



COLDWELL BANKER | REALTY

**598-614 Jersey City ,NJ 07307
Investment Property for sale**



Prime Development Opportunity at 598-614 Tonnelle Avenue, Jersey City

Property Overview:

Nestled in the vibrant heart of Jersey City, this expansive development land at 598-614 Tonnelle Avenue offers a unique opportunity for visionary developers. Spanning an impressive 38,377 square feet with a substantial 255 feet of frontage, this prime real estate is perfectly positioned to capitalize on the city's dynamic growth and robust market demand.

Location Highlights:

1. **Strategic Positioning:** Tonnelle Avenue is a bustling corridor known for its high traffic and visibility, making it an ideal location for commercial development. The site benefits from excellent accessibility to major highways, including Routes 1 & 9, the New Jersey Turnpike, and the Pulaski Skyway, ensuring seamless connectivity to Manhattan and the greater New Jersey area.

2. **Thriving Community:** Jersey City is renowned for its diverse and vibrant community, burgeoning with residential and commercial growth. The area boasts a mix of urban professionals, families, and students, creating a rich market for various types of developments.

Proximity to Amenities: The site is surrounded by an array of amenities, including shopping centers, restaurants, schools, and healthcare facilities. Additionally, the proximity to public transportation hubs, including PATH stations and bus routes, enhances the attractiveness of this location.

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Development Potential:

This versatile property is ripe for various development possibilities:

1. **Strip Mall:** Capitalize on the high traffic and visibility by developing a modern strip mall. With ample frontage and square footage, the property can accommodate multiple retail units, offering a blend of national chains and local businesses. A strip mall would serve the community's growing demand for convenient shopping and dining options, potentially featuring anchor stores, specialty shops, and casual eateries.
2. **Hotel:** Given Jersey City's status as a gateway to New York City, a hotel development would cater to both business and leisure travelers. The site's substantial frontage and size provide ample space for a mid-sized hotel with amenities such as a restaurant, conference rooms, and fitness facilities. This development would appeal to tourists, corporate clients, and visitors to the nearby metropolitan area.

Self-Storage Facility: The increasing demand for storage solutions in urban areas presents an excellent opportunity for a self-storage facility. The expansive land area can support a multi-story self-storage building, offering various unit sizes to cater to residential and business needs. The frontage on Tonelle Avenue ensures high visibility and easy access, crucial for attracting customers.

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Investment Highlights:

- **Significant Frontage:** The 255 feet of frontage on Tonnelle Avenue provides exceptional visibility and accessibility, key factors for successful commercial developments.
- **High Traffic Area:** Benefit from the steady flow of vehicular traffic on Tonnelle Avenue, ensuring a constant stream of potential customers or guests.
- **Versatile Development Options:** The large land size and strategic location offer flexibility for developers to choose from a range of profitable projects, from retail and hospitality to storage solutions.

Growth Potential: Jersey City continues to experience significant growth in both residential and commercial sectors, providing a robust market for new developments.

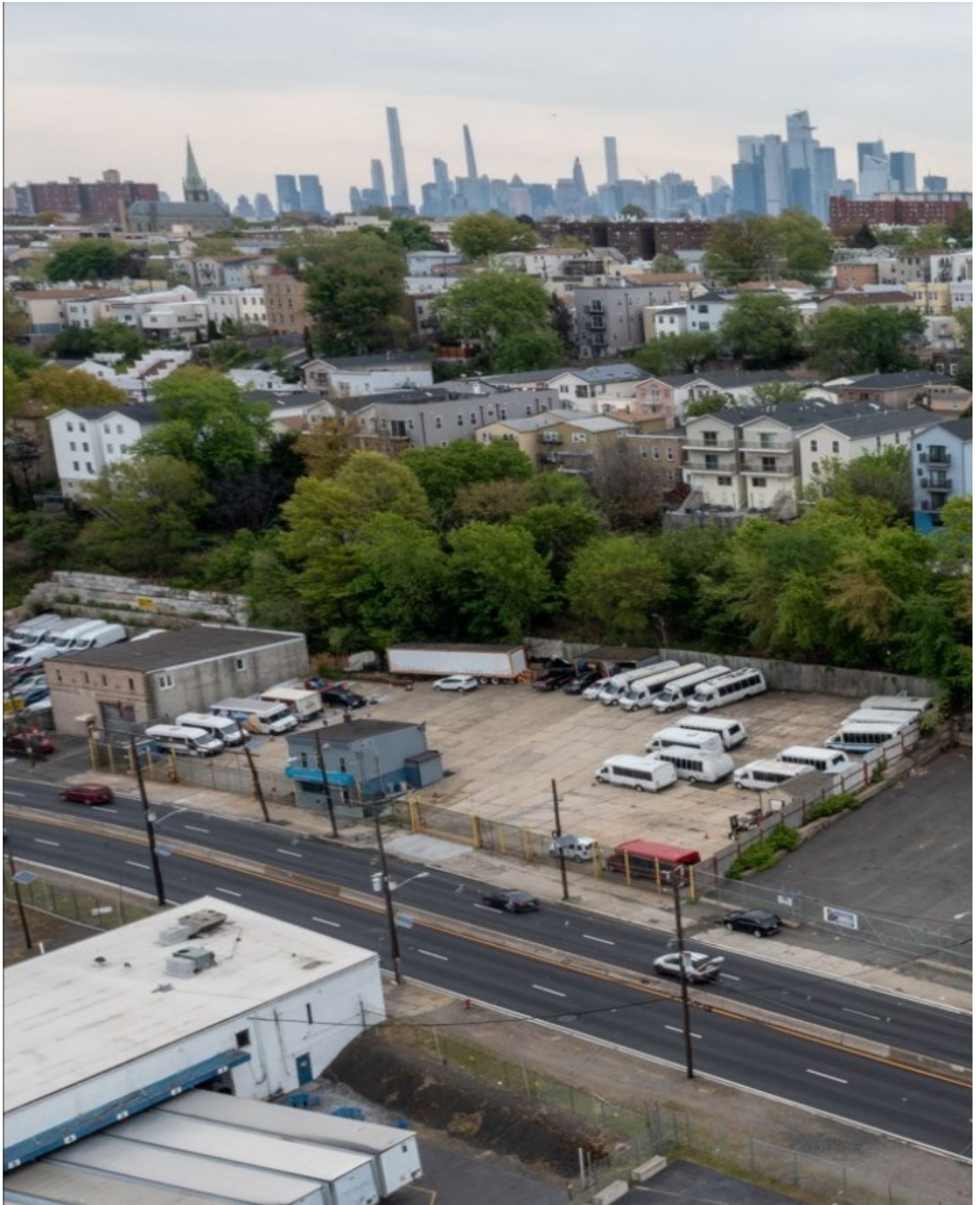
Conclusion:

598-614 Tonnelle Avenue represents a rare and lucrative development opportunity in one of Jersey City's most dynamic corridors. Whether you envision a bustling strip mall, a welcoming hotel, or a state-of-the-art self-storage facility, this property offers the ideal canvas to bring your development vision to life. Don't miss out on this chance to invest in a location poised for sustained growth and success.

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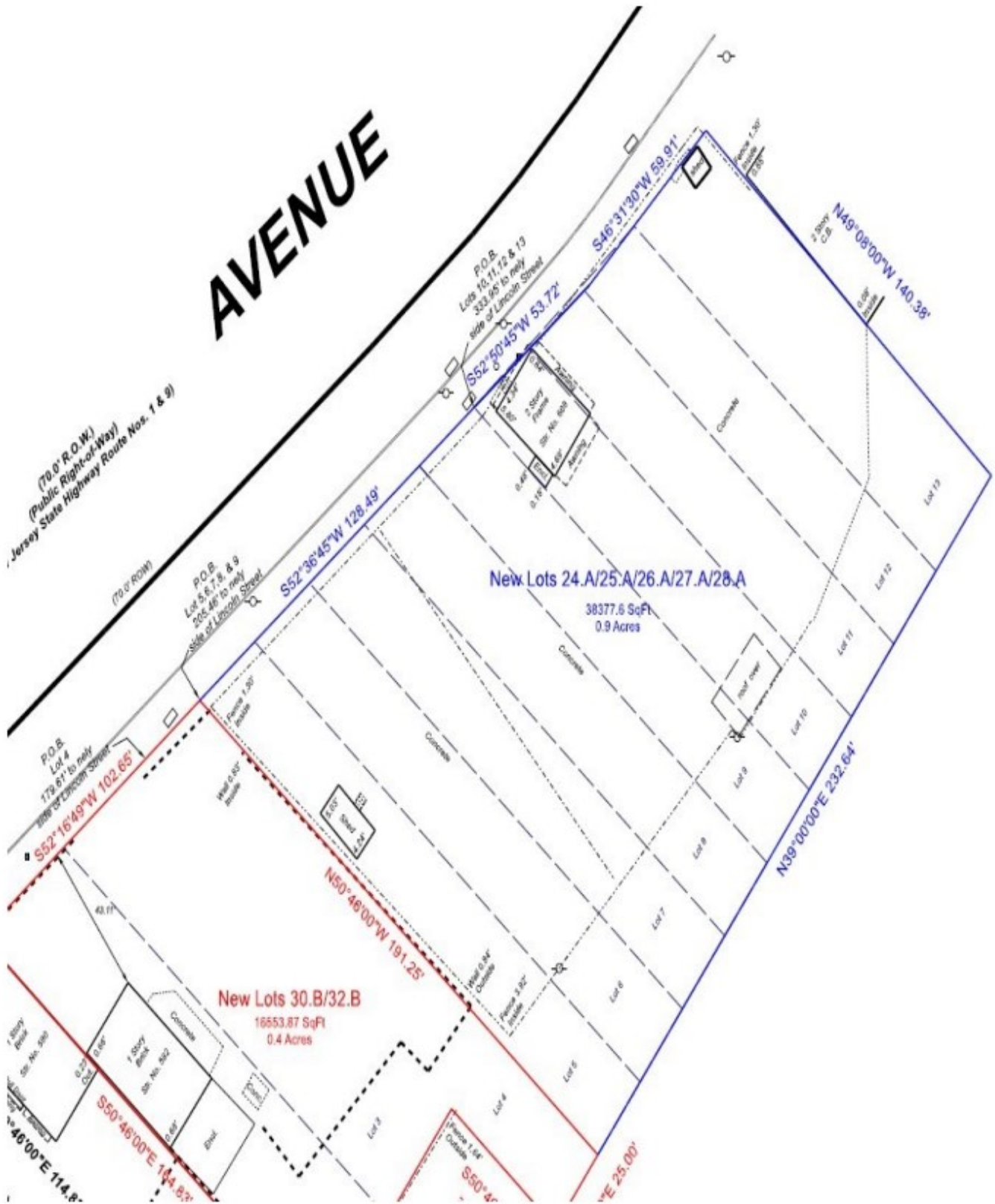


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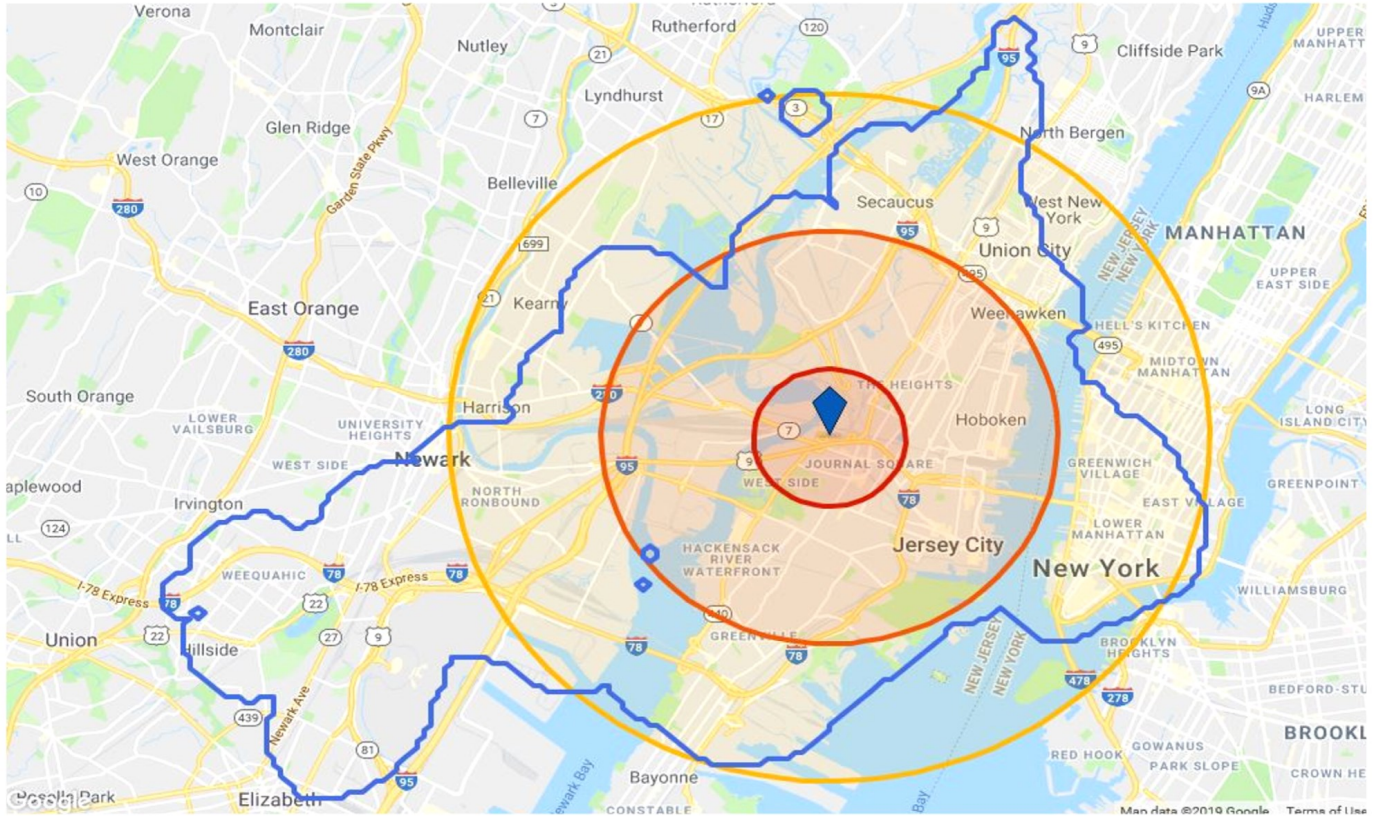
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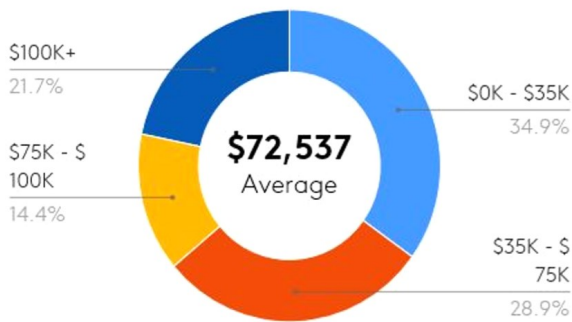


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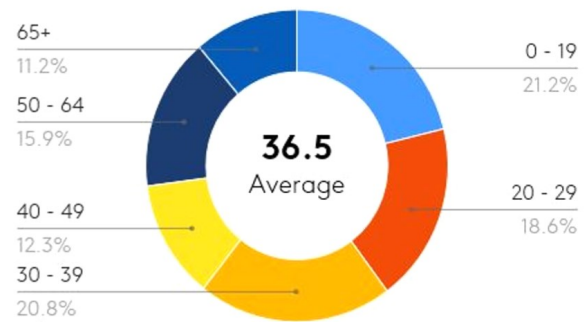
598-614 Tonnelle Ave, Jersey City, NJ 07307
Land for sale



HOUSEHOLD INCOME



AGE DISTRIBUTION



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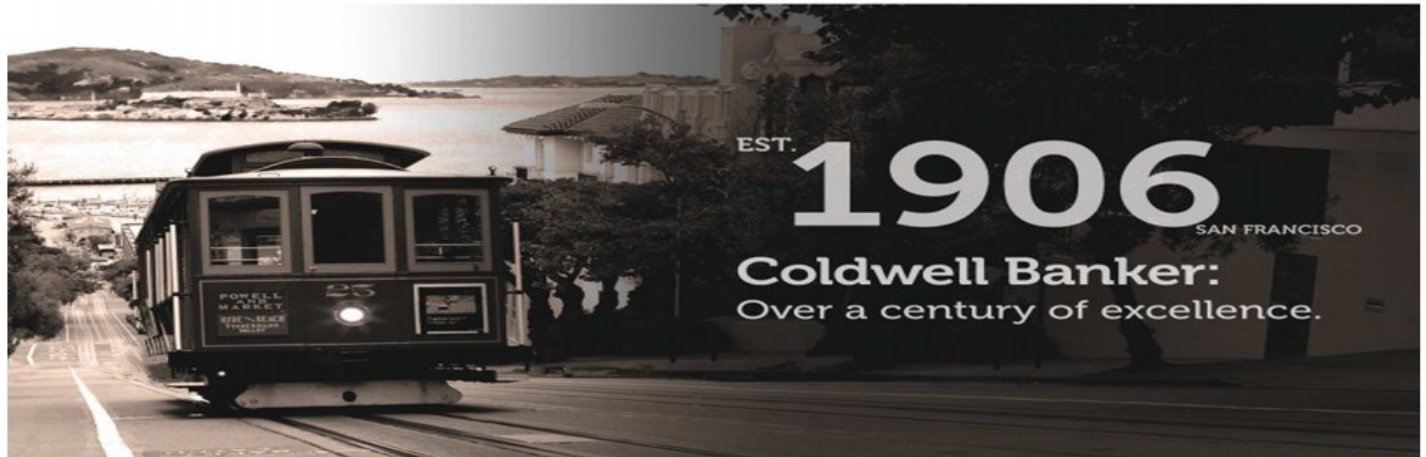


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ABOUT COLDWELL BANKER®



Built on the noble desire to rebuild San Francisco following the devastating 1906 earthquake, Coldwell Banker® sought to create a real estate model based on honesty, integrity & professionalism.



Following the devastating San Francisco earthquake of 1906, young Colbert Coldwell founded a humble real estate company with a simple purpose—to put the needs of those affected by the disaster above all else and rebuild his beloved city by the bay.

By 1914, the success of Colbert Coldwell's company attracted the attention of a youthful entrepreneur with a similar vision, Benjamin Banker. The pair launched what would become an industry powerhouse—Coldwell Banker.

- 🕒 **Founded in 1906**
- 💰 **Approx. \$628 million in sales every day**
- 📊 **Average U.S. sales price is 14.2% higher than the NAR 2016 average***



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