



AUTO LOT/COMMERCIAL LOT FOR SALE

1040-1042 GARFIELD AVENUE
JERSEY CITY, 07304

HIGHLIGHTS

- The subject property is a 3,000 SF Auto Repair Shop on a 8,855 SF parcel in an emerging market of Jersey City.
- Premium location with immediate access to the NJ Turnpike, RT 78, 1&9 offering immediate access to New York City.
- Annual Property Taxes are currently \$12,200 per year.
- 3 drive-in doors, 3 lifts.
- The property also sits in a Jersey City Redevelopment Area which could lead to a future mixed - use development.
- Hundreds of new residential units under construction in the immediate area.
- Property will be delivered vacant with 60 day notice.

LOT SIZE

- 8,855 SF

BUILDING SIZE

- +/- 3,000 SF

TAXES

- \$12,200 per year

REDEVELOPMENT PLAN:

[CLICK HERE](#)

ZONING

- Morris Canal Redevelopment Plan, Industrial A



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PROPERTY DETAILS



PROPERTY DESCRIPTION:

Property Address	1040-1042, GARFIELD AVENUE Jersey City, NJ, 07304
Type of Ownership	Fee Simple
Approvals	None
Lot Size	127.9 x 69.3
Acres	0.21
Lot	4, 5
Block	18901
Lot SQFT	8,855 SF
Year Built	N/A
Number of Stories	1 Story
Parking	+/- 50
Drive in Doors	3
Traffic Count	14,206 VPD
Zoning	Morris Canal Redevelopment Plan, Industrial A



14,206 VPD
GARFIELD AVENUE



LIGHT RAIL
5-MINUTE WALK



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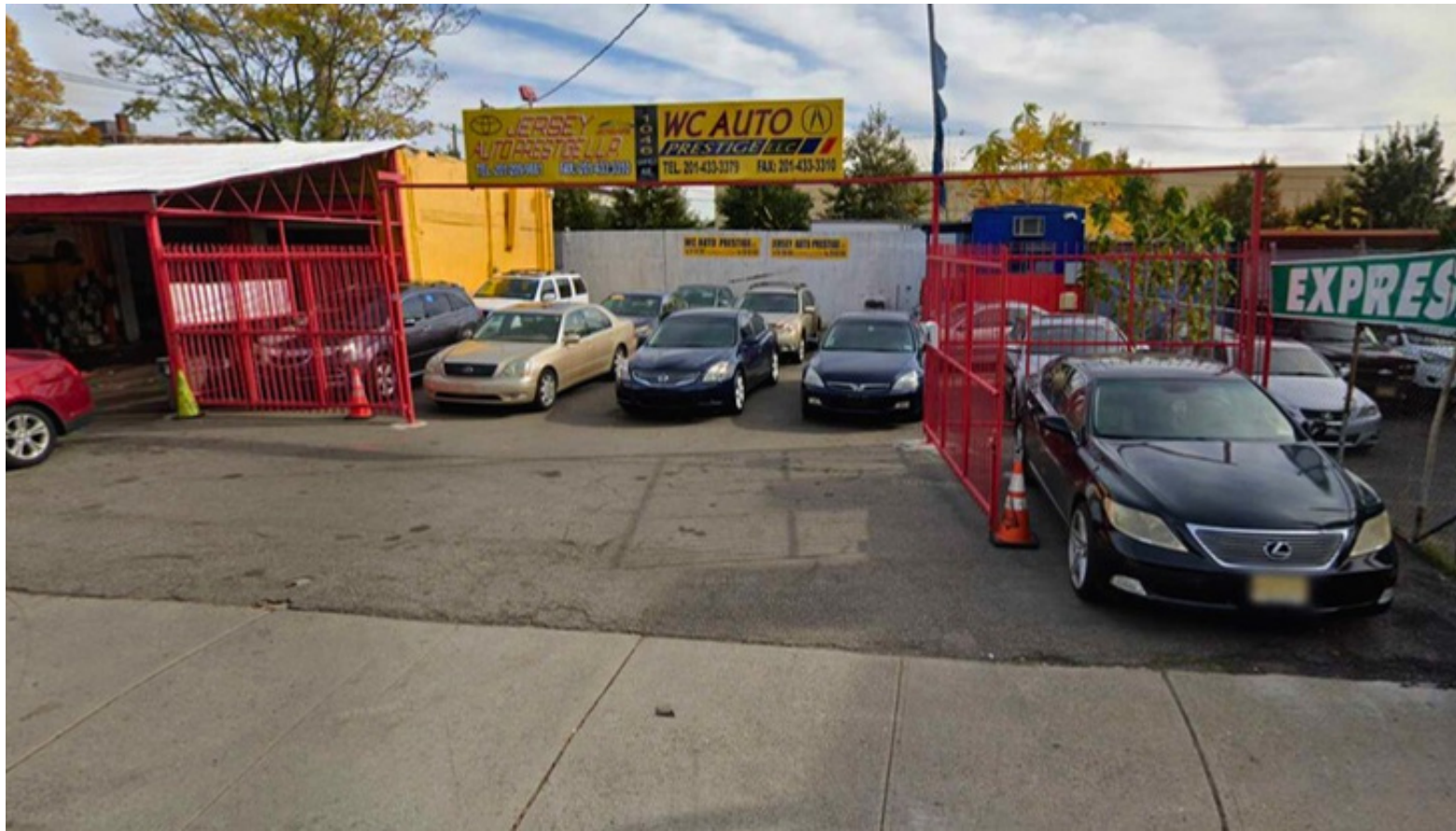
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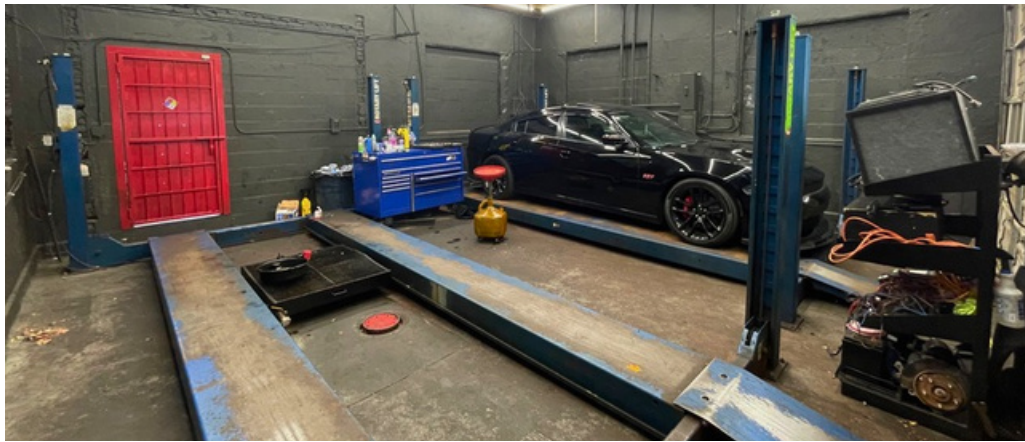
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**AUTO LOT
FOR SALE**



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AERIAL PHOTO:



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ZONING

MORRIS CANAL REDEVELOPMENT PLAN INDUSTRIAL- A ZONING

PERMITTED PRINCIPAL USE

- A. Assembly of goods or parts that are manufactured elsewhere
- B. Distribution Facility
- C. Incubator (not permitted in the Berry Lane Area)
- D. Light Industrial (not permitted in the Berry Lane Area)
- E. Occupational Training Center. All associated outdoor activities and equipment must be completely screened from view (not permitted in the Berry Lane Area)
- F. Office
- G. Park and recreation
- H. Parking that serves a permitted principal use. Commercial or commuter parking shall not be permitted
- I. Research and Development Laboratories that do NOT engage in a physical or chemical process which would change the nature or character of a product or raw material; nor engage in the research, development, handling, processing, investigation, storage, or transfer of hazardous materials (not permitted in the Berry Lane Area)
- J. Walkways and Bikeways
- K. Warehousing Facility
- L. Public Utilities, except that natural gas transmission lines shall be prohibited
- M. Retails Sales of Goods and Services
- N. Restaurants Category One and Two
- O. Health Clubs
- P. Breweries
- Q. Distilleries



ZONING

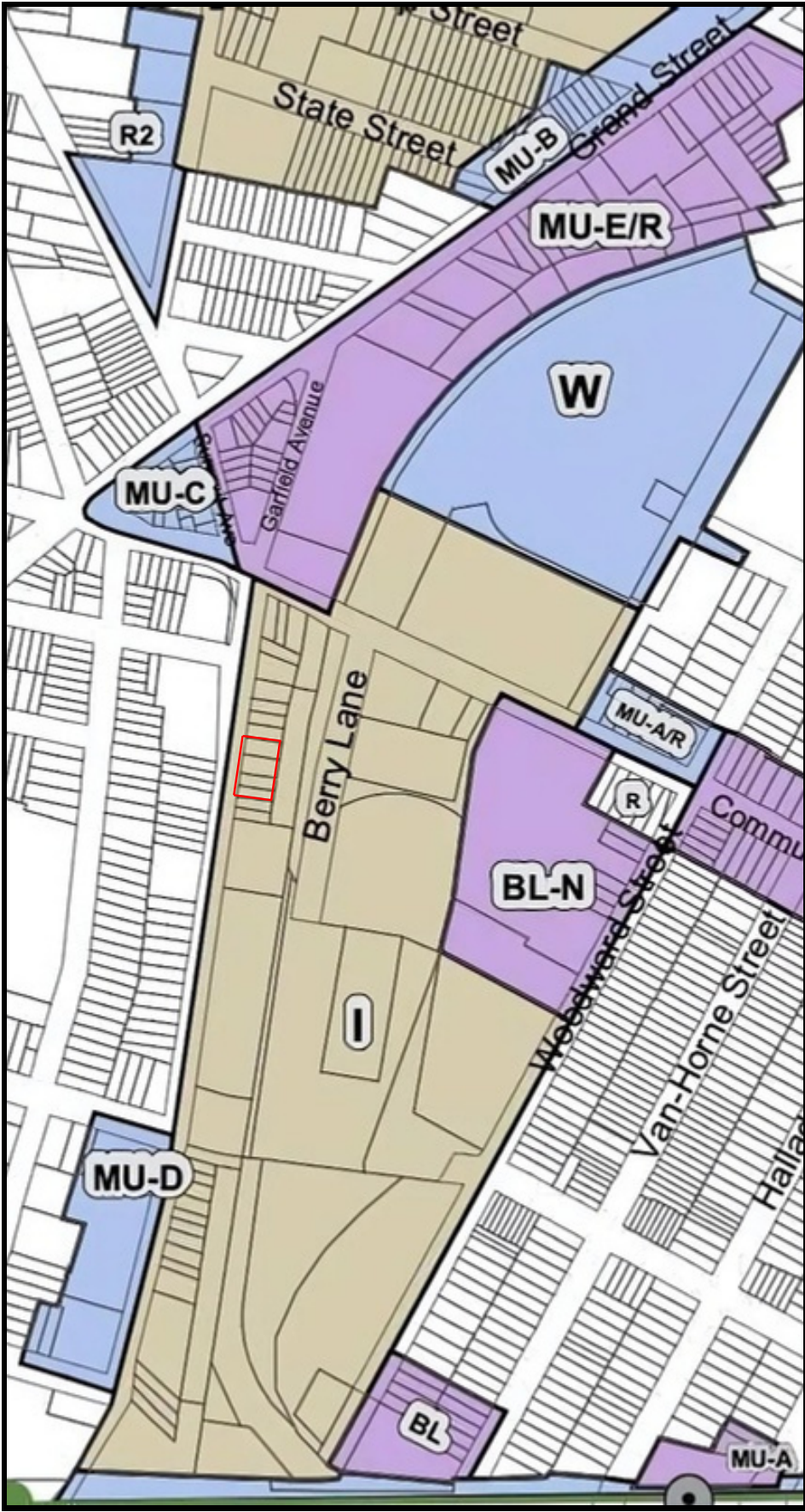
MORRIS CANAL REDEVELOPMENT PLAN INDUSTRIAL- A ZONING

ACCESSORY USE

- A. a. Retail Sales of Goods and Services.
- B. b. Off-street parking and loading facilities.
- C. c. Fences and Walls.
- D.
- E. d. Guardhouse and Employee Cafeteria.
 - e. On-site service and maintenance operations for equipment and operations.
- F. f. Office.
- G.
- H. As per zoning Residential and Automotive are not permitted uses and would require a variance.

AREA, YARD AND BULK REQUIREMENTS.

Land Use	Maximum Height	Minimum Lot Size	Minimum Yards		
			Front	Side	Rear
Assembly Light Industrial Occupational center Office Research and Development Labs	5 stories	1 Acre	10	10	30
Distribution Facility Warehousing	1 story with mezzanine	3 Acres	20	10	30
Retail Sales	1 story if stand alone	5,000 square feet	0	0	15
Park	N/A	10,000 square feet	N/A	N/A	N/A



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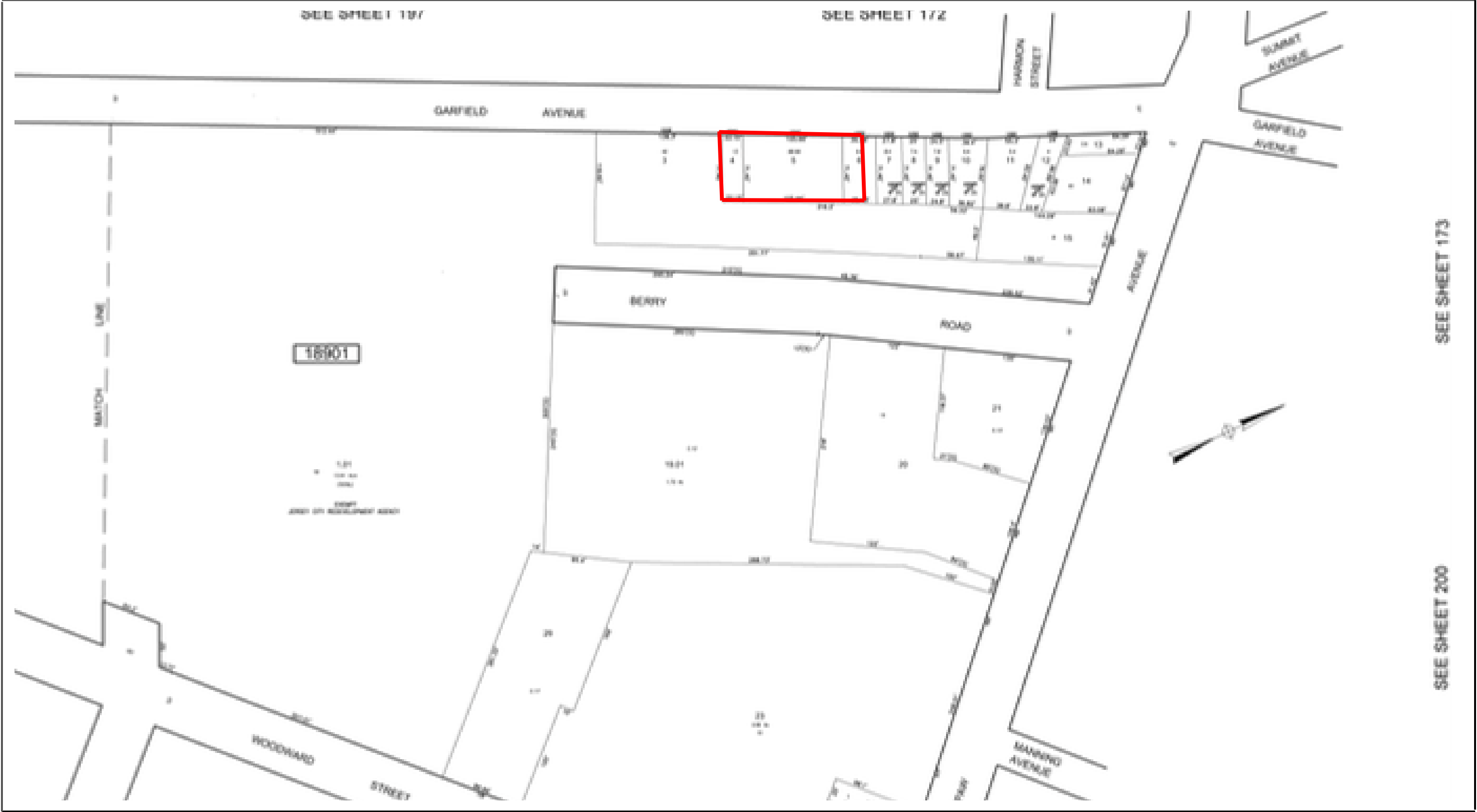
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SURVEY



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LIBERTY STATE PARK

**BAKER BUILDING
70 UNITS**

CINELEASE STUDIOS

**CAVEN POINT
DEVELOPMENT**

**97 VAN VORNE
170 UNITS**

BERGEN-LAFAYETTE

BERRY LANE PARK

**420 COMMUNIPAW AVE.
70 UNITS**

**STEEL TECH CITY
417 COMMUNIPAW AVE.
420 UNITS**

**1040-1042
GARFIELD AVE**



DEMOGRAPHICS



.25 MILE RADIUS

POPULATION

4,370

HOUSEHOLDS

1,944

MEDIAN AGE

33.7

COLLEGE GRADUATES (Bachelor's +)

50.8%

TOTAL BUSINESSES

51

TOTAL EMPLOYEES

1,023

AVERAGE HOUSEHOLD INCOME

\$87,433

.5 MILE RADIUS

POPULATION

9,161

HOUSEHOLDS

3,841

MEDIAN AGE

34.0

COLLEGE GRADUATES (Bachelor's +)

39.1%

TOTAL BUSINESSES

213

TOTAL EMPLOYEES

5,553

AVERAGE HOUSEHOLD INCOME

\$77,071

1 MILE RADIUS

POPULATION

59,892

HOUSEHOLDS

27,514

MEDIAN AGE

36.3

COLLEGE GRADUATES (Bachelor's +)

63.7%

TOTAL BUSINESSES

1,463

TOTAL EMPLOYEES

31,424

AVERAGE HOUSEHOLD INCOME

\$154,327

3 MILE RADIUS

POPULATION

359,200

HOUSEHOLDS

151,052

MEDIAN AGE

35.7

COLLEGE GRADUATES (Bachelor's +)

58.3%

TOTAL BUSINESSES

8,713

TOTAL EMPLOYEES

171,994

AVERAGE HOUSEHOLD INCOME

\$149,218

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