



488 BROADWAY  
BAYONNE NJ 07002



## ■ CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grid Real Estate, LLC and should not be made available to any other person or entity without the written consent of Grid Real Estate, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Grid Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Grid Real Estate, LLC has not verified, and will not verify, any of the information contained herein, nor has Grid Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2025 Grid Real Estate, LLC. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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





## ■ 488 BROADWAY, BAYONNE

### INVESTMENT HIGHLIGHTS

Single story former MRI facility on through lot in the heart of Broadway's commercial district. Neighboring RWJ Barnabas Hospital, Atlantic Urgent Care and Riverside Medical. Heavy power with full air conditioned basement.

### ASKING PRICE

\$1,100,000.00

### BUILDING AREA

Retail: ±3,449

Basement: ±1,146SF

### LOCATION

Constable Hook

0.3m to 22nd Light Rail Station

### CEILING HEIGHT

15'

### FRONTAGE

25' Broadway

34' Church Lane

### SPRINKLER SYSTEM

Wet System

### TAXES (2025)

\$19,047.23





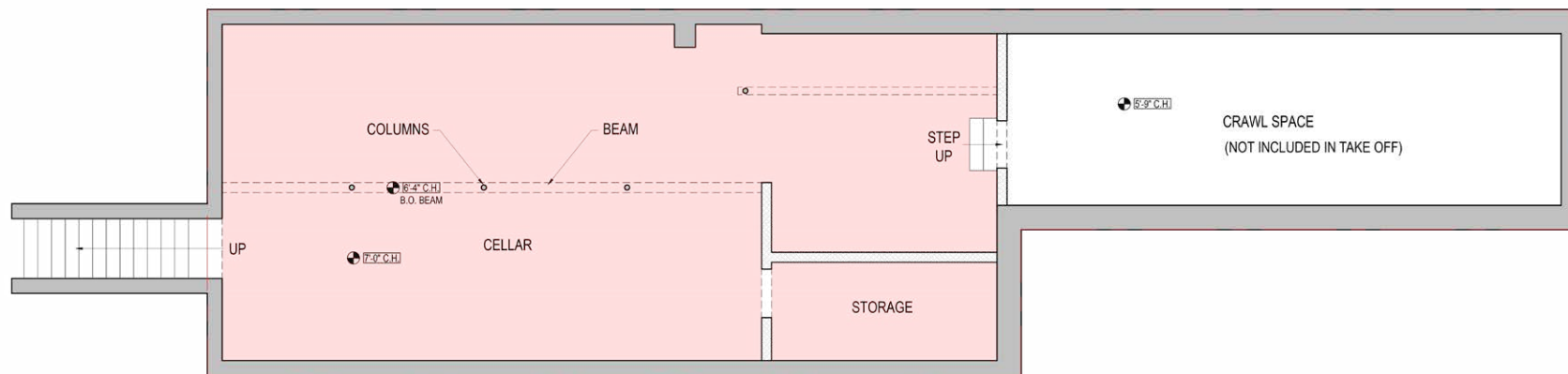
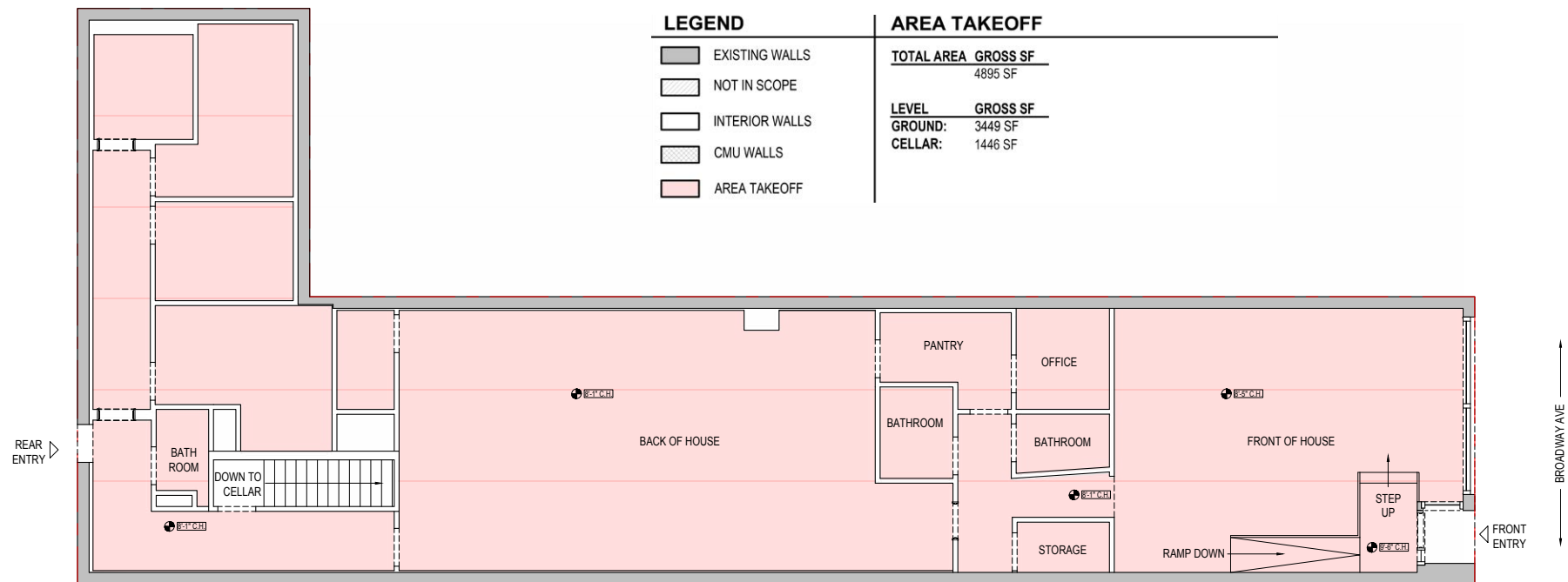


## EXECUTIVE SUMMARY

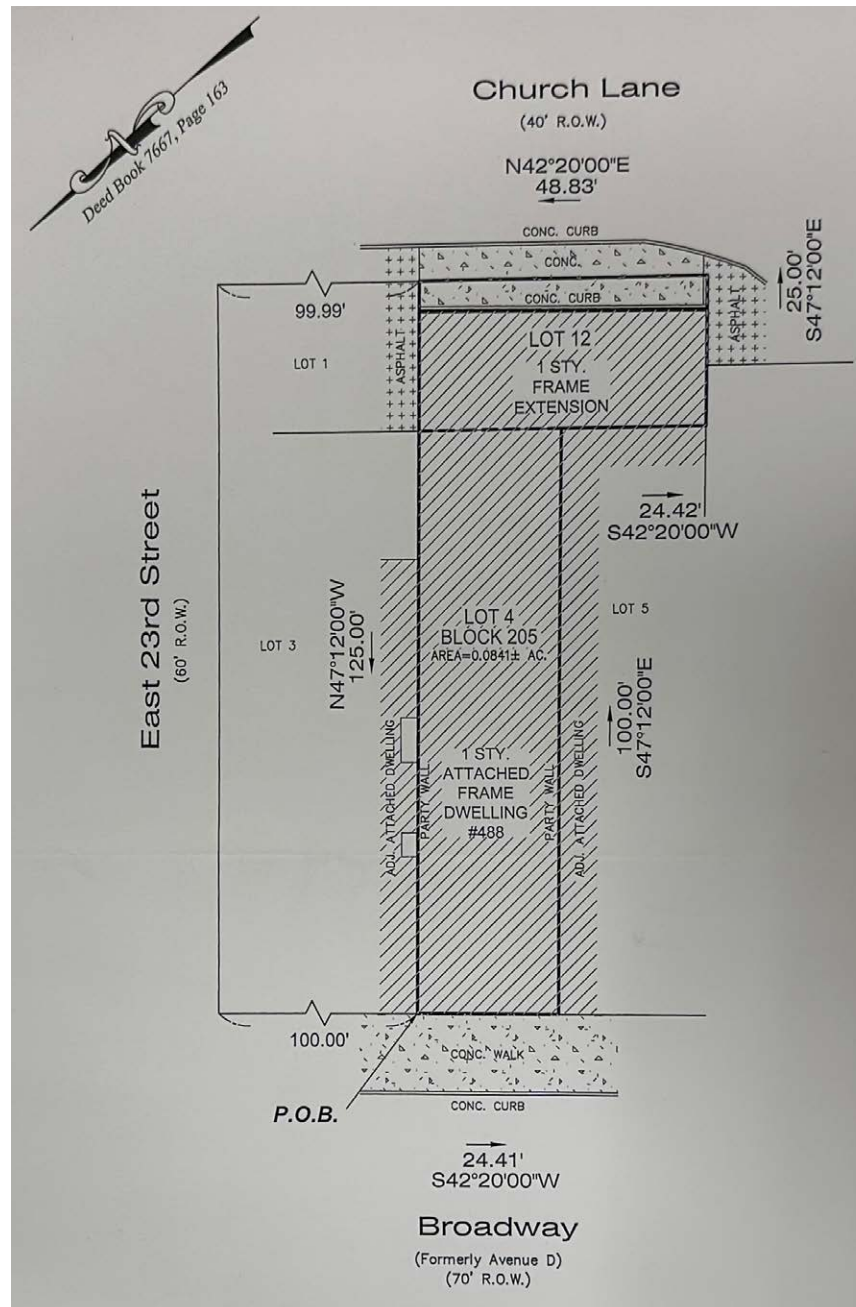
Great opportunity for well maintained Commercial building in the heart of Bayonne's CBD steps from RWJ Barnabas Hospital and Atlantic Health Care multi Level Medical Arts Building. Former Radiology center was purchased and now operates as an edible arrangements with infrastructure for food preparation or can revert to former MRI center or other Commercial use. Notable building features are heavy electric, grease trap, structural support for imaging system, rear egress to back street for easy drop off of patients or deliveries. Broadway is a high-traffic area ideal for walk-in patients and ensuring visibility for any medical practice. The site is near the 22nd st Light Rail station which is 0.3 miles away granting access for all neighboring towns. Specifically it is 0.2 miles from Hospital.



## EXISTING CONDITIONS







## ZONING DESIGNATIONS

7 UNITS BUILT ACROSS STREET



The site falls within the Central Business District (CBD) Broadway Corridor zoning district, as defined by the City of Bayonne's zoning regulations. Based on the available zoning information, the permitted uses for properties in the CBD zone are outlined in the City of Bayonne's municipal code, specifically in § 35-5.10 CBD Central Business District (Broadway Corridor), as amended through ordinances up to August 16, 2023.

**Professional offices** (e.g., law offices, accounting firms)

**Business offices** (e.g., corporate or administrative offices)

**Retail commercial uses** (e.g., boutiques, general retail stores, excluding thrift stores, pawn shops, firearm/ammunition shops, massage parlors, tattoo parlors, and palm reading/psychic services)

**Banks and deposit institutions**

**Restaurant establishments** (including pedestrian-oriented fast food service establishments)

**Movie theaters**

**Cultural centers**

**Dance instruction studios**

**Fitness centers, health spas, gymnasiums, and establishments offering sports and recreation instruction** (e.g., baseball, martial arts, soccer)

**Dwelling apartment** uses on floors above the street-level floor, provided each apartment has:

A minimum of 600 square feet of habitable floor area

No more than two bedrooms

**Essential services** (e.g., utilities or infrastructure-related services)

**Government offices**











■ FRONT OF HOUSE













THE FUTURE IS  
URBAN



GRID

REAL ESTATE  
BROKERS ADVISORS

gridcre.com | 201.300.6489