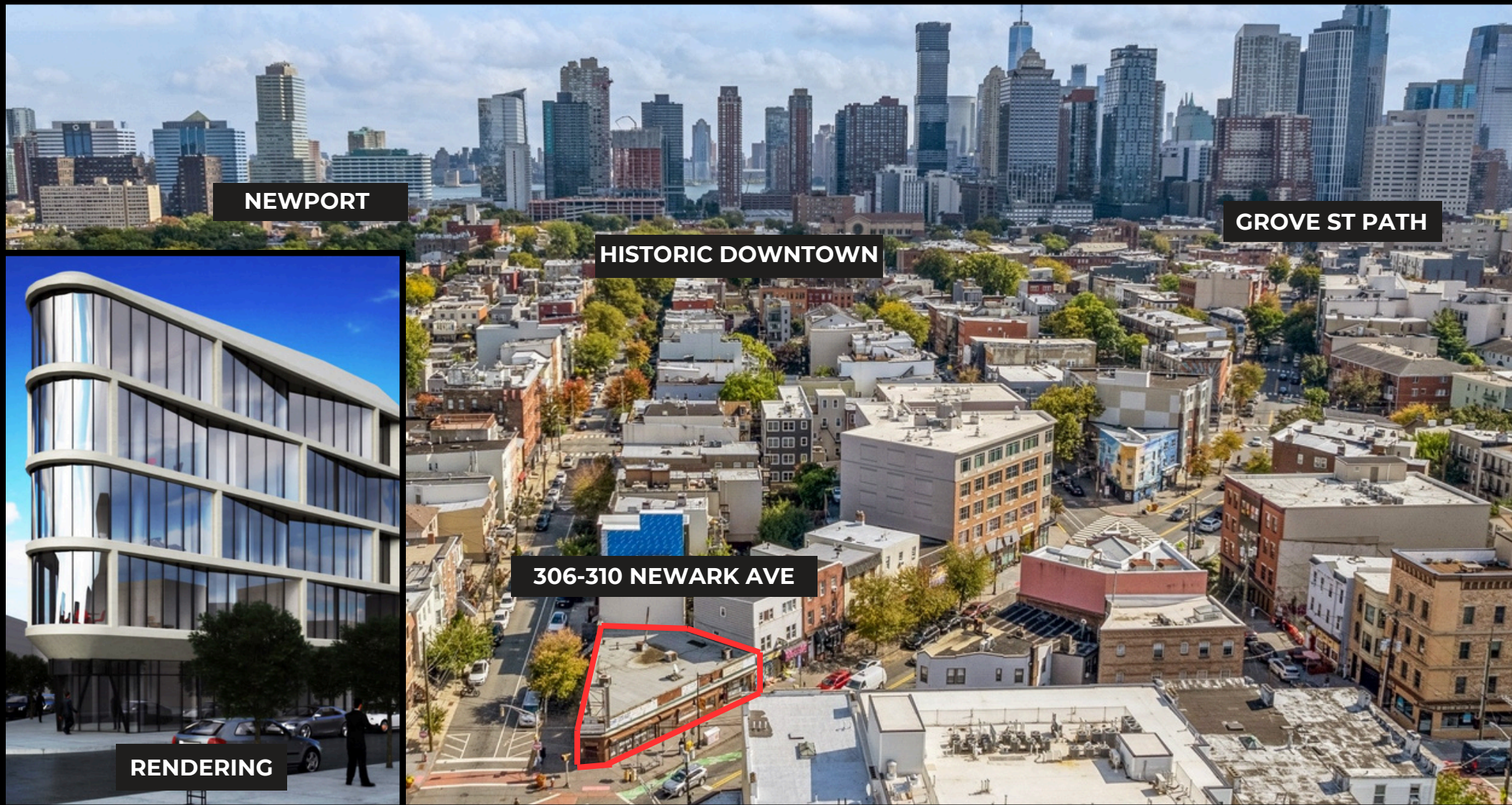


# 306-310 NEWARK AVE DOWNTOWN JERSEY CITY



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COMPASS



# 306-310 NEWARK AVE, DOWNTOWN JC

## PRIME DEVELOPMENT OPPORTUNITY IN DOWNTOWN JERSEY CITY

Introducing 306-310 Newark Ave, a rarely available development site in the heart of Jersey City's vibrant downtown. This unique property comes with approved plans for a 12-unit residential building, complete with a versatile commercial space on the ground floor—ideal for attracting retail or service businesses to cater to this bustling neighborhood.

Strategically located just a 10-minute walk to the Grove Street PATH station and near the popular pedestrian plaza, this site offers unmatched convenience for commuters, providing a quick and easy transit option to NYC. Downtown Jersey City's continued growth, coupled with limited availability of development-ready sites, makes this an exceptional investment opportunity. Seize the chance to build in a sought-after area with high rental demand and close proximity to dining, entertainment, and key transit hubs. Don't miss out on adding this rare asset to your portfolio!

## BUILDING DETAILS

**ASKING PRICE: \$3,600,000**

**ACRES: .1**

**LOT DIMENSIONS: 69.2X64**

**LOT SQFT: 4,462**

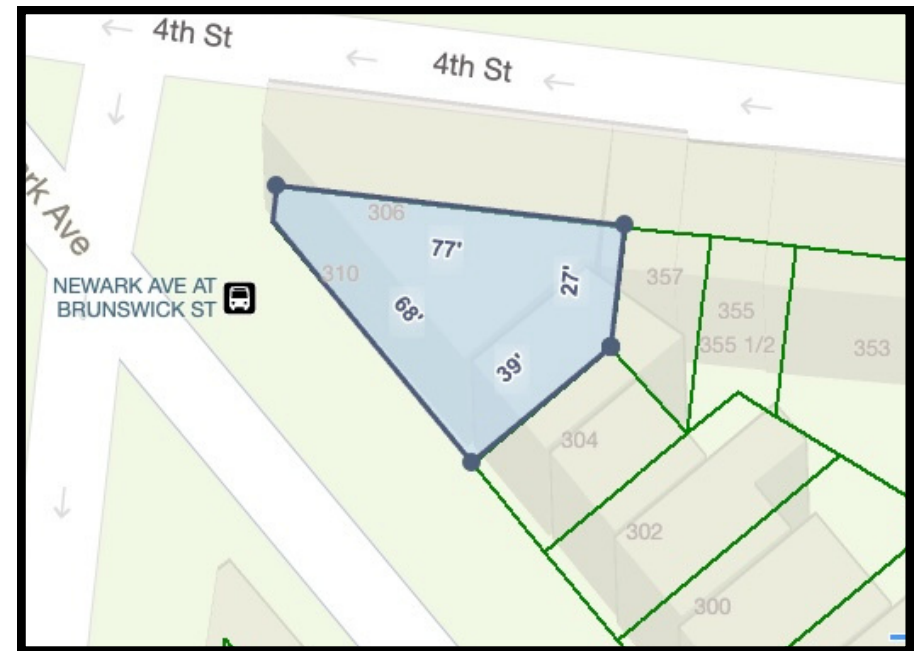
**TAXES: \$37,200 PER TAX RECORD**

**LOCATION: THE VILLAGE, DOWNTOWN JERSEY CITY**

**APPROVED PLANS FOR RESIDENTIAL 12 UNIT +  
1 COMMERCIAL UNIT BUILDING**

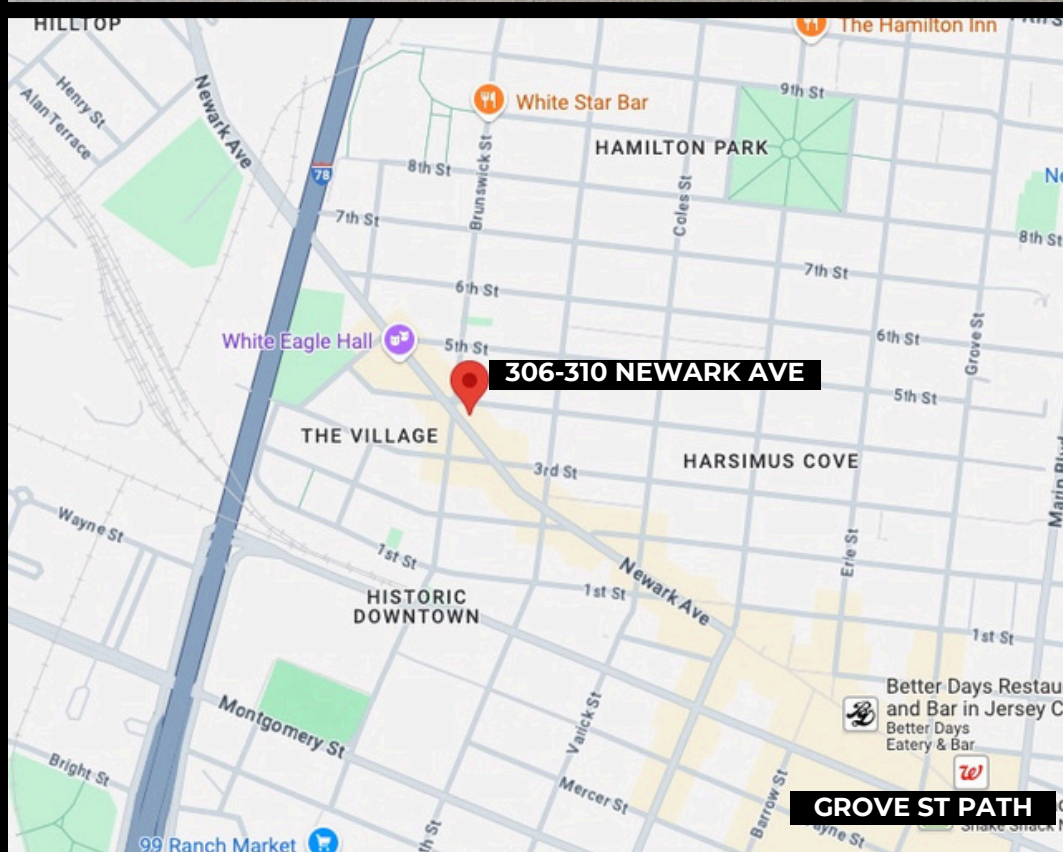
**LIQUOR LICENSE NOT INCLUDED IN SALE**

**FULL PLANS AVAILABLE UPON REQUEST**





# 306-310 NEWARK AVE, DOWNTOWN JC





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## 12 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT APPROXIMATE SELL OUT

Residential Units					
Units	Beds	Baths	SqFt	PPSF	Offering Price
2A	2	1	860	\$900	\$774,000
2B	1	1	647	\$875	\$566,125
2C	1	1	693	\$850	\$589,050
3A	2	1	860	\$925	\$795,500
3B	1	1	651	\$900	\$585,900
3C	1	1	696	\$895	\$622,920
4A	2	1	860	\$950	\$817,000
4B	1	1	647	\$925	\$598,475
4C	1	1	693	\$905	\$627,165
5A	2	1	860	\$975	\$838,500
5B	1	1	651	\$950	\$618,450
5C	1	1	696	\$925	\$643,800
12 Units			8,814	\$915	\$8,076,885
Commercial Unit					
Units	Beds	Baths	SqFt	PPSF	Offering Price
1 Unit			1,558	\$700	\$1,090,600
Total Sellout					\$9,167,485

Estimated pricing is based on comparable new construction sales and listings as reported by the Hudson County MLS. Final pricing may vary and is subject to market conditions, design selections, and availability

# 306-310 NEWARK AVE, DOWNTOWN JC

## PROPOSED 5 STORY 12 UNIT RESIDENTIAL BUILDING WITH COMMERCIAL

306 NEWARK AVENUE  
JERSEY CITY, NJ 07302

### ZONING NOTES

ZONING DISTRICT  
BLOCK  
LOT

NC-NEIGHBORHOOD COMMERCIAL  
9902  
1

NEIGHBORHOOD COMMERCIAL DISTRICT				
	ORDINANCE	PROPOSED	VARIANCE REQUIRED	
345-45 B(1)	PERMITTED USE	RETAIL OFFICES	NO	BUILDING AREA: 1ST - 5TH FLOOR: FOOTPRINT = 2,632 SF LOT COVERAGE = 95%  * = PRE-EXISTING NON-CONFORMING LOT CONDITION  ** BUILDING'S COMMERCIAL SPACE WILL NOT HAVE A LIQUOR LICENSE  NOTE A - BICYCLE PARKING: 5 BICYCLE SPACES PER RESIDENTIAL UNIT & REQUIRED INTERIOR  NOTE B - ROOF APPURTENANCES COVERAGE CALCULATION: ROOF AREA = 3,821 SF ROOF COVERAGE = STAIR + ELEVATOR BULKHEADS + VESTIBULE = 368 SF TOILET = 56 SF ROOF MOUNTED MECHANICALS = 114 SF TOTAL = 538 SF = 18% LESS THAN 20%
345-45 B(2)	PERMITTED USE	RESIDENTIAL ABOVE GROUND FLOOR	NO	
345-45 E(2)	LOT AREA (MIN.)	2,500 SF	NO	
345-45 E(3)	LOT WIDTH (MIN.)	25.00'	NO	
345-45 E(4)	LOT DEPTH (MIN.)	100.00'	NO*	
345-45 E(5)	FRONT YARD SETBACK	NONE	NO	NOTE B - ROOF APPURTENANCES COVERAGE CALCULATION: ROOF AREA = 3,821 SF ROOF COVERAGE = STAIR + ELEVATOR BULKHEADS + VESTIBULE = 368 SF TOILET = 56 SF ROOF MOUNTED MECHANICALS = 114 SF TOTAL = 538 SF = 18% LESS THAN 20%
345-45 E(6)	SIDE YARD SETBACK MIN.	NONE	NO	
345-45 E(7)	REAR YARD SETBACK MIN.	15'-0" MIN.	YES	
345-45 E(8)	BUILDING HEIGHT (MIN.)	3 STORIES	NO	
345-45 E(9)	BUILDING HEIGHT (MAX.)	3 STORIES	NO	
345-45 E(10)	MIN. FLOOR TO CEILING HGT. (ALL EXCEPT PARKING)	9'-0"	NO	NOTE B - ROOF APPURTENANCES COVERAGE CALCULATION: ROOF AREA = 3,821 SF ROOF COVERAGE = STAIR + ELEVATOR BULKHEADS + VESTIBULE = 368 SF TOILET = 56 SF ROOF MOUNTED MECHANICALS = 114 SF TOTAL = 538 SF = 18% LESS THAN 20%
345-45 E(11)	MAX. FLOOR TO CEILING HGT. (RESIDENTIAL ONLY)	12'-0"	NO	
345-45 F(1)	OFF-STREET PARKING	NOT PERMITTED ON NEWARK AVE. 0 REQUIRED LESS THAN 5 SPACES	NO	
345-45 F(2)	PARKING SPACES (MIN.)	0	NO	
345-45 G(2)	ROOF APPURTENANCES	NO SETBACK FROM FACADE FACING 4TH ST 24' SETBACK FROM FACADE FACING NEWARK AVE.	YES	
345-45 G(4)		20% MAX (SEE NOTE B)	NO	
345-70 C	BICYCLE PARKING (MIN.)	0 (SEE NOTE A)	NO	

\*THIS PROPERTY SITES WITHIN THE AE FLOOD ZONE. ALL MATERIALS BELOW BFE 11.0' SHALL BE MOLD RESISTANT (WET FLOOD PROOFING)

### PROPOSED UNIT DISTRIBUTION

LEVEL	STUDIO	1BED ROOM	2BED ROOM	TOTAL
LEVEL 1	0	0	0	0
LEVEL 2	0	2	1	3
LEVEL 3	0	2	1	3
LEVEL 4	0	2	1	3
LEVEL 5	0	2	1	3
SUB TOTAL	0	8	4	
TOTAL UNITS				12

### PROPOSED USE AND AREA DISTRIBUTION

LEVEL	USE	GROSS FLOOR AREA	RESIDENTIAL SELLABLE FLOOR AREA	COMMERCIAL FLOOR AREA	NON-SELLABLE FLOOR AREA
LEVEL 1	RETAIL OR RESTAURANT USE LOBBY, BIKE ROOM	2,533SF	0 SF	1,558 SF	709 SF
LEVEL 2	3 APARTMENTS	3,022 SF	2,242 SF	0 SF	780 SF
LEVEL 3	3 APARTMENTS	3,022 SF	2,242 SF	0 SF	780 SF
LEVEL 4	3 APARTMENTS	3,022 SF	2,242 SF	0 SF	780 SF
LEVEL 5	3 APARTMENTS	3,022 SF	2,242 SF	0 SF	780 SF
TOTAL	12 APARTMENTS 8 BIKE SPACES	14,621 SF	8,968 SF	1,558 SF	3,829SF

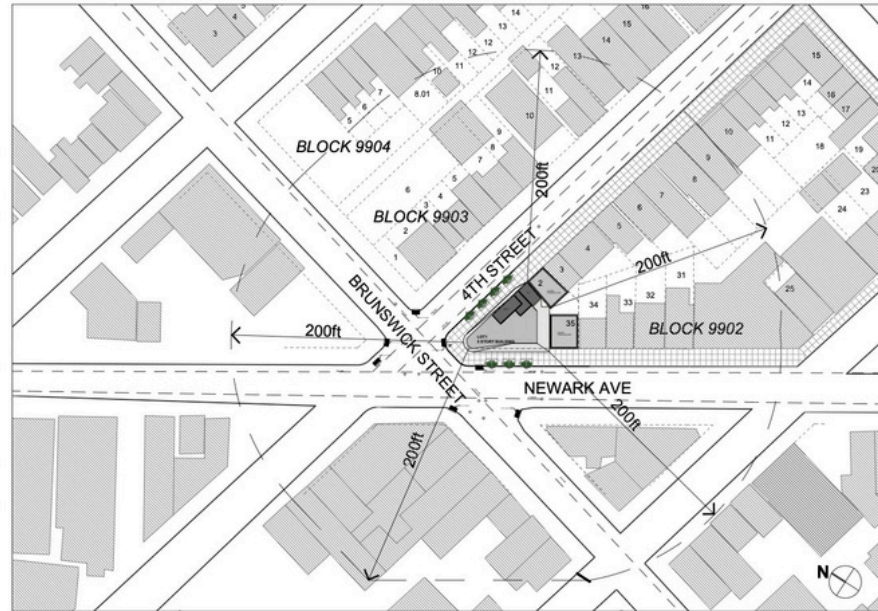
### DRAWING LIST

2001 ZONING TITLE PAGE  
2002 SITE SURVEY  
2003 PROPOSED SITE, LIGHTING AND LANDSCAPE  
2100 PLAN  
2101 ZONING PLANS: LEVEL 1, 2, 4  
2200 ZONING PLANS: LEVEL 3, 5 AND ROOF  
2301 ZONING ELEVATIONS  
2400 ZONING ELEVATIONS  
2500 IMAGES  
2600 CURB AND SIDE WALK DETAILS



ZONING MAP

SCALE: 1" = 50'-0"



PROPERTIES WITHIN 200'

SCALE: 1" = 50'-0"

PROJECT NAME:

**306 NEWARK AVE  
DEVELOPMENT**

OWNER NAME:

231 HACKENSACK PLANK RD, LLC  
189 BRUNSWICK STREET,  
JERSEY CITY NJ 07302



PROJECT ADDRESS:

306 NEWARK AVENUE  
JERSEY CITY, NJ 07302

ARCHITECT:

MURAT MUTLU, AIA

NJ License # 21405197300

INCA | INTERNATIONAL OFFICE OF ARCHITECTS

225 West 36th Street, Suite 506  
New York, NY 10018

Tel: 212-554-0094  
email: info@in-ca.com

ENGINEERS:

WEST 122 LLC CONSULTING

(Structural Engineering Design)

PO BOX 2428  
New York, NY 10163

PAUL DENIS ASSOCIATES

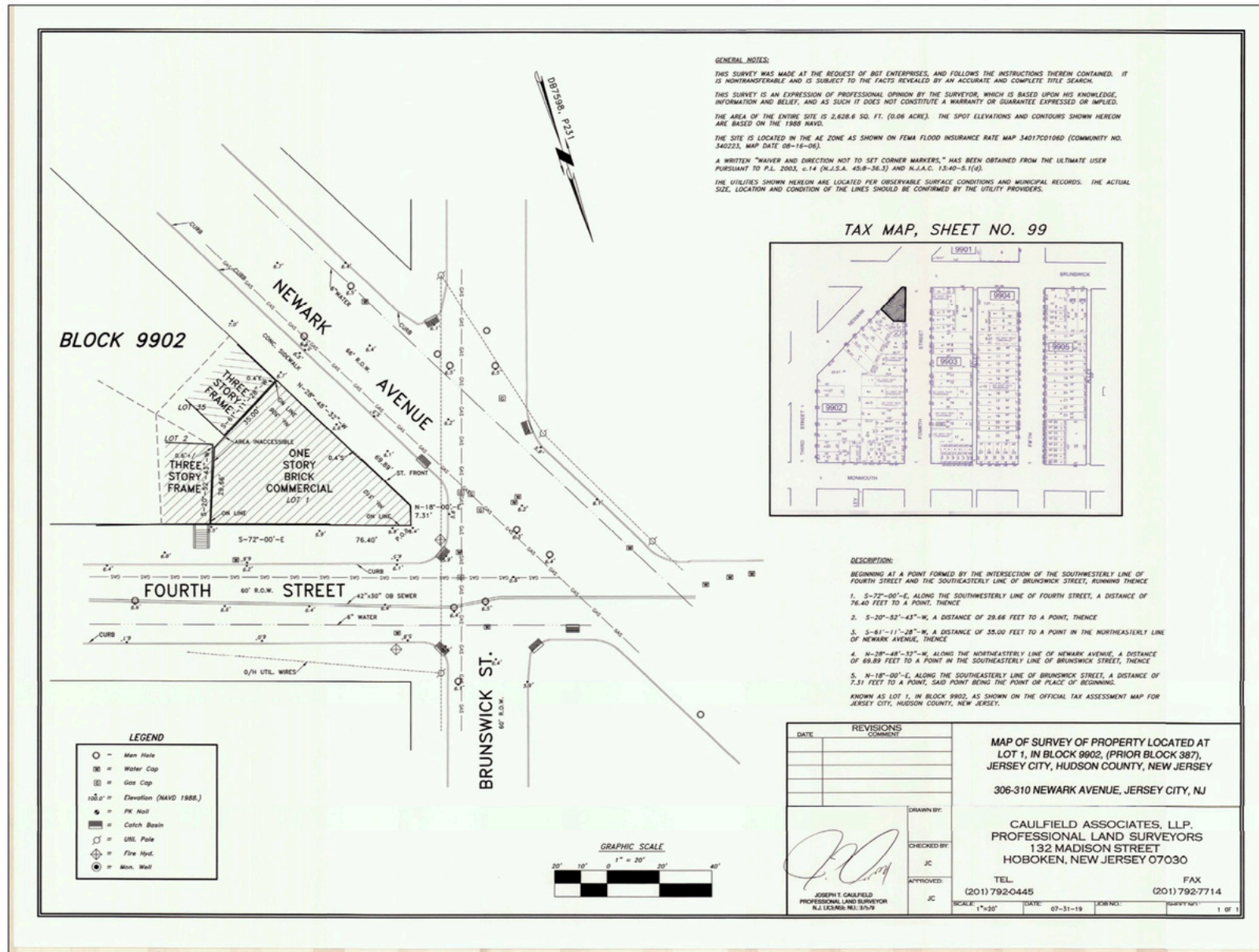
(MEP Engineering Design)

301 CACCIOLA PLACE  
WESTFIELD, NJ 07090

P: (908) 317-9833

DATE REVISION

# 306-310 NEWARK AVE, DOWNTOWN JC



PROJECT NAME:

## 306 NEWARK AVE DEVELOPMENT

OWNER NAME:

231 HACKENSACK PLANK RD. LLC  
189 BRUNSWICK STREET,  
JERSEY CITY NJ 07302



PROJECT ADDRESS:

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NJ License # 2146112200

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201 CACCIOLA PLACE

WESTFIELD, NJ 07090

P: (908) 317 - 9033

DATE

REVISION



The site plan for Block 9902, Newark Ave, shows Lot 1 with a 5-story building. The plan includes Brunswick Street, 4th Street, and Newark Ave. Key features include:
 

- LOT 1 5 STORY BUILDING**: A large building with a curved roofline and a 34' roof overhang.
- BRUNSWICK STREET**: A street crossing the site with multiple catch basins and existing crosswalks.
- 4TH STREET**: A street crossing the site with a catch basin and existing crosswalk.
- NEWARK AVE**: A street crossing the site with a catch basin and existing crosswalk.
- Utility Lines**: 6" WATER, GAS LINE, and 6" WATER lines are shown.
- Plantings**: Various trees and shrubs are indicated, including a 'TOTAL TREE PLANTING BED AREA' of 10,475 sq ft.
- Other Buildings**: Adjacent buildings are labeled 2, 3, 34, 33, and 35, all identified as 3-story frame buildings.
- Orientation**: A north arrow is located in the top right corner.

2003.01

PROJECT NAME:  
**306 NEWARK AVE  
DEVELOPMENT**



**BGT**  
ENTERPRISES

**PAUL DENIS ASSOCIATES**  
(MEP Engineering Design)  
201 CACCIOLA PLACE  
WESTFIELD, NJ 07090  
P: (908) 317 - 9033

[illegible]

DATE:	06/04/2021
SCALE:	1/8" = 1'
DRAWING NO:	<b>Z200.00</b>





# 306-310 NEWARK AVE, DOWNTOWN JC



LEVEL 2 AND LEVEL 4

1



LEVEL 3, AND LEVEL 5

2

## 306 NEWARK AVE DEVELOPMENT

OWNER NAME:  
231 HACKENSACK PLANK RD, LLC  
189 BRUNSDICK STREET,  
JERSEY CITY NJ 07302



PROJECT ADDRESS:  
306 NEWARK AVENUE  
JERSEY CITY, NJ 07302

ARCHITECT:  
MURAT MUTLU AIA  
NJ License # 274079700

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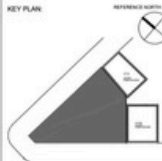
ENGINEERS:

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PO BOX 2468  
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PAUL DENIS ASSOCIATES  
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201 CACCIOLA PLACE  
WESTFIELD, NJ 07090  
P: (908) 317 - 9033

DATE REVISION

KEY PLAN:



DWG TITLE:

ZONING PLANS: LEVEL 3, 5  
AND ROOF

SEAL & SIGNATURE



DATE: 06/06/2021

SCALE:

DRAWING NO:

Z101.00