



OFFERING MEMORANDUM

391 Central Avenue | Jersey City, NJ 07307

Exclusively Offered By Jill Bliggs Group / ColdwellBanker

INVESTMENT SUMMARY

Jill Bliggs Group is pleased to present the exclusive opportunity to acquire a highly visible commercial condominium located at 391 Central Avenue, in the heart of Jersey City Heights. This 1,377 SF ground-floor retail space is strategically positioned directly across from Chase Bank on one of the area's most active commercial corridors.

Offered at \$650,000, this asset presents an excellent opportunity for both investors and owner-users seeking a prime location with strong foot traffic, brand visibility, and flexible use potential.

PROPERTY HIGHLIGHTS

- Asset Type: Commercial Condominium (Retail)
- Total Interior Size: 1,377 SF
- Price: \$650,000
- Zoning: Retail
- Parking: 1 dedicated on-site space
- Delivery: Can be Delivered vacant
- Year Built: 1915 (updated few Years back)

INVESTMENT HIGHLIGHTS

- High-visibility location directly opposite Chase Bank
- Expansive storefront with strong signage opportunity
- Versatile layout ideal for retail, office, café, medical, or professional use
- Surrounded by national retailers and local businesses
- Dense residential neighborhood ensuring consistent customer base
- Strong pedestrian and vehicular traffic
- Easily accessible via public transportation; close to municipal parking

LOCATION OVERVIEW

Central Avenue is the main retail artery of Jersey City Heights, with a thriving commercial presence supported by a vibrant residential population. The surrounding area features strong demographics, increasing development activity, and growing demand from businesses and consumers alike. 391 Central Avenue enjoys exceptional exposure and walkability, making it one of the most desirable retail locations in the neighborhood.



PROPERTY SPECIFICATIONS

- Address: 391 Central Avenue, Jersey City, NJ 07307
- Gross SF: 1,377 SF
- Interior SF: 1,377 SF
- Configuration: Ground-floor open layout
- Ceilings: High ceilings throughout
- Windows: Full-width storefront glazing
- Access: Front and rear entries
- Condo Association: Professionally managed

OFFERING DETAILS

- Asking Price: \$650,000
- Available Financing: Buyer to secure third-party financing
- Delivery Condition: Can be Delivered vacant
- Use Flexibility: Ideal for owner-occupiers or investors

CONTACT INFORMATION

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