

# 598 Jersey Ave.



598 Jersey Ave.  
Jersey City, NJ 07302

Land for Development  
\$2,500,000



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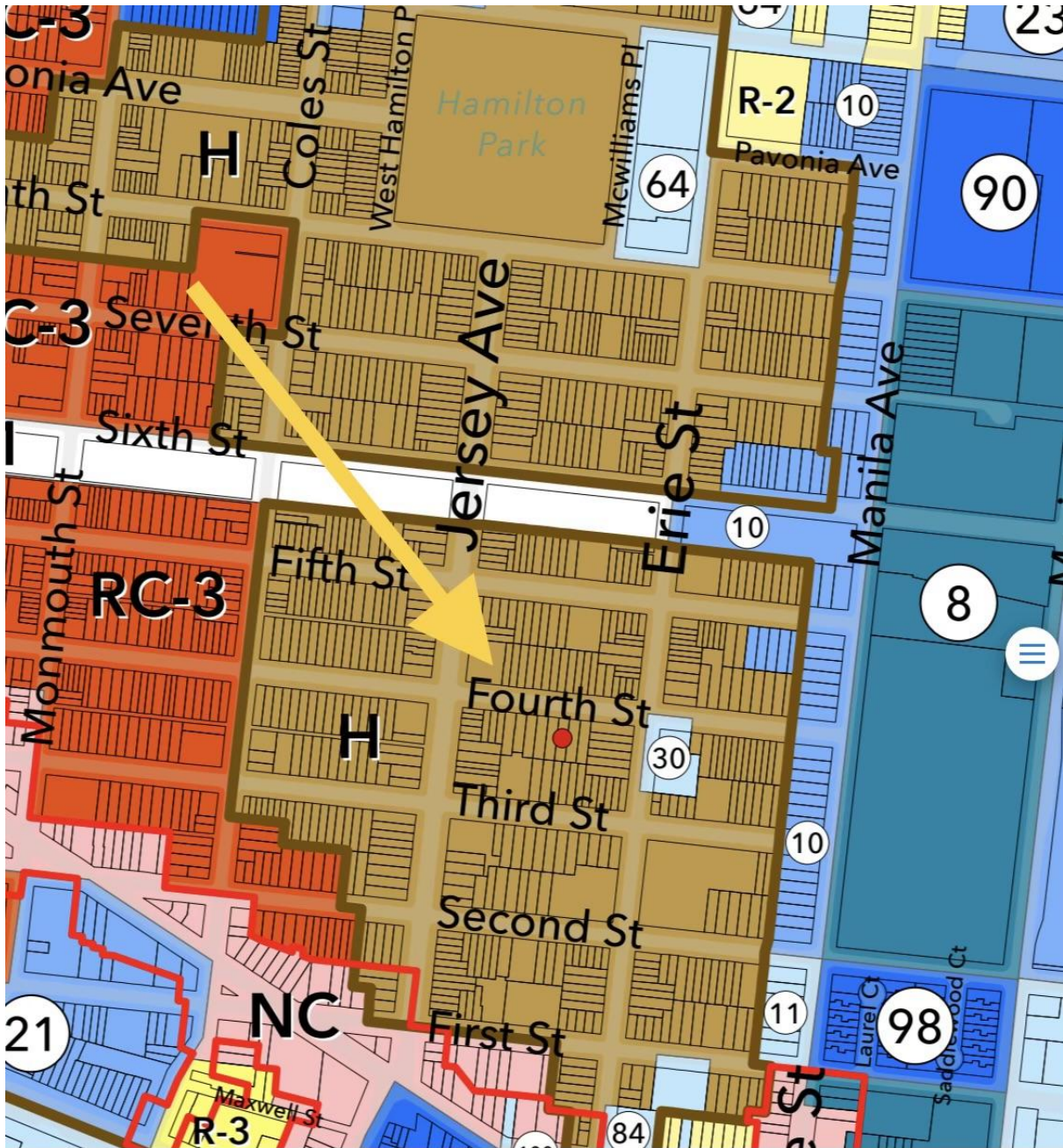
# Investment Summary

<b>Property Address</b>	<b>598 Jersey Ave</b>
Lot Size	64 X 83.33
Lot Coverage	100% on the ground floor
Block, Lot	11205, 00043 (subdivision to be formed)
Neighborhood	Downtown Jersey City
Sub-neighborhood	Harsimus Cove Historic District

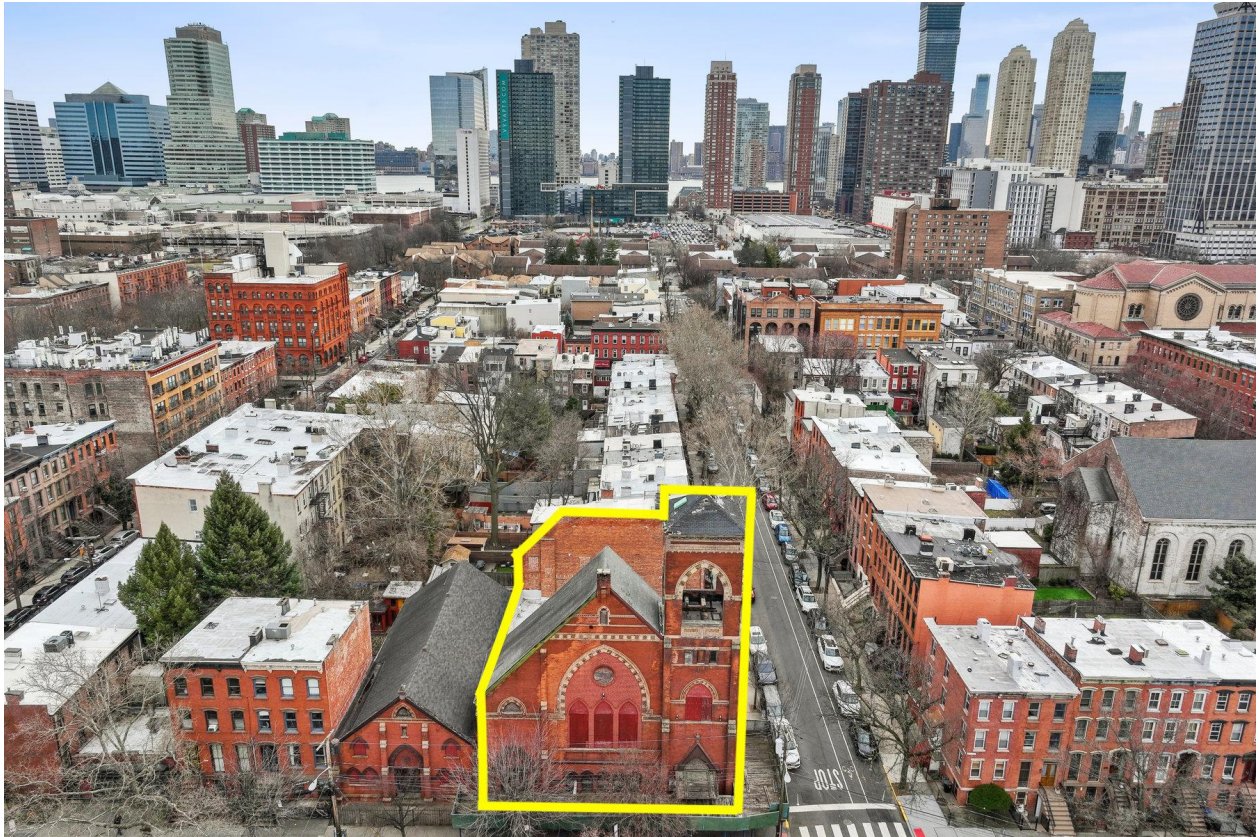
Rare development opportunity in a prime Downtown Jersey City location! This 5,333 sq ft corner lot is 64 by 83.33 ft facing South and West. Nine units and four stories are granted by right in this zone that allows for 74 units per acre. The first floor has 100% lot coverage. Amazing location with Hamilton Park and the Newark Ave Pedestrian Plaza (restaurant row) just a few blocks in either direction. The Grove St path train is also just a few blocks away. Close to supermarkets, parks, restaurants, and coffee shops, an ideal setting for a new residential development. Sitting on the lot is a historic house of worship dating back to 1886.

# Zoning Summary

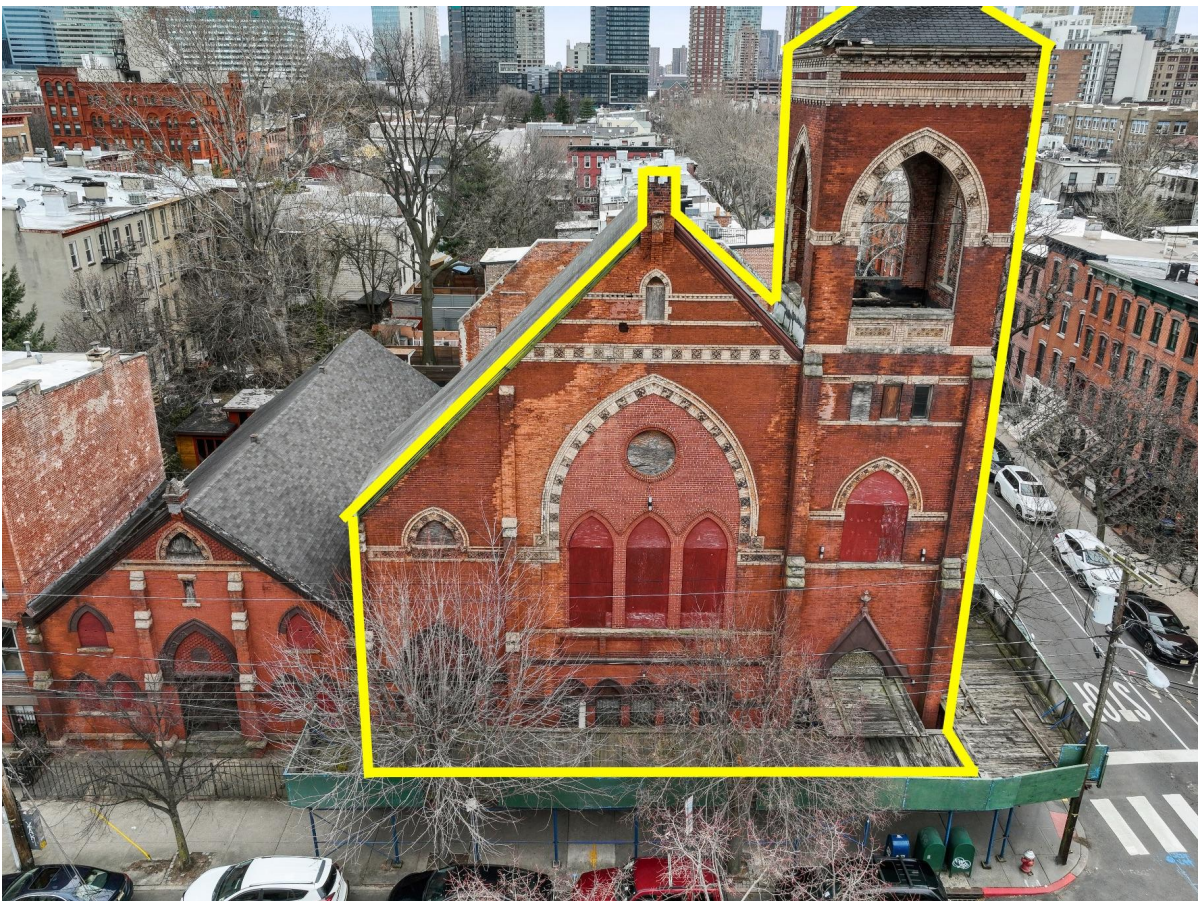
Zone	Harsimus Cove Historic District
Density	74U / acre
Height	4 Stories
Lot Coverage	60%-100%



# Photos - Exterior



# Photos - Exterior



# Photos - Exterior



# Photos - Exterior

