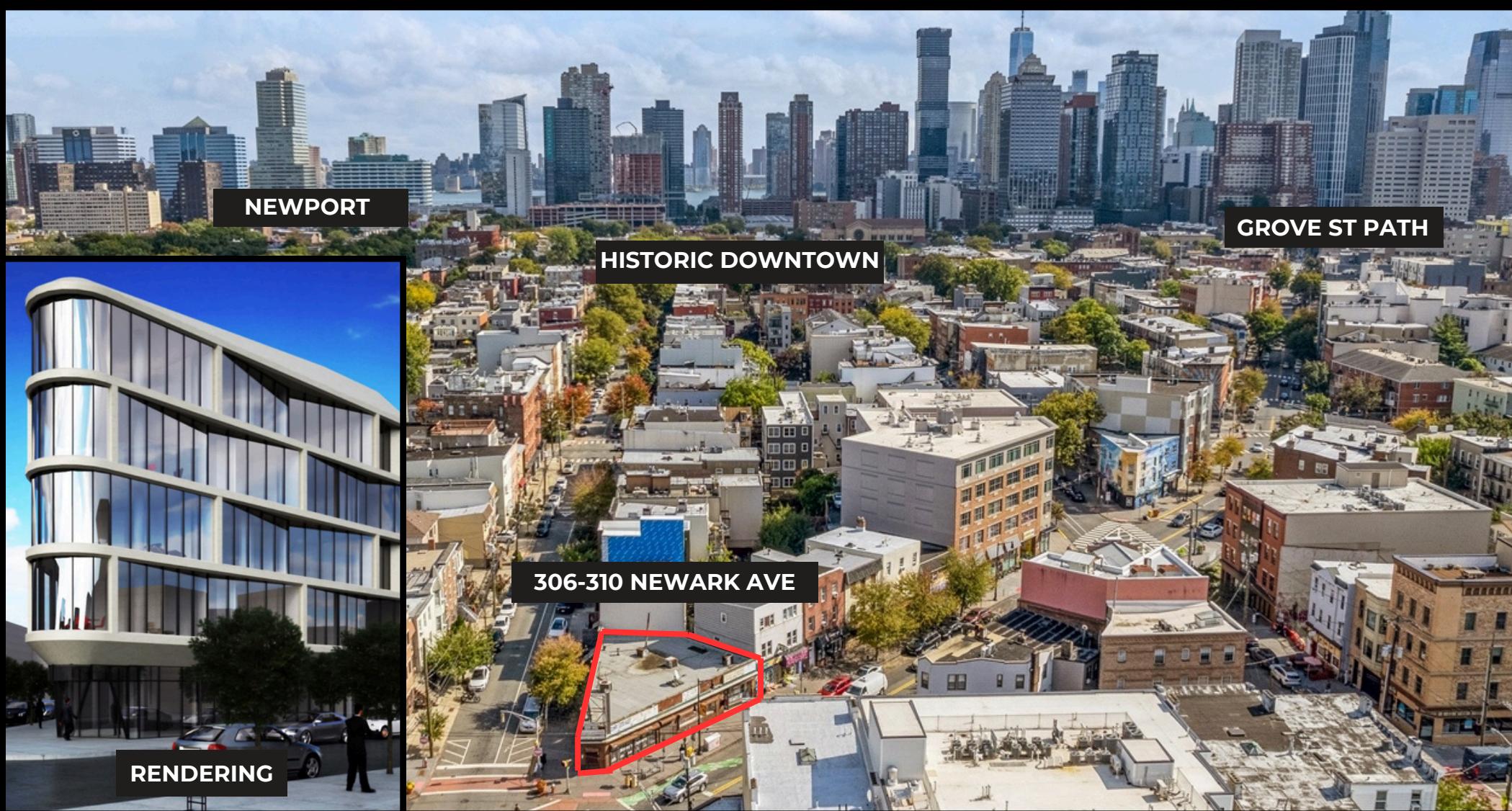


306-310 NEWARK AVE DOWNTOWN JERSEY CITY



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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

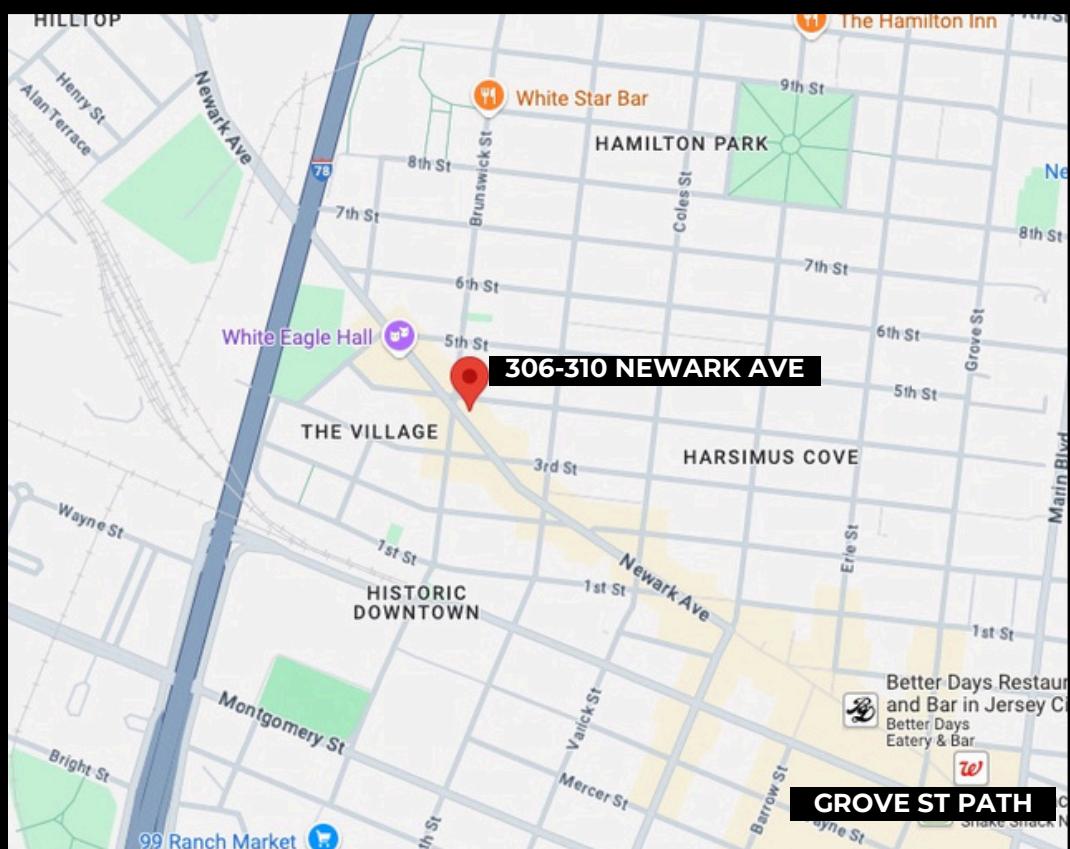
**APPROVED PLANS FOR RESIDENTIAL 12 UNIT +
1 COMMERCIAL UNIT BUILDING**

LIQUOR LICENSE NOT INCLUDED IN SALE

FULL PLANS AVAILABLE UPON REQUEST



306-310 NEWARK AVE, DOWNTOWN JC



306-310 NEWARK AVE, DOWNTOWN JC

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: NC-NEIGHBORHOOD COMMERCIAL
BLOCK: 9902
LOT: 1

| NEIGHBORHOOD COMMERCIAL DISTRICT | | | | |
|----------------------------------|---|---|---|-----|
| | ORDINANCE | PROPOSED | VARIANCE REQUIRED | |
| 345-45 B(1) | PERMITTED USE | RETAIL OFFICES RESIDENTIAL ABOVE GROUND FLOOR | 1 RETAIL UNIT** 12 RESIDENTIAL UNIT | NO |
| 345-45 B(8) | | | | |
| 345-45 E(2) | LOT AREA (MIN.) | 2,500 SF | 2,627 SF | NO |
| 345-45 E(3) | LOT WIDTH (MIN.) | 25.00' | 69.83' ON NEWARK 76.33' ON FOURTH | NO |
| 345-45 E(4) | LOT DEPTH (MIN.) | 100.00' | 78.17' | NO* |
| 345-45 E(5) | FRONT YARD SETBACK | NONE | 0'-0" ON NEWARK 0'-0" ON FOURTH | NO |
| 345-45 E(6) | SIDE YARD SETBACK MIN. | NONE | 3'-1" | NO |
| 345-45 E(7) | REAR YARD SETBACK MIN. | 15'-0" MIN. | N/A | YES |
| 345-45 E(8) | BUILDING HEIGHT (MIN.) | 3 STORIES | 5 STORIES, 55'-0" ABOVE BFF | NO |
| 345-45 E(9) | BUILDING HEIGHT (MAX.) | 3 STORIES | | |
| 345-45 E(10) | MIN. FLOOR TO CEILING HGT. (ALL EXCEPT PARKING) | 9'-0" | 1ST FLOOR, 11'-0" (12'-0" FLR-TO-FLR) 2ND-4TH FLRS, 9'-8" (1'-0" FLR-TO-FLR) 2ND-5TH FLRS, 10'-0" (11'-0" FLR-TO-FLR) | NO |
| 345-45 E(11) | MAX. FLOOR TO CEILING HGT. (RESIDENTIAL ONLY) | 12'-0" | | |
| 345-45 F(1) | OFF-STREET PARKING | NOT PERMITTED ON NEWARK AVE. 0 REQUIRED LESS THAN 5 SPACES | 0 OFF-STREET PARKING PROVIDED | NO |
| 345-45 F(2) | | | | |
| 345-45 F(2c) | PARKING SPACES (MIN.) | 0 | 0 | NO |
| 345-45 F(2g) | | | | |
| 345-60 G(2) | ROOF APPURTENANCES | SETBACK FROM FAÇADE BY 1'-1" | NO SETBACK FROM FAÇADE FACING 4TH ST. 2'-0" SETBACK FROM FAÇADE FACING NEWARK AVE. | YES |
| 345-60 G(4) | | 20% MAX (SEE NOTE B) | 17.8% | NO |
| 345-70 C | BICYCLE PARKING (MIN.) | 0 (SEE NOTE A) | 8 | NO |

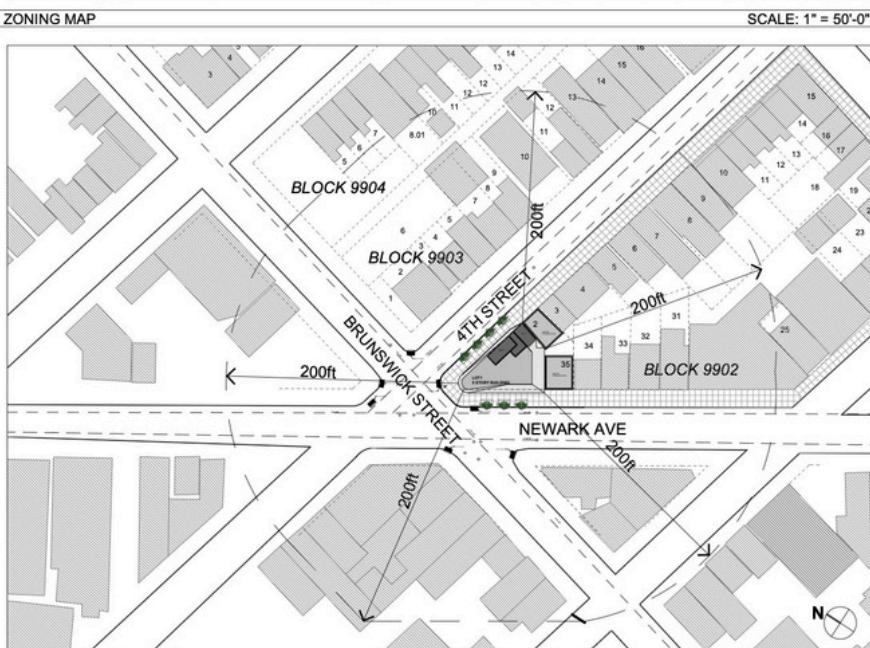
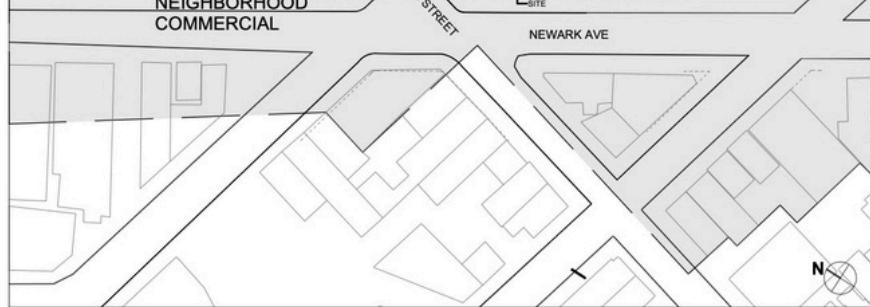
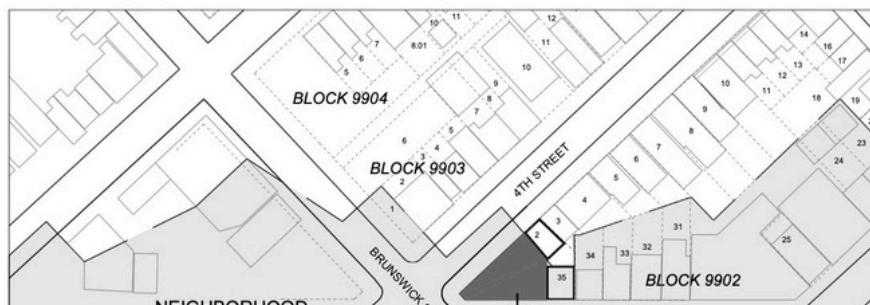
*THIS PROPERTY SITES WITHIN THE AE FLOOD ZONE. ALL MATERIALS BELOW BFE 11.0 SHALL BE MOLD RESISTANT (WET FLOOD PROOFING)

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 6 BIKE SPACES | 14,621 SF | 8,968 SF | 1,558 SF | 3,829SF |



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

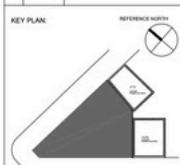
ARCHITECT:
MURAT MUTLU, AIA
NJ License # 21A09192300

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Tel 212 564 0094
email: info@inda.com

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PO BOX 2456
New York, NY, 10163

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

DATE | REVISION



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COVER PAGE

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DRAWN BY: L. LEVY
checked by: _____
APPROVED BY: _____
DATE: 06/04/2021
ZONING ELEVATION NO.: 306-310 NEWARK AVE



2001.00

306-310 NEWARK AVE, DOWNTOWN JC

PROJECT NAME:

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 #: 21A01972300

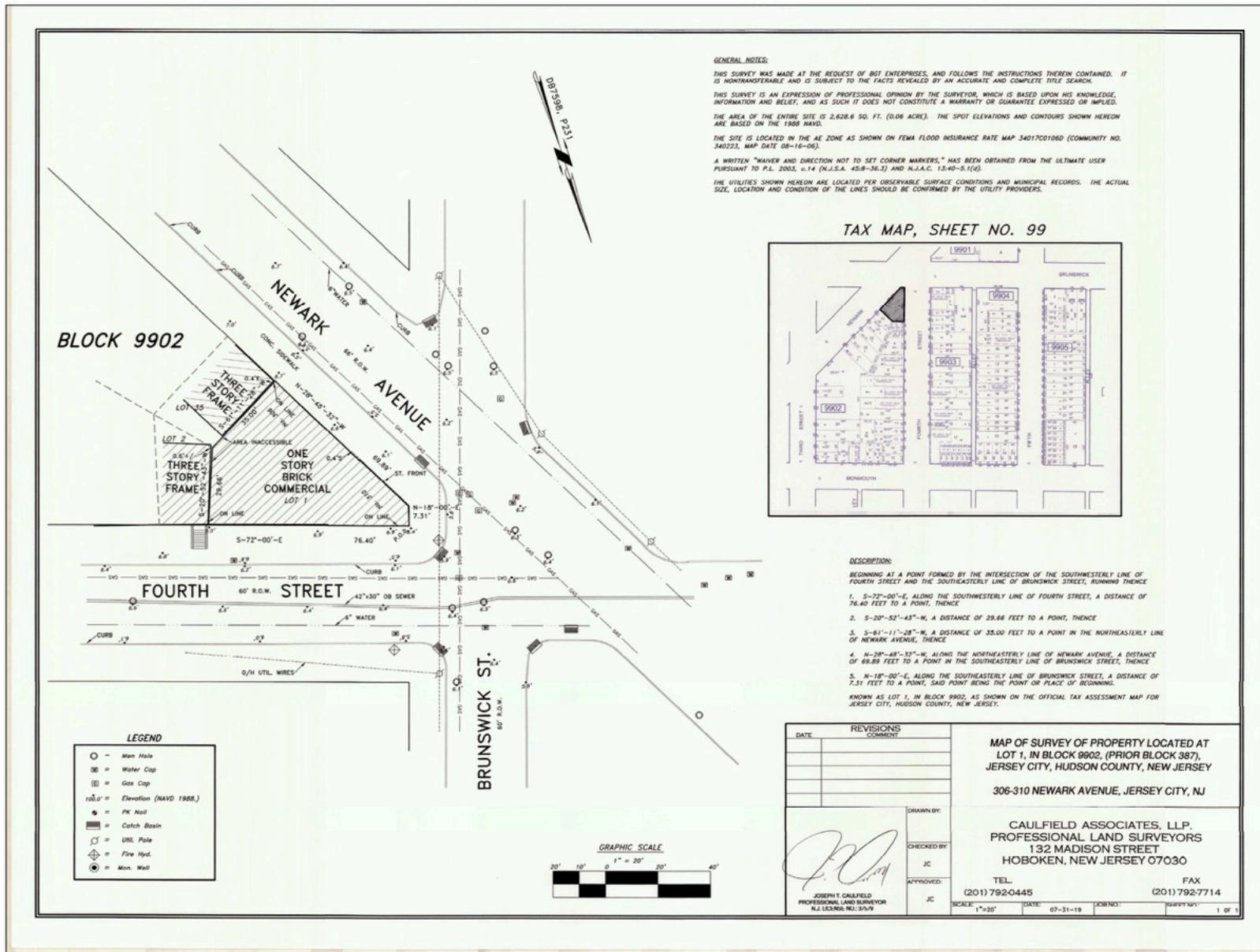
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(MEP Engineering Design)
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WESTFIELD, NJ 07090
(908) 231-4200

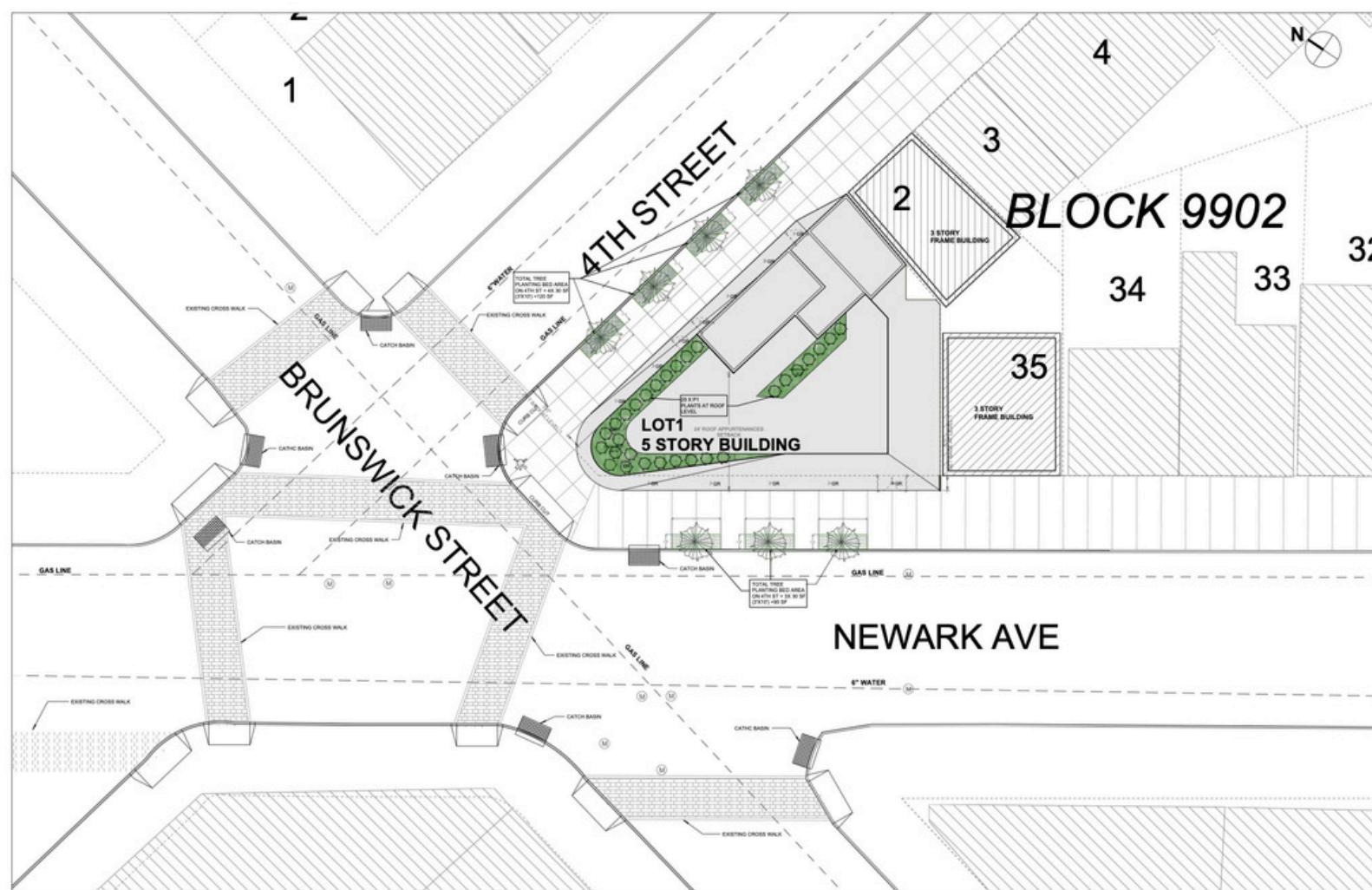
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306-310 NEWARK AVE, DOWNTOWN JC



SITE PLAN

LANDSCAPING SCHEDULE

| DESCRIPTION | LOCATION | COMMON OR BOTANICAL NAME | SIZE | NUMBER | ID |
|---------------------|-----------------------------|-------------------------------|-------|--------|----|
| STREET TREE | SIDEWALK | HONEY LOCUST | 35' x | 7 | T1 |
| PLANTING BOX PLANTS | WITHIN PLANTING BOX ON ROOF | LITTLE GIANT DWARF ARBORVITAE | 48" x | 29 | P1 |

*NOTES: MAINTENANCE SCHEDULE OF ALL LANDSCAPING SHALL BE PROVIDED BY THE OWNER.

SITE LIGHTING SCHEDULE

| DESCRIPTION | LOCATION | LIGHTING NAME | SIZE | NUMBER |
|---------------|----------|---|-------------------------|--------|
| SITE LIGHTING | SIDEWALK | GR - INGROUND RECESSED ROUND LIGHTING FIXTURE | 6 1/8" Dia x 3 1/8" Dep | 14 |

306 NEWARK AVE
DEVELOPMENT

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JERSEY CITY NJ 07302



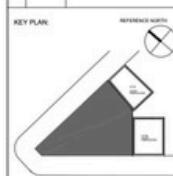
PROJECT ADDRESS:
306 NEWARK AVENUE
JERSEY CITY, NJ 07302

ARCHITECT:
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|  | SCALE: DRAWING NO: Z003.00 |

306-310 NEWARK AVE, DOWNTOWN JC



NEWARK AVE ELEVATION

1



4TH STREET ELEVATION

2

PROJECT NAME:
**306 NEWARK AVE
DEVELOPMENT**

OWNER NAME:
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JERSEY CITY NJ 07302



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NJ License # 21A01972300

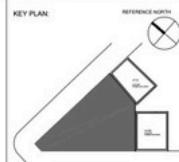
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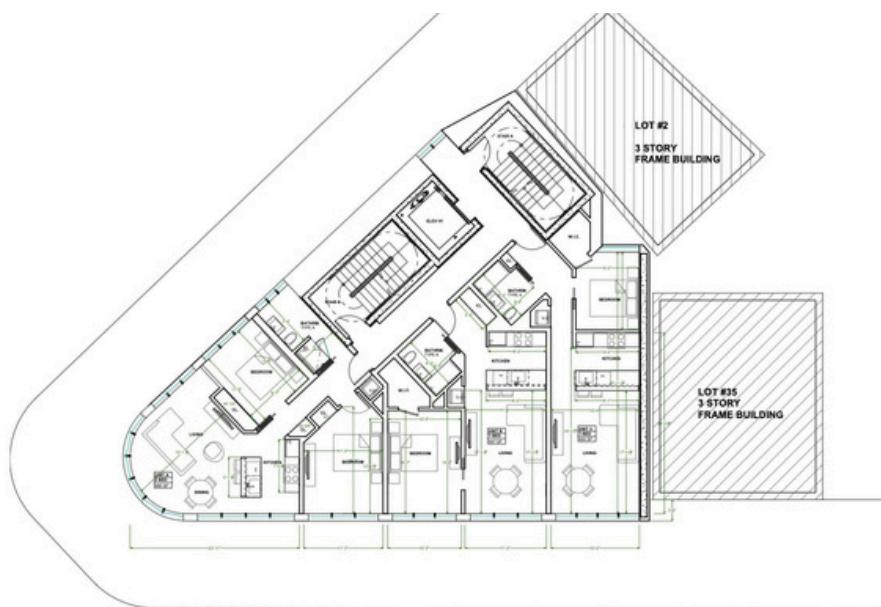
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ZONING ELEVATION



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 BRUNSWICK STREET,
JERSEY CITY NJ 07302



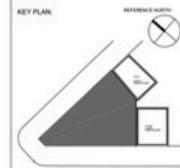
PROJECT ADDRESS:
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DWG TITLE:
ZONING PLANS: LEVEL 3, 5
AND ROOF

| SEAL & SIGNATURE | DATE |
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| | SCALE: |
| | DRAWING NO: |

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