

Offering Memorandum

1017 West Side Ave,
Jersey City, NJ 07306

Investment property
2 units mixed use building
100% occupied

Asking: \$895,000
Cap rate: 6.78%



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Investment summary:

Overview	
Address	1017 West Side Ave, Jersey City, NJ 07306
County	Hudson
Municipality	Jersey City
Neighborhood	Marion
Number of units	2
Zoning	One and two Family Housing (R-1)
Property Class	Apartment-Other (029)
Acreage	0.041

Building	
Stories	2
Exterior material	Brick
Property tax (2026)	\$10,359

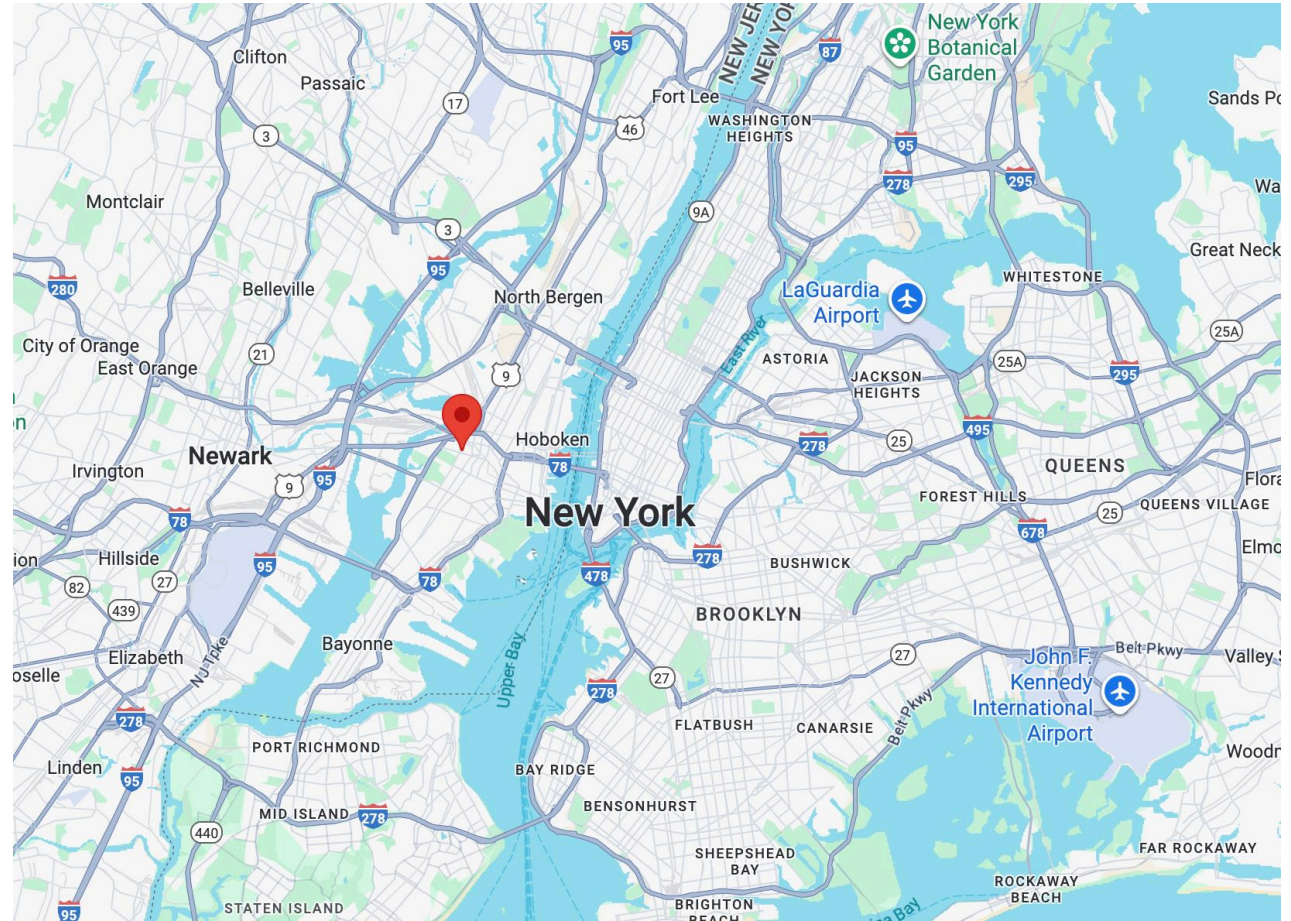
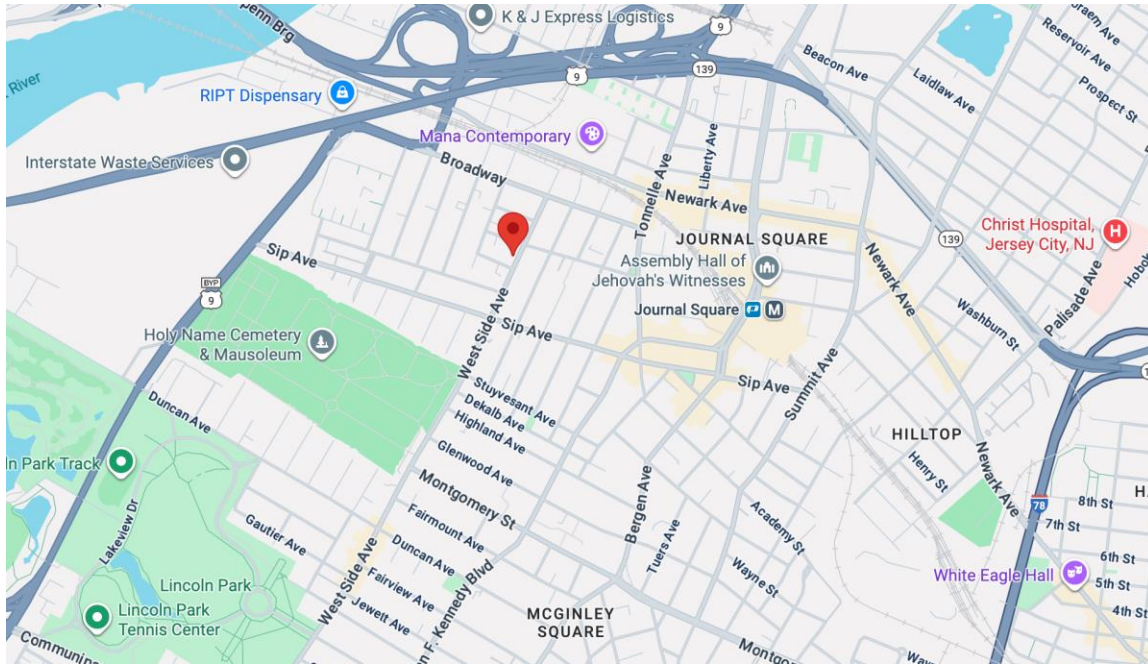
Demographics	within 1 mile	within 3 miles	within 5 miles
Population	38,600	577,000	1,463,000
Median Household Income	\$78,500	\$94,300	\$98,200



Financial summary	
Offering Price	\$895,000
Price per unit	\$447,500
Occupancy	100%
NOI (current)	\$60, 689
Car Rate	6.78%
Square footage (inside)	2,277 SF
Price per SF	\$393/SF
Area:	
Commercial space (inside)	952 SF
Commercial space garden	780 SF
Residential space (inside)	1325 SF
Residential roof deck	434 SF


Location:


- Marion section of Journal Square, Jersey City, NJ
- Very close proximity to Manhattan:
Journal Square is less than 4 miles from World Trade Center





Journal Square – Jersey City’s Rising Star


Journal Square is Jersey City’s most exciting neighborhood in motion: historic bones, modern skyline, and unmatched upside.

 Transit Powerhouse Direct PATH trains deliver you to Lower Manhattan in 19 minutes, Midtown in 25. One of the densest transit hubs outside NYC makes it a commuter’s dream.

 Development Boom Journal Squared (1,800 luxury units delivered, third tower rising) and One Journal Square (1,600 units, 56 stories U/C) are transforming the area into Jersey City’s “second downtown,” with new retail, grocery, and public plazas.

 Culture & Diversity India Square on Newark Ave is one of the largest Little Indias on the East Coast—spices, saris, and street food 24/7. Add Mana Contemporary (world-class art), Filipino markets, Latin bakeries, and weekend festivals for non-stop energy.

 Still Affordable, Fast Appreciating Entry prices remain 25-40% below Downtown Jersey City or Hoboken, yet sales and rents have posted double-digit gains every year since 2018. Strong demand, limited supply.

 Walkable & Livable 90+ Walk Score, new parks, farmers’ markets, top-rated schools, and a real neighborhood vibe. Tree-lined streets, community movie nights, and family-friendly events balance big-city access with small-town soul.

The verdict: Journal Square is transit-rich, culture-rich, and investment-rich—Jersey City’s clearest bet for growth, value, and lifestyle.

Frederic Gabriel

The Virtual Realty Group

Broker of Record

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