

**2 Building | 17 Unit
Super Premium Neighborhood
Investment Package**



MODERNSPACES



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2 Building | 17 Unit Super Premium Investment Package For Sale

38 + 92 Wayne Street
Jersey City, New Jersey 07305

ASKING PRICE: \$4,950,000

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER

Jesse S Toledano

Managing Partner | Broker Associate

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Investment Package
Historic Downtown, Jersey
City

INVESTMENT SUMMARY

Modern Spaces Commercial + Investment Division has been exclusively retained to sell this turn-key, income generating, investment package of two properties on one of Jersey City's most valuable blocks. Buildings can not be sold separately. Highlights Include:

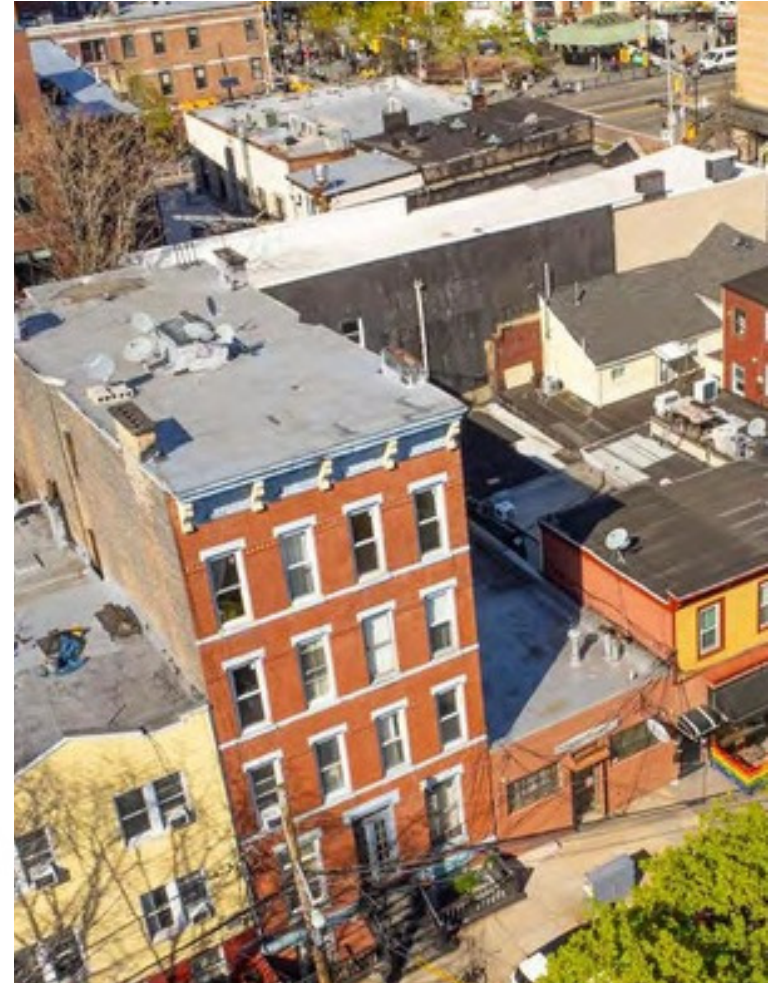
- Super-Premium Historic Downtown Jersey City Location
- Steps to Grove St PATH
- Turn Key Income
- 4 UNITS DELIVERED VACANT
- Historic Masonry Construction
- Professionally Managed
- Upside through Capital Improvements

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92 Wayne Street
9 Units

INVESTMENT OVERVIEW



38 Wayne Street
8 Units + 1 bonus

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Property Details

92 Wayne St

Lot Size	25x100
Unit Breakdown	(9) 2 BR 1 BA -Kitchens are in middle -Approx 825 SF each -Historic Detail
Taxes	\$26,899
Notes	- All rents are registered - Tenants pay utilities - \$60,000 façade work just completed

38 Wayne St

Lot Size	25x100
Unit Breakdown	(8) 1 BR 1 BA -Approx 650 SF each -Historic Detail (1) Bonus 1 BR 1 BA
Taxes	\$30,920
Notes	-All rents are registered -Tenants Pay Utilities -Bonus Unit not being Utilized



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FINANCIALS

Overall Financial Summary

As of January 2027 Assuming Capital Improvement Program for 4 vacant units

Combined Gross Income: \$466,201

Combined Actual Expense: \$121,286

Combined Net Income: \$344,915

See Excel For More Detailed Info

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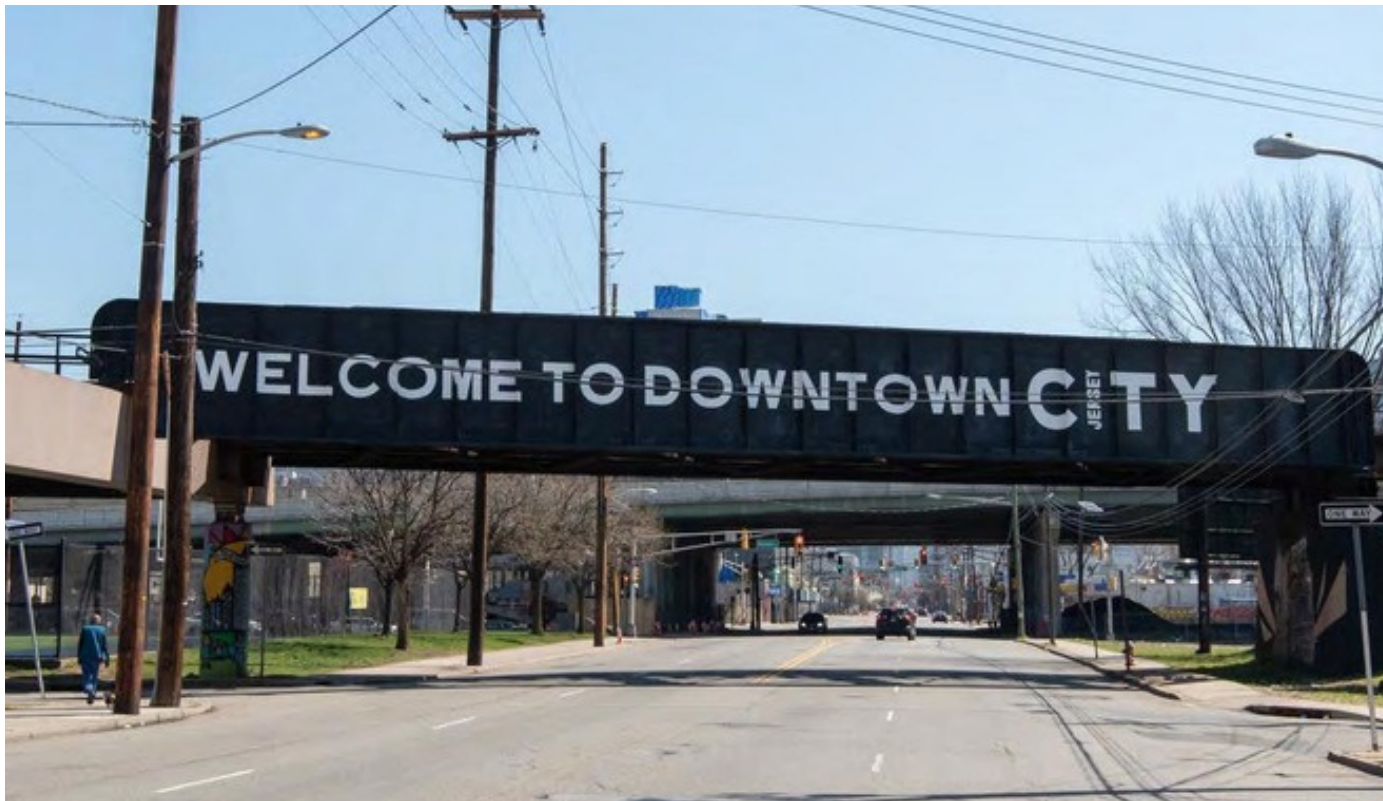
Super Premium Neighborhood

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Historic Downtown, Jersey City

NEIGHBORHOOD INFORMATION

Downtown Jersey City is the region's premier urban neighborhood outside of Manhattan, combining a vibrant waterfront, historic brownstone districts, and a thriving business core. Its direct PATH access to Manhattan, extensive dining and retail scene, and continued investment have made it one of the most desirable places to live in the New York metropolitan area.



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Commercial • Investment Division

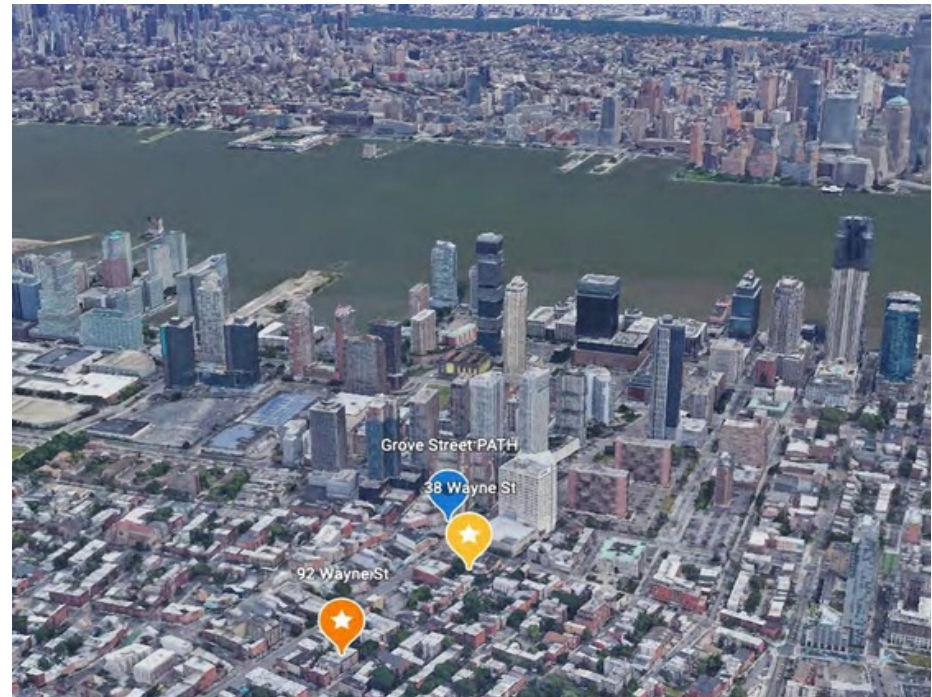
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Historic Downtown, Jersey City

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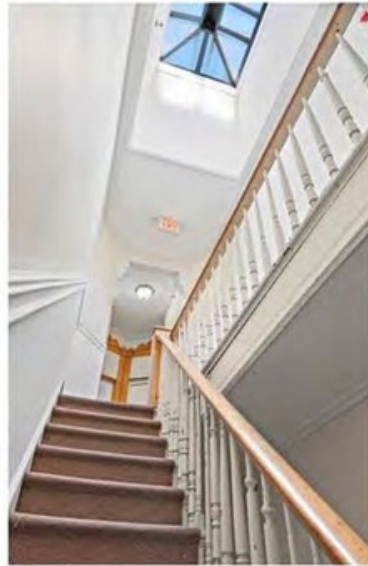
Strong demand from professionals, limited land for new development, and sustained population growth continue to support some of the highest residential values in New Jersey. As the city's cultural and economic center, Downtown consistently commands premium rents, sale prices, and investor interest.



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ADDITIONAL PHOTOS

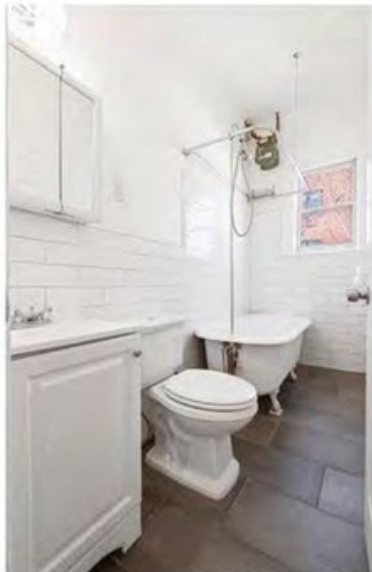
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ADDITIONAL PHOTOS

38 Wayne Street





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