



729-749 AVENUE C
BAYONNE NJ 07002

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For additional information on this submission please contact

Grid Real Estate, LLC

201 Marin Blvd, Suite 106
Jersey City NJ 07302
gridcre.com

Gregory D. Edgell

(973) 610-5145
greg@gridcre.com

Chris Vitiello

(551) 204-1361
chris@gridcre.com

Bobby Antonicello Jr.

(551) 795-2836
bobby@gridcre.com





729-749 AVENUE C, BAYONNE

INVESTMENT HIGHLIGHTS

Grid Real Estate LLC has been retained to exclusively market for sale 729-749 Avenue C in Bayonne, New Jersey. This site has been owner occupied as a school for over 25 years and spans over ± 1.2 acres consisting of 7 vacant buildings totaling $\pm 23,600$ GSF.

ASKING PRICE

\$5,250,000.00

FRONTAGE

265' On Avenue C

TOTAL BUILDING AREA

$\pm 23,600$ GSF

LOT AREA

± 1.2 Acres

LOCATION

0.4 Miles to 34th Street Hudson Bergen Light Rail

BLOCK/LOT

144/23,24,25,26,27

TAXES (2026)

Former Tax Exempt





EXECUTIVE SUMMARY

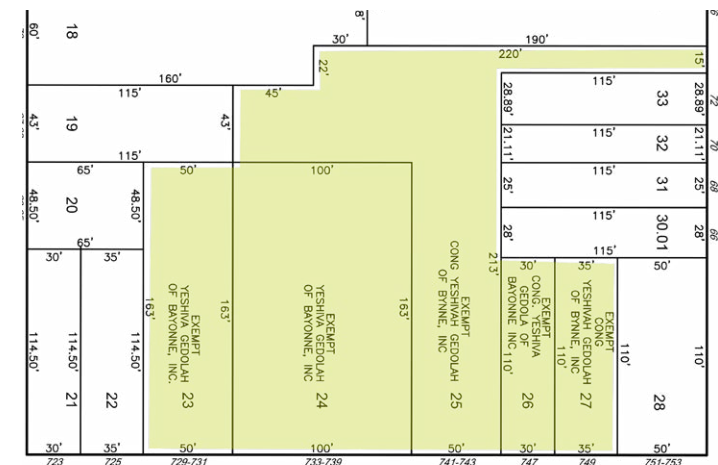
The Site has been owner occupied for the greater part of 25 years operating as an educational institution. The school closed in 2025.

The site is ±1.2 Acres and spans across five tax lots in the heart of Midtown Bayonne. There is 265' of Frontage on Avenue C and at the deepest part of the site which is ±75% of the total lot area, has a depth of ±213'.

This pocket of Bayonne is one of the city's most sought after neighborhoods due to it's proximity to the 34th St Light Rail Station as well as the streets architecture, filled with pre-war apartment buildings and well maintained Victorian style homes that have been actively preserved by residents for decades.

The nearby Bayonne Public Library, Bayonne Municipal Building, St Henry's Roman Catholic Church are notable historic landmarks all positioned a few blocks away that enhance the area's aesthetic appeal. Residents can walk a short distance to Shop Rite, Broadway, Bayonne's main commercial corridor and even a few blocks to Harbor View Marketplace.

■ BLOCK [144] LOT [23,24,25,26,27]

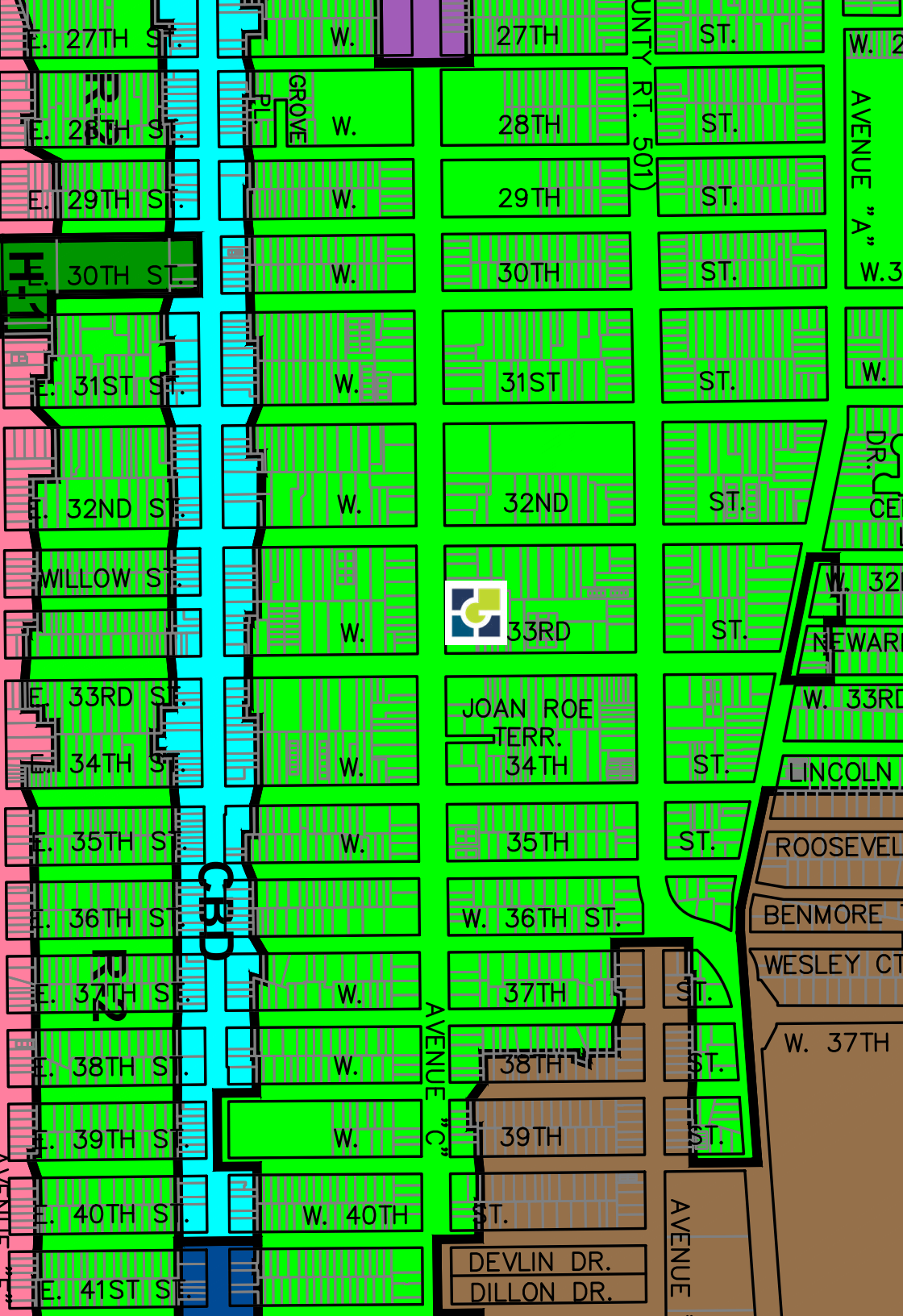




EXISTING CONDITIONS






















ADDRESS	BUILDING	STORIES	GSF	BUILT	SPRINKLER	ROOF	ELECTRICAL	HEAT	PLUMBING
735 AVE C	#1	3	7,650	1920	YES	Repair Pending	Repairs done as needed	Replaced 12Y Ago	Repairs done 10Y Ago
735 AVE C	#2	2	2,250	1920	NO	New 10Y Ago	New last 10Y	New 10Y Ago	New 10Y Ago
747 AVE C	#3	2	1,700	1920	YES	New 5Y Ago	Repairs as needed	Maintained	Well Maintained
741-743 AVE C	#4	3	2,800	1920	YES	Well Maintained	Upgraded After Fire	New Boiler 12Y Ago	Major Upgrades 4Y Ago
741-743 AVE C	#5	1	3,500	1920	NO	Well Maintained	Minor Electrical	No Heat	No Plumbing
749 AVE C	#6	2	2,000	1970	YES	Slate Roof	Maintained	Maintained	Well Maintained
727 AVE C	#7	3	3,700	1950	NO	New 5Y Ago	Maintained	Maintained	Well Maintained



ZONING DESIGNATIONS

See R-2 Detached/Attached Residential District for existing zoning on the city of Bayonne's website.

	R-1	Single Family Residential District
	R-2	Detached/Attached Residential District
	R-3	Medium Density Residential District
	R-M	High Density Residential District
	WD	Waterfront Development District
	WR	Waterfront Recreational District
	C-1	Neighborhood Commercial District
	C-2	Community Commercial District
	CBD	Central Business District
	ORS	Office/Retail Service District
	UBD	Uptown Business District
	H-C	Highway Commercial/Selected Light Industrial
	H-1	Hospital Zone District
	TDD	Transit Development District
	TDO	Transit Development Overlay District
	IL-A	Light Industrial District - A
	IL-B	Light Industrial District - B
	I-H	Heavy Industrial District
	BMHO	Bayonne Metropolitan Harbor District



MARKET OVERVIEW



Bayonne has been experiencing a residential boom throughout the past real estate cycle, with luxury apartments transforming vacant lots and former industrial sites across the city. As a key facet in the Hudson Waterfront's evolution, Bayonne's economic vitality stems from maritime commerce, manufacturing, and logistics, anchored by its share of the Port of New York and New Jersey and the Cape Liberty Cruise Port. The Hudson-Bergen Light Rail (HBLR), connects the city up and down the Gold Coast and sees an average 45,000 daily riders. It facilitates seamless transfers to the PATH system in Jersey City and then to Manhattan's World Trade Center or 33rd Street in under 20 minutes. In 2024 the City moved forward on a new Ferry Port with direct access to New York City's West Side.

This robust transit network makes Bayonne a magnet for value-seeking tenants priced out of Jersey City, where average rents hit \$59 per square foot in blended new construction compared to Bayonne's 40. As Jersey City's costs soar, Bayonne's affordability, paired with its proximity to New York City and Gold Coast amenities, positions it as a compelling alternative for renters. The development boom has brought billions of dollars of investment and has yielded thousands of luxury apartments scattered across the peninsula as well as trophy projects like Harbor View Marketplace, just East of 440, which is now anchored by Costco, Lidl, CVS, Starbucks and LA Fitness. Recent rezoning in Harbor Station South has up zoned this same area of Bayonne to allow 50-story buildings across a the 27 Acre RDP.





1,651 UNITS
SEE DEVELOPMENT MAP



SOUTH COVE
COMMONS



BAYONNE
CROSSING

440

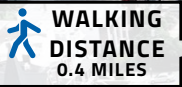


440



440

BROADWAY



AVENUE C

W 33RD ST

W 32ND ST

DEVELOPMENT MAP

COMPLETED

- 1 151 Centre St
625 Units | 2020 Year Built
- 2 175 W 7th St
56 Units | 2023 Year Built
- 3 19 E 19th St
138 Units | 2018 Year Built
- 4 41 W 25th St
40 Units | 2024 Year Built
- 5 190 W 54th St
220 Units | 2019 Year Built
- 6 154 Avenue E
85 Units
- 7 222 Avenue E
70 Units | 2019 Year Built
- 8 230-250 Avenue E
90 Units | 2019 Year Built
- 9 260 AVENUE E
90 Units | 2020 Year Built
- 10 317-318 Avenue E
162 Units | 2022 Year Built
- 11 688 Avenue E
71 Units | 2022 Year Built
- 12 732 Avenue E
46 Units
- 13 345 Avenue A
31 Units | 2019 Year Built
- 14 662-666 Avenue C
30 Units
- 15 100 Avenue G
534 Units
- 16 298-304 Broadway
38 Units
- 17 477 Broadway
72 Units
- 18 957-965 Broadway
91 Units
- 19 1 Flagship St
97 Units
- 20 155 Goldsborough Dr
613 Units | 2022 Year Built
- 21 500 Goldsborough Dr
500 Units | Built 2020

UNDER CONSTRUCTION

- 1 54 Flagship St
159 Units
- 2 285 Broadway
128 Units
- 3 17 Avenue E
70 Units
- 4 90 Avenue E
70 Units
- 5 3000-5000 Goldsborough Dr
281 Units

MARKET COMPS

\$40

BAYONNE

\$43- \$72

WEST SIDE - DOWNTOWN

\$62

HOBOKEN

\$70

BROOKLYN

\$90

MANHATTAN

BUILDING	ADDRESS	UNIT #	PARKING	AVERAGE ASKING RENT	COMPLETION DATE
AQUA	54 Flagship St, Bayonne	159	161	\$2,543 (\$43 PSF)	2026
ALLORA	285 Broadway, Bayonne	128	??	\$2,523 (\$37 PSF)	2026
BAY 151	151 Center St, Bayonne	625	200	\$2,973 (\$36 PSF)	2020
19 EAST	19 East 19th St, Bayonne	138	212	\$2,909 (\$39 PSF)	2018
B22	477 Broadway, Bayonne	72		\$2,399 (\$37 PSF)	2020
EDGE	100 Avenue G, Bayonne	534	189	2,969 (\$38 SPF)	2021
LIBERTY CLUB	190 West 54th St, Bayonne	220	317	\$3,007 (\$35 PSF)	2019
TWO22	222 Avenue E, Bayonne	70	72	\$3,034 (\$36 PSF)	2019
SKYE LOFTS 1	230 Avenue E, Bayonne	90		\$2,161 (\$29 PSF)	2019
SKYE LOFTS 2	260 Avenue E, Bayonne	90		\$2,377 (\$32 PSF)	2019
CITY LINE	317 Avenue E, Bayonne	162	151	\$2,270 (\$33 PSF)	2022
LEGACY LOFTS	688 Avenue E, Bayonne	71	71	\$3,306 (\$37 PSF)	2022
BAY ONE	957 Broadway, Bayonne	91	150	\$2,720 (39 PSF)	2020
WATERVIEW	1 Flagship St	97		\$2,431 (\$35 PSF)	2020
BRETON	155 Goldsborough Dr	613		\$2,694 (\$35 PSF)	2023
BAYONNE BAY	500 Goldsborough Dr	501		\$3,631 (\$27 PSF)	2023

DEMOGRAPHICS

27,087

WHITE COLLAR WORKERS

28,325

RENTER OCCUPIED UNITS

2000 CENSUS	61,913
2010 CENSUS	63,089
2023 ESTIMATE	70,486
2026 PROJECTION	71,927
% RENTER-OCCUPIED	63%
AVG. HOUSE HOLD INCOME	\$81,285
MEDIAN AGE	38.6
% WHITE COLLAR	79%

- The 2025 population projection (71,927) is based on a consistent 1.2% annual growth rate from 2022–2023, slightly higher than your 2026 projection (69,224), reflecting robust development trends.
- Bayonne’s shift toward a white-collar economy, with dominant job sectors including office/administrative support (4,643 workers), sales (2,996), and management (2,700). This aligns with its appeal to professionals commuting to Manhattan via the Hudson-Bergen Light Rail (HBLR) and planned Bayonne Ferry.

Bayonne’s economic significance is amplified by its Gold Coast role, with luxury developments and transit infrastructure positioning it as a viable substitute for pricier Jersey City, especially for tenants prioritizing value and NYC access.

URBAN ENTERPRISE ZONE

The Urban Enterprise Zone (UEZ) program in New Jersey, established in 1983, incentivizes economic revitalization in designated urban areas. Bayonne's UEZ, designated in 2002, covers key commercial areas like Broadway and parts of Avenue C, including 729 Avenue C.

Highlights of Bayonne's UEZ:

Reduced Sales Tax: Businesses in the UEZ charge 3.5% sales tax (half the state's 7%), attracting customers and boosting local commerce.

Tax Incentives: Eligible businesses receive exemptions on sales tax for certain purchases (e.g., equipment, improvements) and potential corporate business tax credits for hiring.

Financial Assistance: Access to low-interest loans, grants, and technical support through the NJ Department of Community Affairs to spur business growth.

Job Creation Focus: Encourages employment of local residents, with tax credits for hiring unemployed or low-income individuals.

Geographic Scope: Encompasses Bayonne's main commercial corridors, fostering redevelopment in areas like Broadway (17th to 30th Streets) and adjacent avenues.





THE FUTURE IS
URBAN



GRID

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gridcre.com | 201.300.6489