



# OFFERING MEMORANDUM

61-65 PATERSON AVE | HOBOKEN, NJ

# CONFIDENTIALITY & DISCLAIMER

61-65 PATERSON AVE | HOBOKEN, NJ

The Buyer shows genuine interest in the Property and understands and acknowledges the sensitive nature of the confidential information.

## Confidential Information

**A. Definitions.** "Confidential Information" refers to all technical, marketing, financial and other business information and material that is confidential and proprietary, whether in oral, written, electronic or other form, and all reports, notes, analyses, studies or other documents which contain or otherwise reflect any such information.

**B. Exclusions.** Confidential Information does not include information which:

- (i) was in the Buyer's possession prior to disclosure by the Seller;
- (ii) is or becomes available to the public through no act or breach of agreement by the Buyer;
- (iii) is received by the Buyer through a third party who is not bound by any obligations of confidentiality relating to such information; or
- (iv) has been developed by the Buyer or any third party without any use of, reliance on, or reference to any Confidential Information.

**C. Return of Confidential Information.** At the conclusion of any negotiation, agreement or transaction relating to the Property, upon termination of this Agreement or at the request of the Seller, the Buyer agrees to promptly return or destroy all Confidential Information without retaining any copies thereof or any notes relating thereto.

## Disclosure

**A. Non-Disclosure.** The Buyer shall not use or disclose Confidential Information for any purpose other than evaluation in regard to a possible acquisition or investment or to any other person or business entity, nor shall the Buyer permit any third party (employees, officers, directors, agents, consultants or contractors) to do the same. The Buyer shall not and shall not permit any third party to disclose to any other person or business entity the fact that any discussion or negotiations are taking place with respect to the Property. All parties agree to keep potential

## B. Article V: General Provisions

**C. Entire Binding Agreement.** This Agreement sets forth the entire understanding and agreement between the parties with respect to the subject matter hereof and supersedes all other oral or written representations and understandings. This Agreement may only be amended or modified by a writing signed in advance by the parties. This Agreement is binding upon the successors, assigns and legal representatives of the parties, and protects Confidential Information of any successors or assigns of the Seller.

**D. Remedies.** The Buyer understands and agrees that failure to perform any and all obligations hereunder, or failure to comply with any terms or conditions hereof, could cause the Seller irreparable harm for which monetary damages are not adequate compensation. Accordingly, the Seller shall be entitled to injunctive relief to specifically enforce the terms of this Agreement, in addition to any other remedies available to it at law or in equity.

**E. Accuracy.** Seller makes no representations or warranties with respect to the accuracy or completeness of the Confidential Information or otherwise under this Agreement, and hereby disclaims all implied warranties. Buyer agrees not to hold liable the Seller, Agent nor any other representative arising from the use or disclosure of the Confidential Information.

**F. Contact.** Buyer shall not contact any of the Property's employees, suppliers, customers or tenants, nor enter into any discussion with the above-mentioned, at the Property without the express written permission of the Seller.

**G. Transactions** and the terms of this Agreement completely confidential.

**H. Representatives.** Confidential Information shall only be disclosed to the Buyer's employees, officers, directors, agents, consultants or contractors who need to know such information solely in connection with business opportunities relating to the Property. All such representatives shall be informed by the Buyer of the confidential nature of the Information and shall be bound by the terms herein.

**I. Compelled Disclosure.** Buyer may disclose Confidential Information only when acting in compliance with a civil investigative demand, valid court order or other legal obligation, provided that the Buyer notifies the Seller of any such request as promptly as feasible.

## General Provisions

**A. Entire Binding Agreement.** This Agreement sets forth the entire understanding and agreement between the parties with respect to the subject matter hereof and supersedes all other oral or written representations and understandings. This Agreement may only be amended or modified by a writing signed in advance by the parties. This Agreement is binding upon the successors, assigns and legal representatives of the parties, and protects Confidential Information of any successors or assigns of the Seller.

**B. Remedies.** The Buyer understands and agrees that failure to perform any and all obligations hereunder, or failure to comply with any terms or conditions hereof, could cause the Seller irreparable harm for which monetary damages are not adequate compensation. Accordingly, the Seller shall be entitled to injunctive relief to specifically enforce the terms of this Agreement, in addition to any other remedies available to it at law or in equity.

**C. Accuracy.** Seller makes no representations or warranties with respect to the accuracy or completeness of the Confidential Information or otherwise under this Agreement, and hereby disclaims all implied warranties. Buyer agrees not to hold liable the Seller, Agent nor any other representative arising from the use or disclosure of the Confidential Information.

**D. Contact.** Buyer shall not contact any of the Property's employees, suppliers, customers or tenants, nor enter into any discussion with the above-mentioned, at the Property without the express written permission of the Seller.



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email  
lana@boutiquerealtynj.com for further details.

# PROJECT DETAILS

61-65 PATERSON AVE | HOBOKEN, NJ

**Development opportunity in downtown HOBOKEN. Adjacent to a public park, easy access in and out of town, close to light rail, path, and surrounded by new luxury developments.**

**ASKING PRICE**            **\$3,599,999**

---

**TAXES**                    **\$16,542.40 (appx.)**

---

**TOTAL LOT SIZE**        **5,119 SQ. FT.**

---

**TYPE**                     **MIXED USE**

---

**NUMBER OF LOTS**      **2 TOTAL**

---

**BUILDING STYLE**        **1 COMMERCIAL /  
1 RESIDENTIAL**

---



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email  
lana@boutiquerealtynj.com for further details.

# PROJECT DETAILS

61-65 PATERSON AVE | HOBOKEN, NJ

## BREAKDOWN OF LOTS

PROPERTY CLASS	LOT SIZE	TOTAL ASSESSMENT
4A - Commercial	25 x 74	\$358,900
2 - Residential	50 x 65	\$675,000

This property is located in the southwest rehabilitation area of the Southwest Hoboken Redevelopment Plan. For more information about the redevelopment areas and studies, please visit <https://www.hobokennj.gov/resources/redevelopment-areas-and-studies>

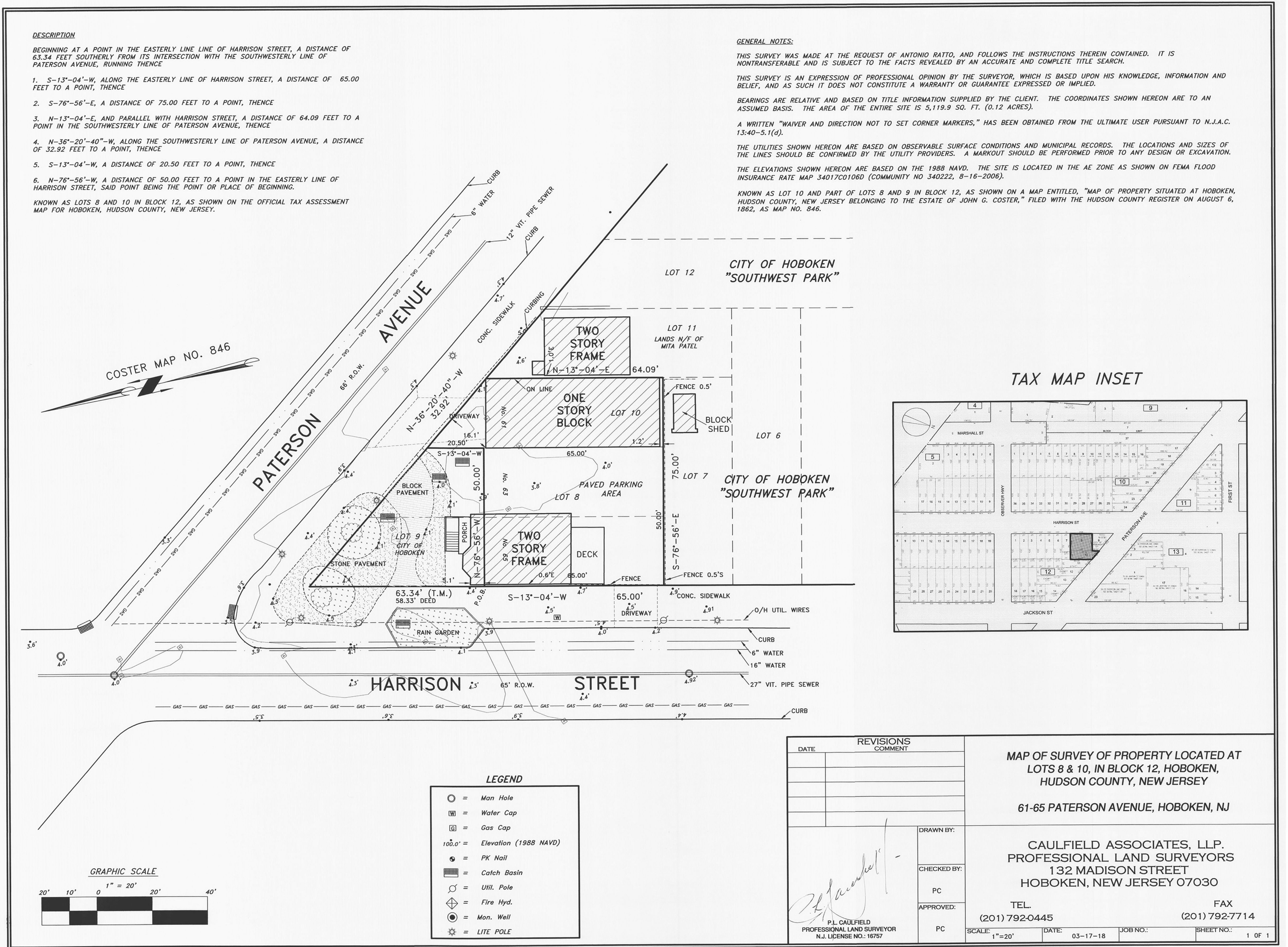


ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email  
lana@boutiquerealtynj.com for further details.

# SURVEY

61-65 PATERSON AVE | HOBOKEN, NJ



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email lana@boutiquerealty.com for further details.

# LOCATION

61-65 PATERSON AVE | HOBOKEN, NJ



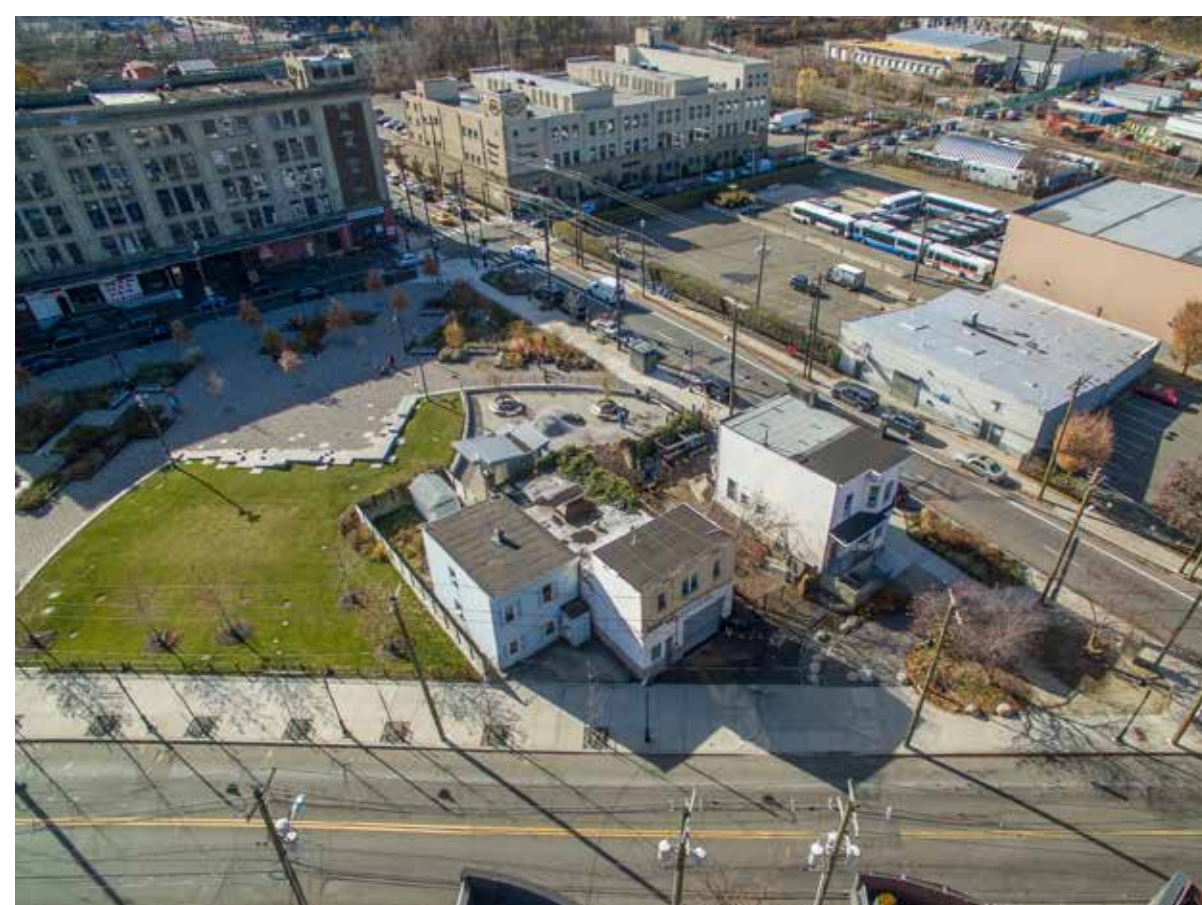
**Boutique**  
Realty  
NEW JERSEY

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email  
iana@boutiquerealty.com for further details.

# AERIAL VIEWS

61-65 PATERSON AVE | HOBOKEN, NJ



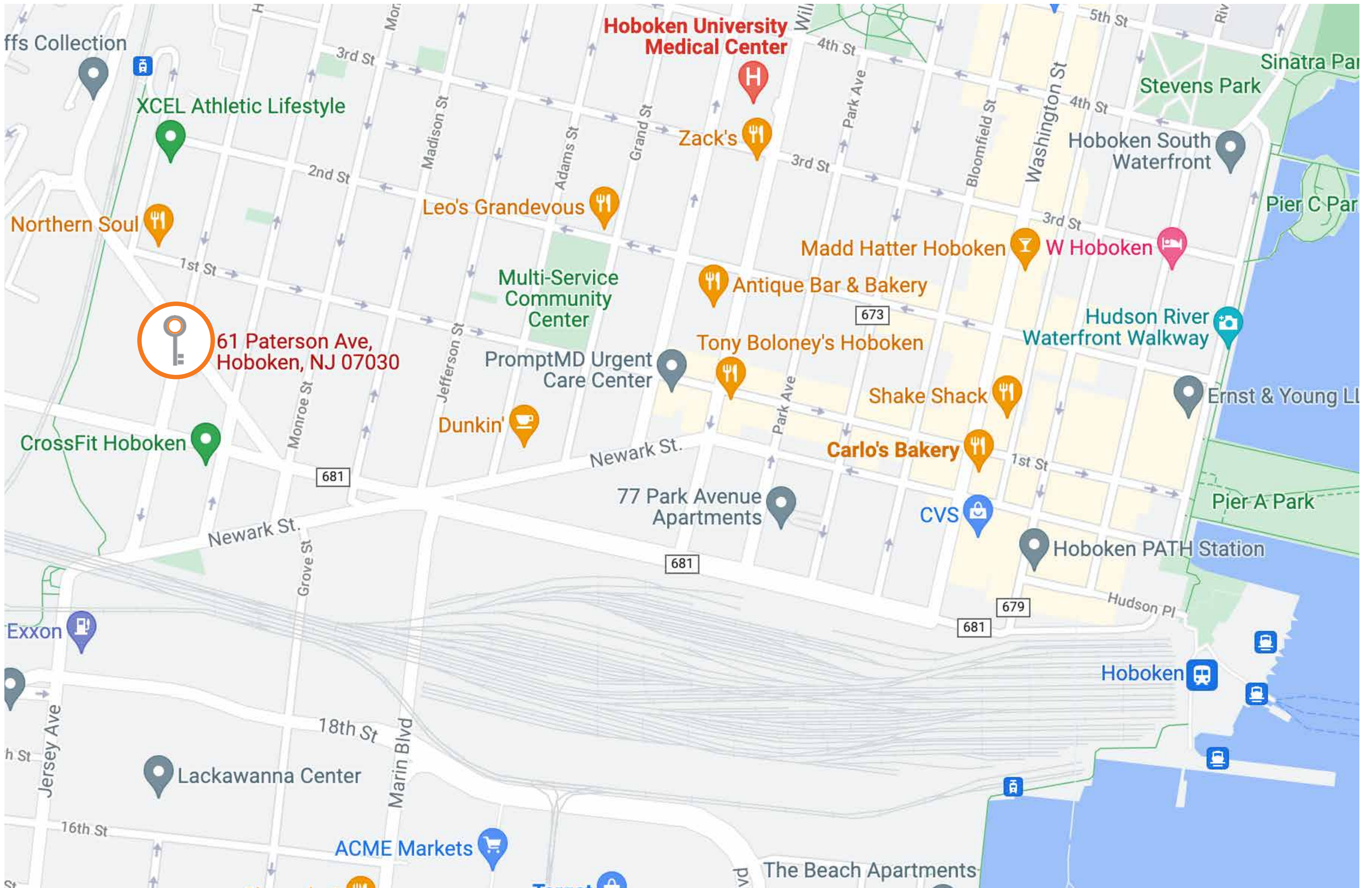
**Boutique**  
Realty  
NEW JERSEY

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email  
lana@boutiquerealtynj.com for further details.

# NEIGHBORHOOD

61-65 PATERSON AVE | HOBOKEN, NJ



**Boutique**  
Realty  
NEW JERSEY

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

Please call 201-533-0050 or email  
iana@boutiquerealtynj.com for further details.