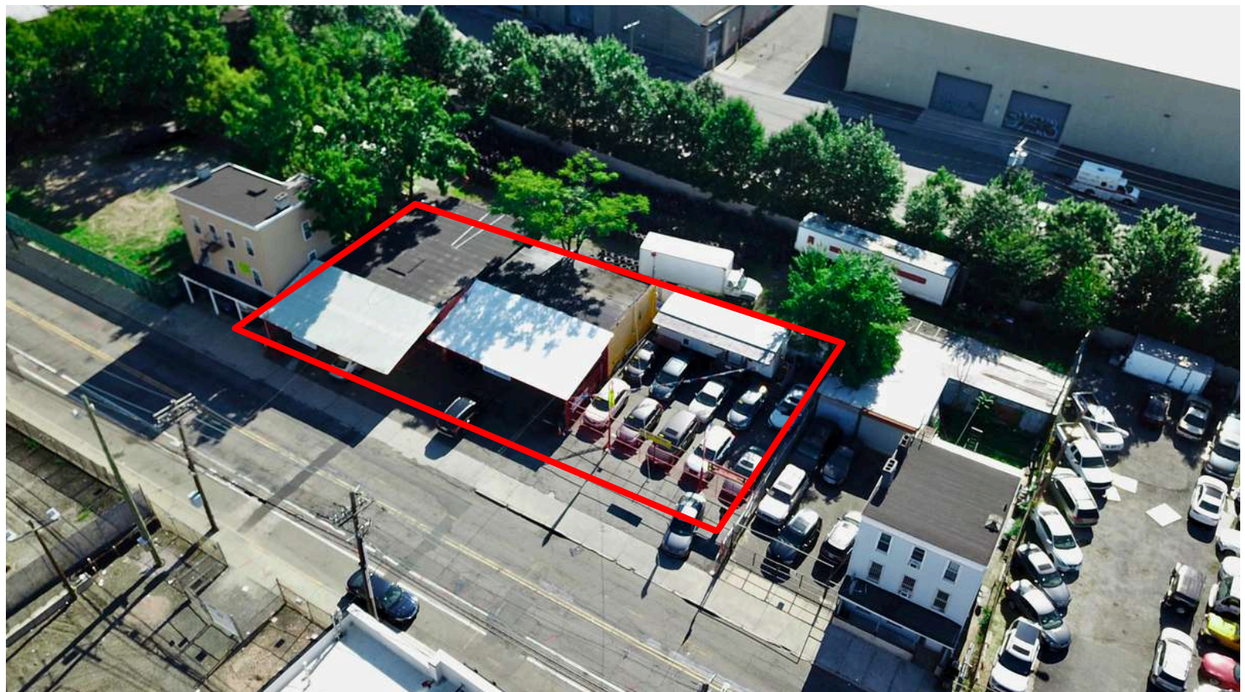

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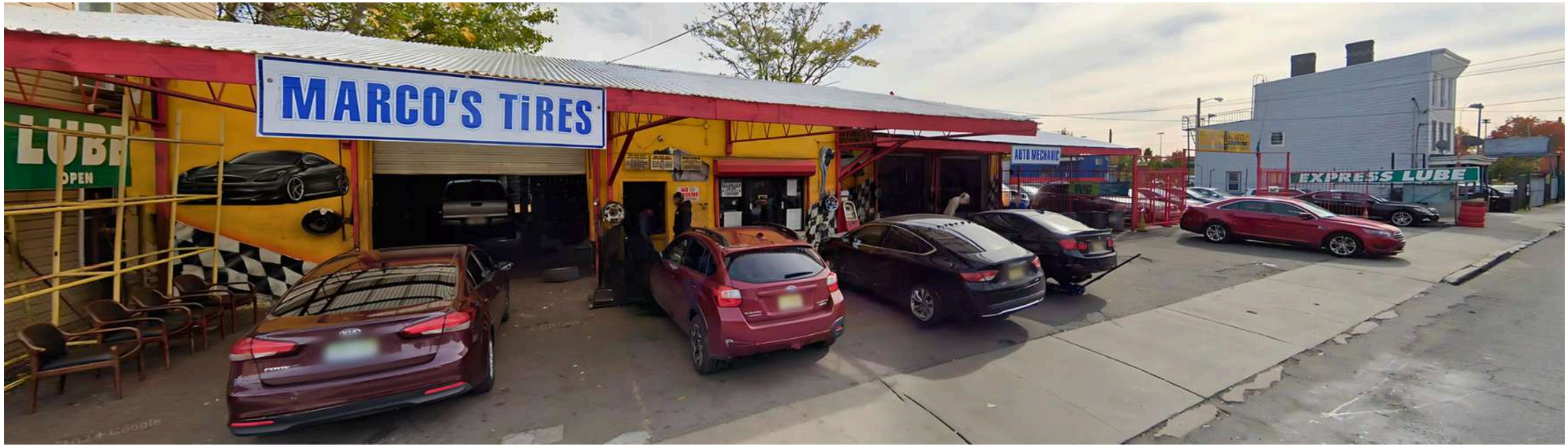


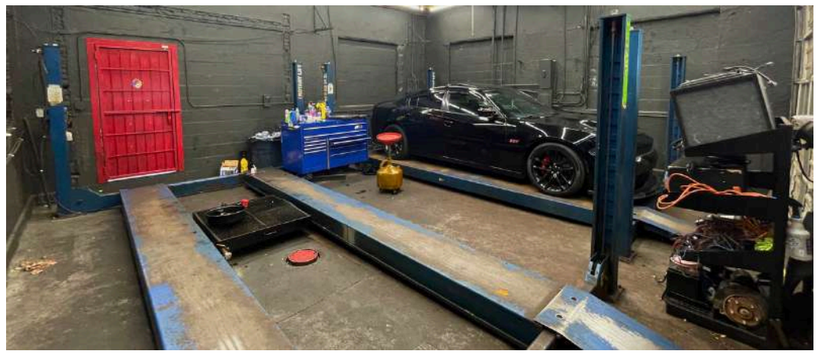

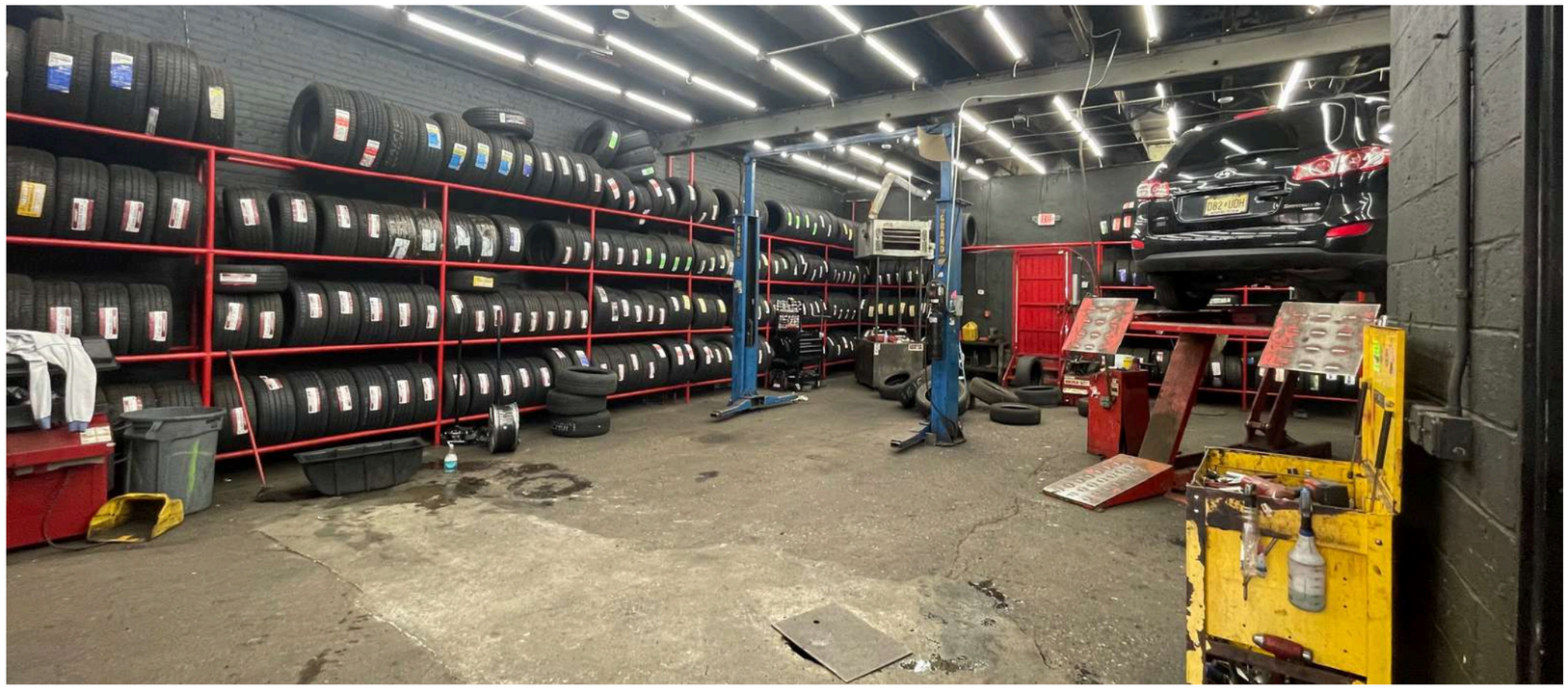

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# AERIAL PHOTO:

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# ZONING

## 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.** Retails Sales of Goods and Services

**N.** Restaurants Category One and Two

**O.** Health Clubs

**P.** Breweries

**Q.** Distilleries

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# ZONING

## MORRIS CANAL REDEVELOPMENT PLAN INDUSTRIAL- A ZONING

### ACCESSORY USE

**A.** a. Retail Sales of Goods and Services.

**B.** b. Off-street parking and loading facilities.

**C.** c. Fences and Walls.

**D.**

**E.** d. Guardhouse and Employee Cafeteria.

e. On-site service and maintenance operations for equipment and operations.

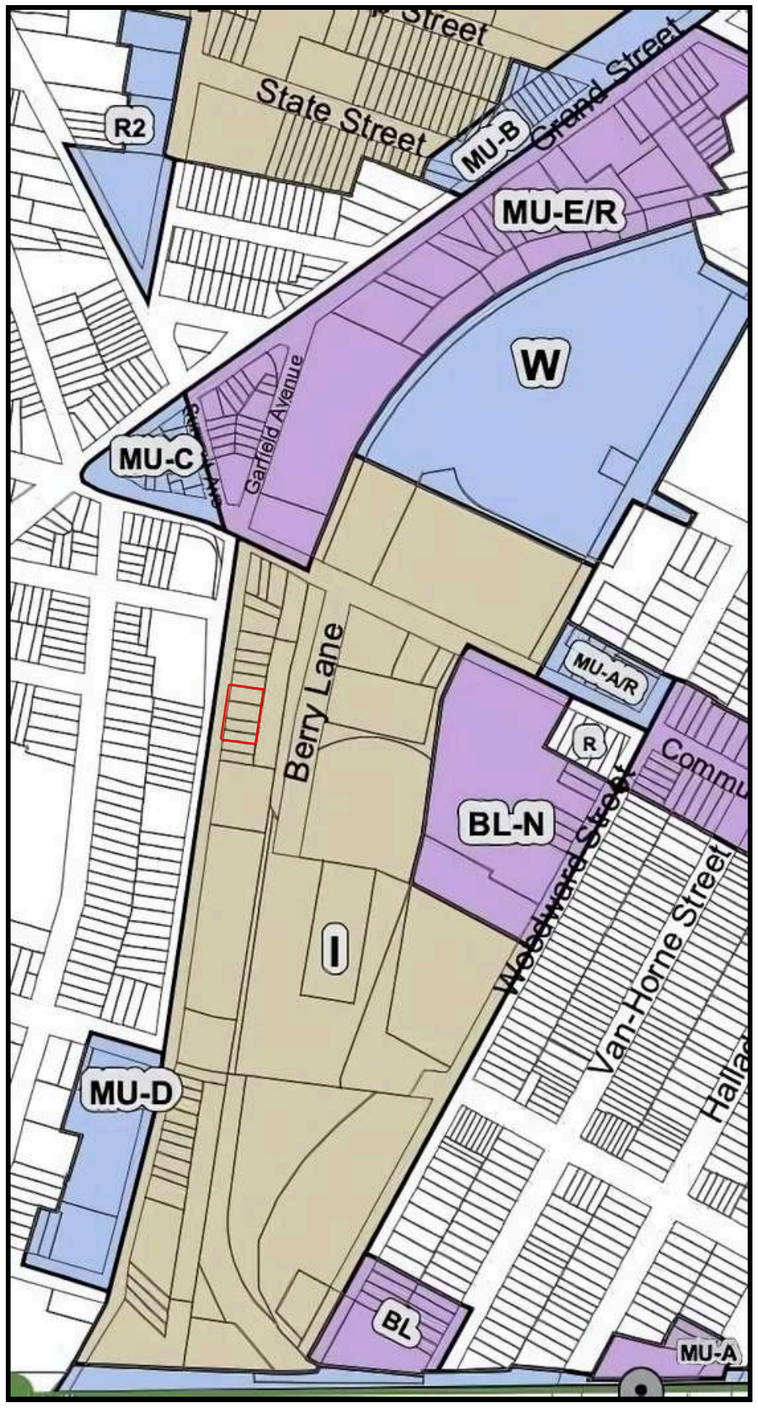
**F.** f. Office.

**G.**

**H.** 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<br>Light Industrial<br>Occupational center<br>Office<br>Research and Development Labs | 5 stories | 1 Acre | 10 | 10 | 30 |
| Distribution Facility<br>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 |





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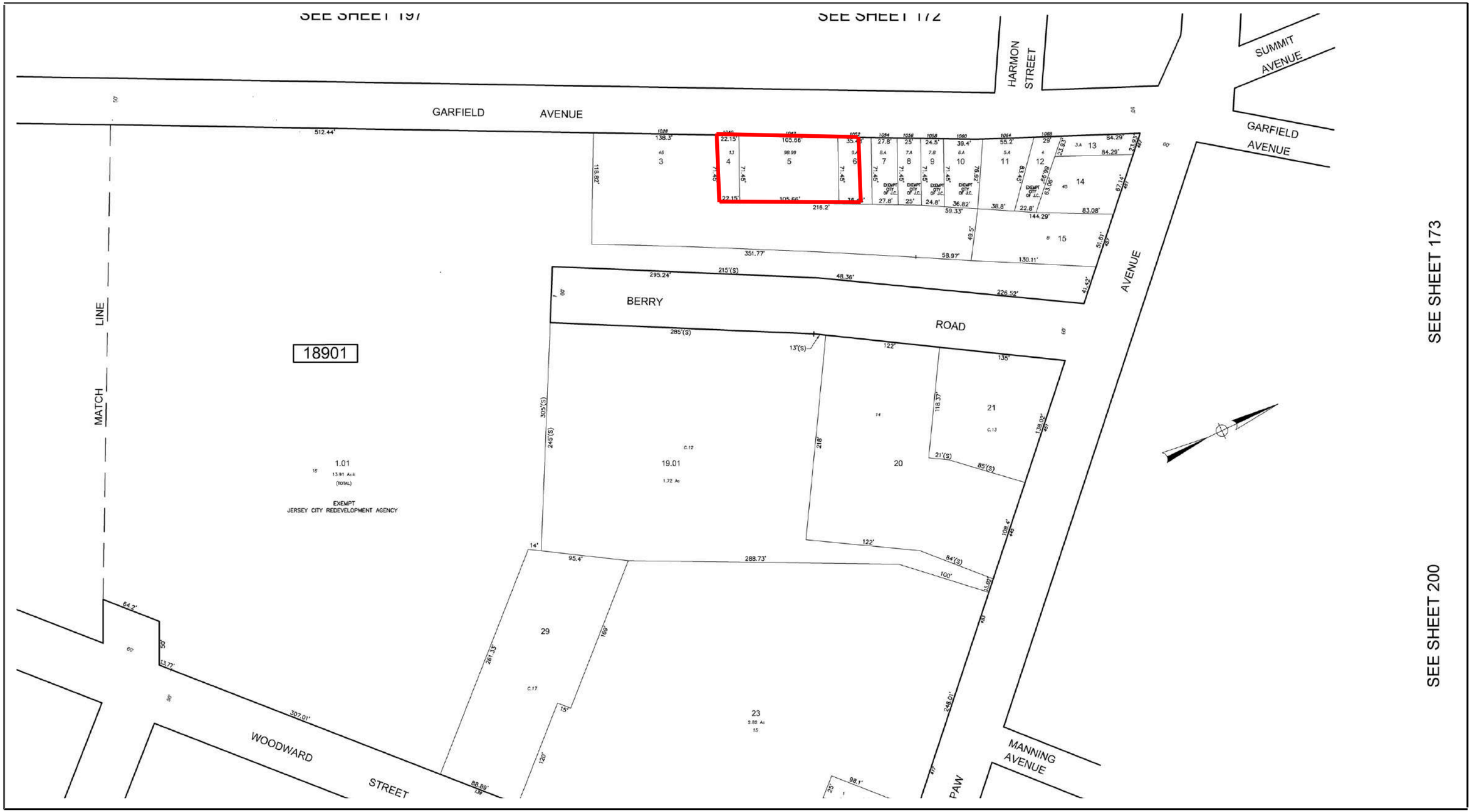
# SURVEY





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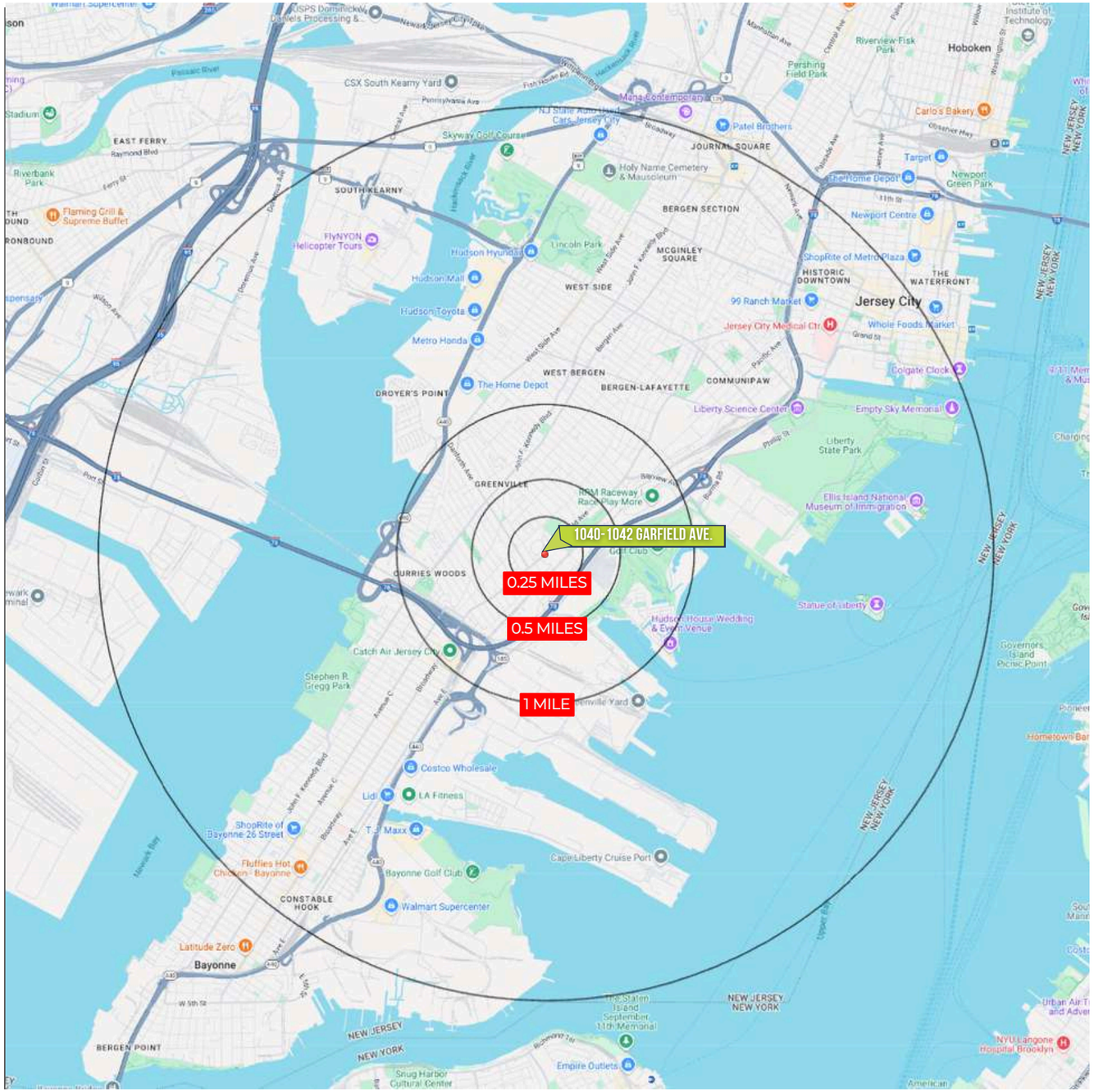
LIBERTY STATE PARK
BAKER BUILDING
70 UNITS
BERGEN-LAFAYETTE
420 COMMUNIPAW AVE.
70 UNITS
STEEL TECH CITY
417 COMMUNIPAW AVE.
420 UNITS
97 VAN VORNE
170 UNITS
CINELEASE STUDIOS
CAVEN POINT
DEVELOPMENT
BERRY LANE PARK
1040-1042
GARFIELD AVE

# 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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