



**COLDWELL BANKER | REALTY**

**728-740 Tonnelle Ave , Jersey City, NJ 07307**



**Asking \$3,500,000**





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A rare opportunity to blend automotive heritage with modern neighborhood growth. This income-producing property features five established tenants, delivering stabilized cash flow and long-term security.

### Key Incentives

Automotive Legacy: The property has historically been tied to auto repair and service. This gives it built-in credibility for businesses in automotive, logistics, or related industries.

Lot Size Advantage: land size (0.48 acres), large parcel has more room for parking, storage, or redevelopment.

Zoning & Value: Currently zoned R-1 with a commercial service station designation. This opens doors for creative redevelopment—whether continuing automotive use or pivoting to mixed-use retail.

### Neighborhood Incentives

Western Slope Location: The property sits in Jersey City's Western Slope neighborhood, a transitional area where industrial roots meet residential expansion. Investors can capitalize on this shift.

Proximity to Growth: Tonnelle Ave is a major artery connecting Jersey City to Secaucus and the Lincoln Tunnel. High traffic flow, strong visibility for retail or service businesses.

Community Evolution: The Heights and Journal Square nearby are seeing revitalization, with new housing and retail. Owning land here positions you ahead of the curve.

### Creative Vision for Redevelopment

Imagine transforming this land into:

A hybrid auto hub + café: Keep the automotive DNA but add a trendy coffee spot for locals and commuters.

Urban logistics center: With e-commerce booming, last-mile delivery hubs are in demand.

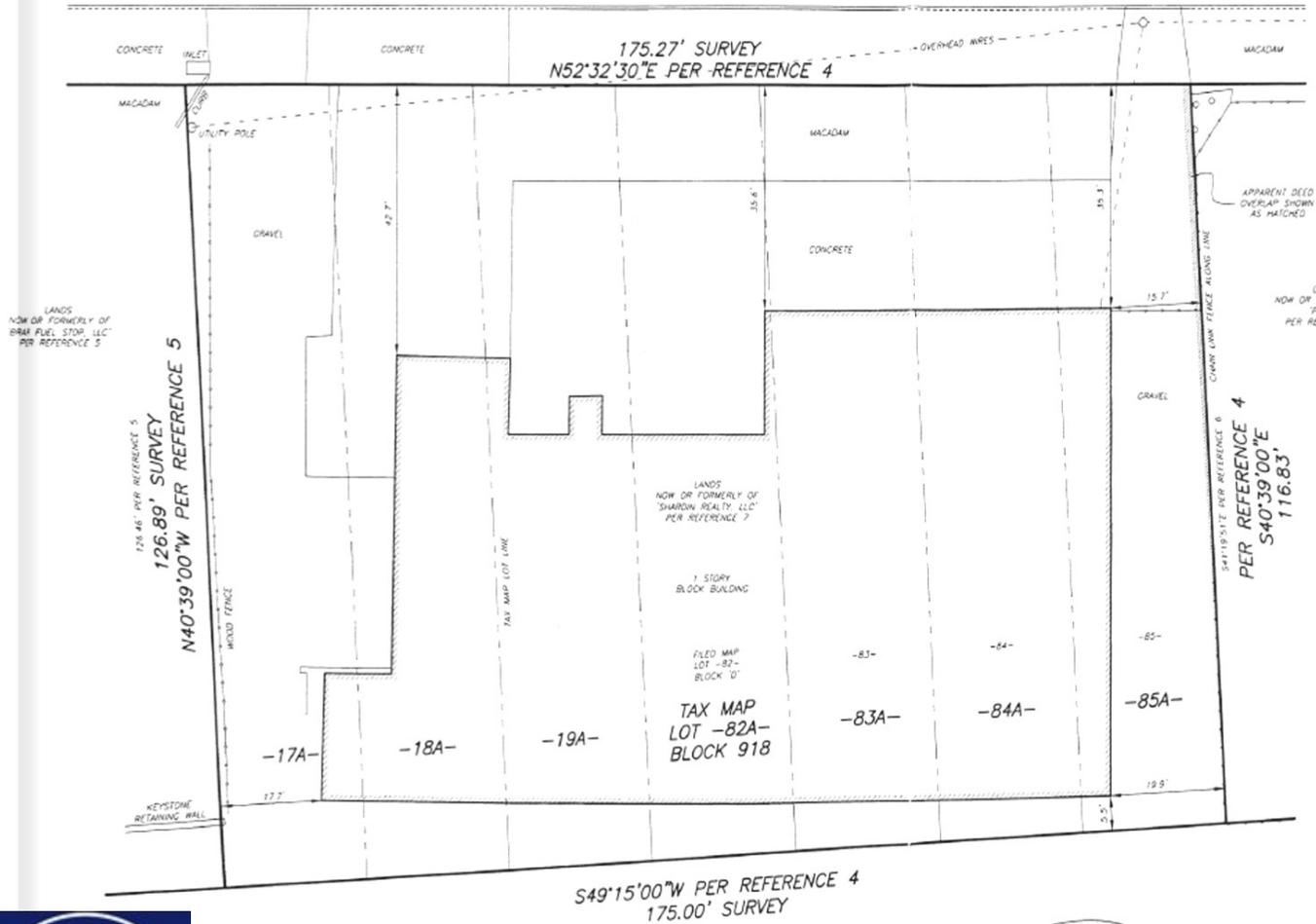
Mixed-use retail: A boutique strip with auto services below and loft-style offices above.





## TONNELE AVENUE

75' P.O.W. PER REFERENCE 1  
(NEW JERSEY STATE HIGHWAY ROUTE 1)



- NOTES:**
- SUBJECT TO CONDITIONS OF RECORD AND/OR STATE OF FACTS WHICH AN ACCURATE, COMPLETE AND CURRENT ABSTRACT OF TITLE WOULD DISCLOSE, LAND USE REGULATIONS, SUBSURFACE AND OR ENVIRONMENTAL CONDITIONS, THE LOCATION OF UTILITIES, AND, MANMADE AND NATURAL LANDSCAPING CORNER MARKERS NOT SET PURSUANT TO THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION N.J.A.C. 13:40-5.1(d).
  - SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED AND TO THOSE PARTIES FOR WHICH CERTIFICATION WAS REQUESTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO PARTIES NOT LISTED HEREON.
  - ONLY COPIES MARKED WITH THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID AND TRUE COPIES.

- REFERENCES:**
- TAX MAP FOR THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.
  - MAJOR SUBDIVISION OF LOTS 20 THROUGH 28 AND 67 THROUGH 72, INCLUSIVE IN BLOCK 918 ON THE TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, N.J. FILED IN THE HUDSON COUNTY CLERK'S OFFICE JANUARY 9, 1998 AS MAP NUMBER 3647.
  - MAP OF PROPERTY BELONGING TO CONRAD SPENGLER SITUATE ON JERSEY CITY HEIGHTS IN HUDSON COUNTY, N.J. FILED IN THE HUDSON COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1886 AS MAP NUMBER 879.
  - DB 3591 P. 295 RECORDED JAN. 29, 1987.
  - DB 5907 P. 238 RECORDED DEC. 11, 2001.
  - DB 4348 P. 338 DATED NOV. 13, 1990.
  - DEED RECORDED OR ABOUT TO BE RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE DATED FEBRUARY 16, 2005 BY AND BETWEEN GERALD H. QUENTZEL AND BERNARD I. QUENTZEL, GRANTORS AND SHARON REALTY, LLC GRANTEE.



*John G. Diaz* 04/07/05  
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 CERTIFICATE OF AUTHORIZATION No. 24GA28097800

**SURVEY OF:**  
 728-740 TONNELE AVENUE  
 CITY OF JERSEY CITY  
 HUDSON COUNTY, NEW JERSEY  
 TAX MAP: BLOCK 918  
 LOTS 17A, 18A, 19A, 82A, 83A, 84A & 85A

SCALE: 1" = 20'  
 DATE: MARCH 16, 2005



## Income Breakdown

Category	Amount (USD)
728 Tonnelle	\$34,100.00
728B Tonnelle	\$30,400.00
730 Tonnelle	\$19,200.00
736 Tonnelle	\$30,000.00
738-740 Tonnelle	\$54,000.00
Tenant Reimbursements	\$3,700.00
<b>Total Income</b>	<b>\$171,400.00</b>

## Expense Breakdown

Category	Amount (USD)
Real Estate Taxes	\$31,262.00
Insurance	\$11,959.00
Licenses/Fees/Permits	\$1,911.57
Utilities	\$3,409.08
Maintenance/Repairs	\$3,800.00
Legal	\$250.00
Other Expenses	\$3,700.00
<b>Total Expenses</b>	<b>\$56,291.65</b>

## Summary

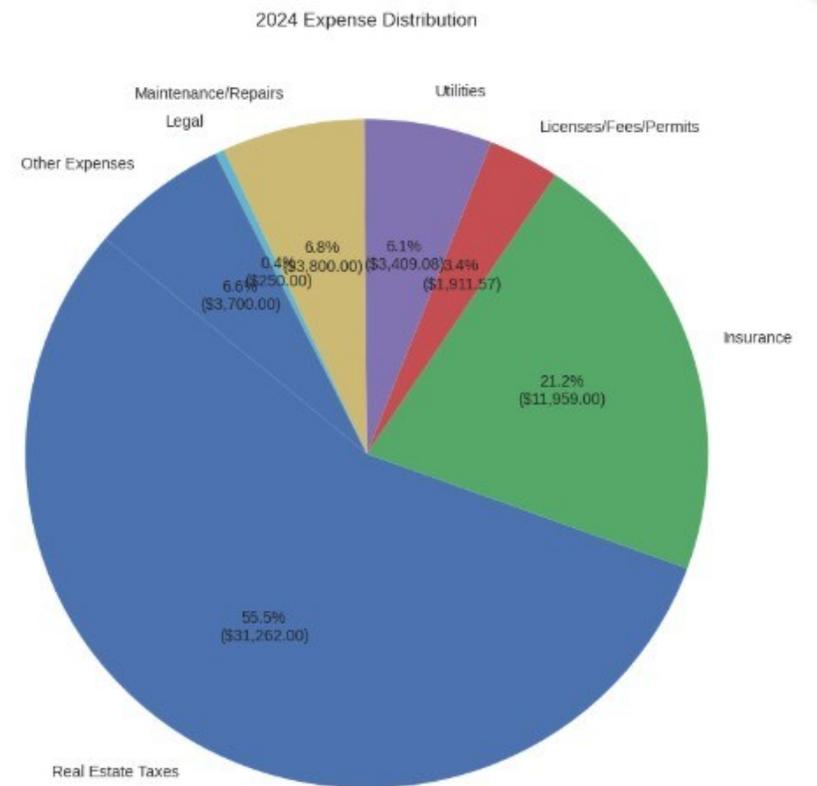
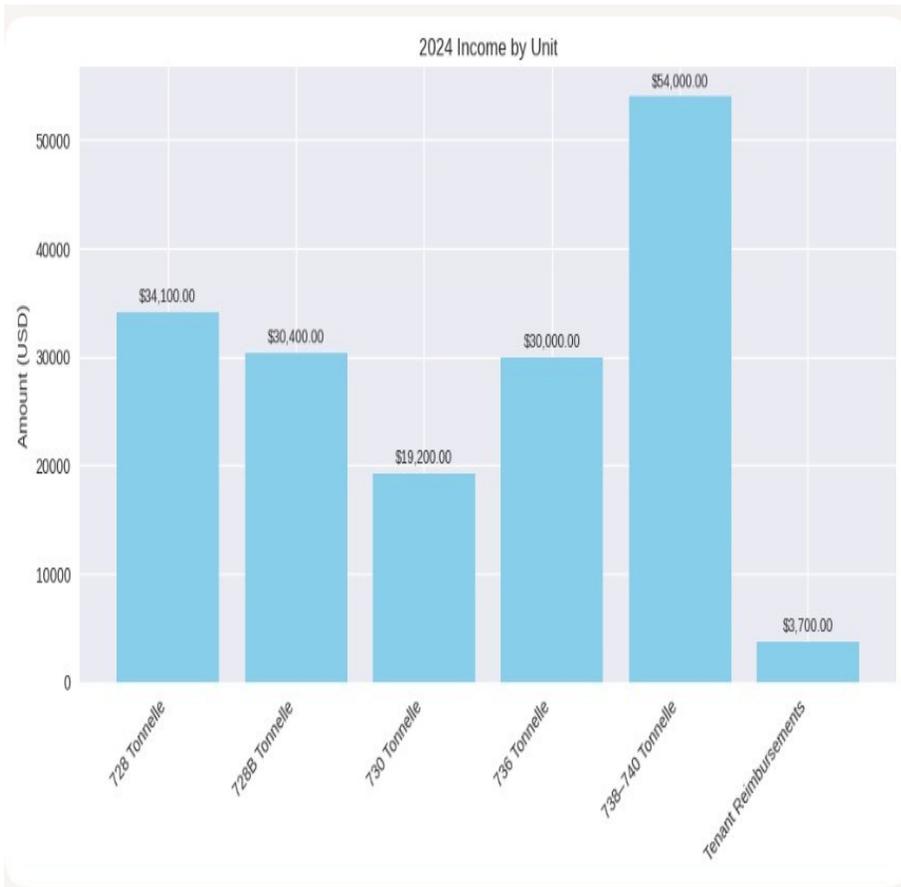
Metric	Amount (USD)
Total Income	\$171,400.00
Total Expenses	\$56,291.65
<b>Net Operating Income (NOI)</b>	<b>\$115,108.35</b>
Capital Expenditures	\$1,700.00





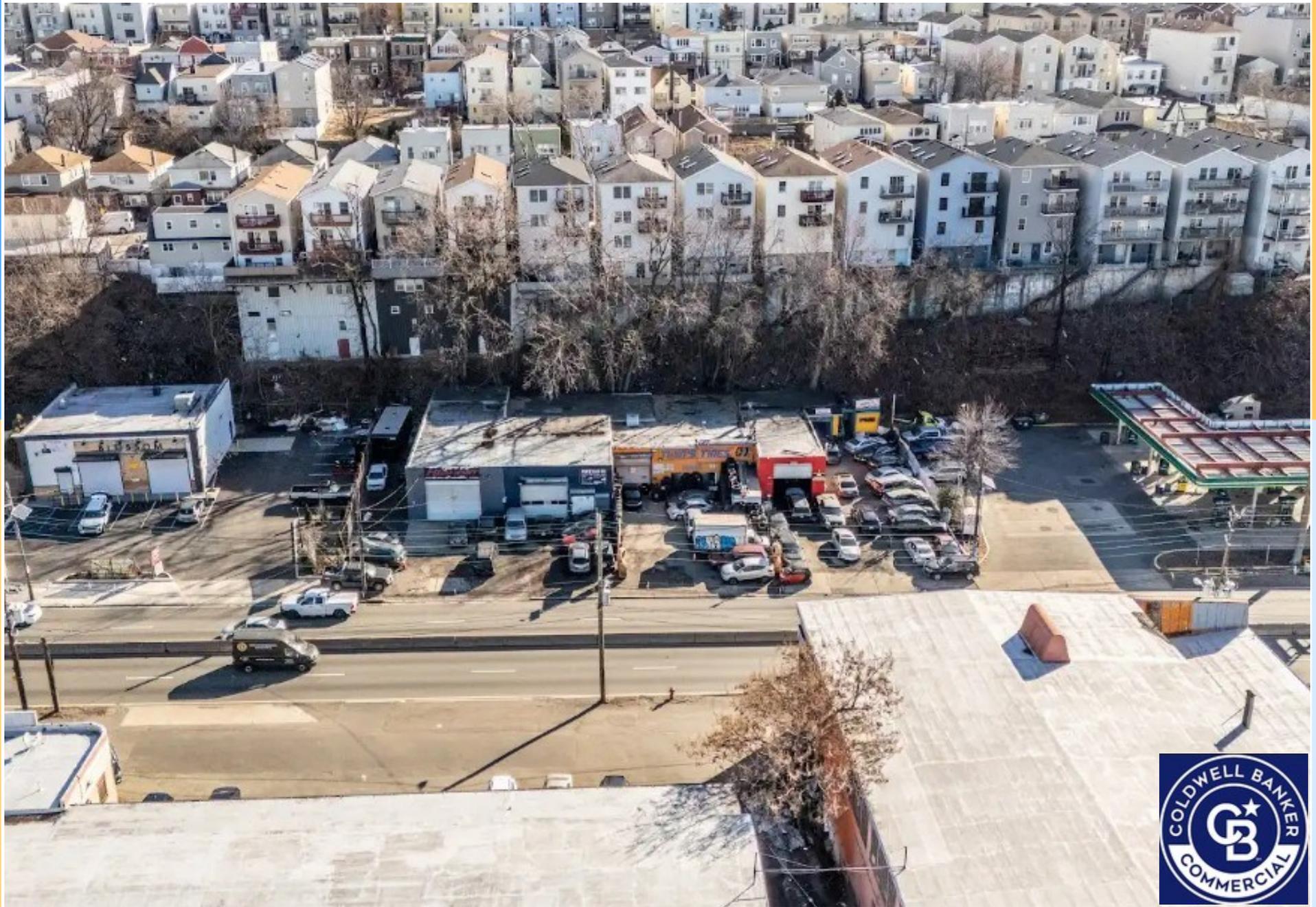
The property generated a strong Net Operating Income (NOI) of \$115,108.35 in 2024, with five tenants contributing to a total income of \$171,400.00. Expenses were well-contained at \$56,291.65, and capital expenditures were minimal.

## 2024 Profit & Loss for 728–740 Tonnelle Avenue Visual





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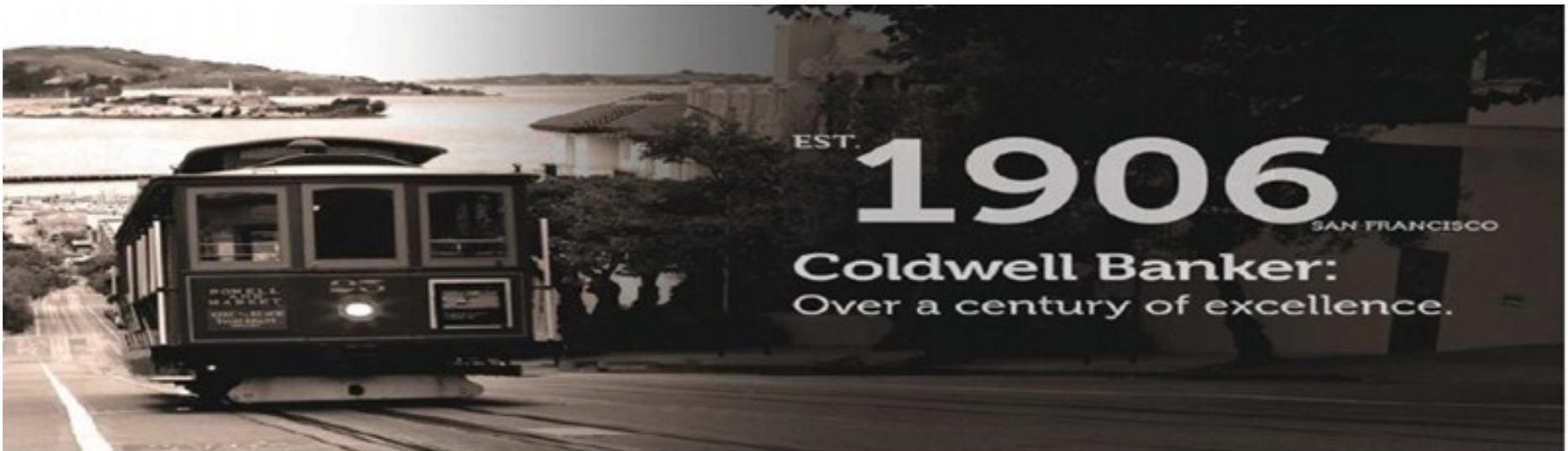




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728–740 Tonnelle Ave is more than a stabilized asset—it’s a platform for future value creation, offering investors both immediate income and long-term upside through redevelopment potential.

In addition, is a major artery connecting Jersey City to Secaucus and the Lincoln Tunnel. High traffic flow ,strong visibility for retail or service businesses.



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