

IPRG

2746

JOHN F KENNEDY BLVD
JERSEY CITY , NJ 07306

LOCATED ON DOCTORS ROW



INVESTMENT HIGHLIGHTS

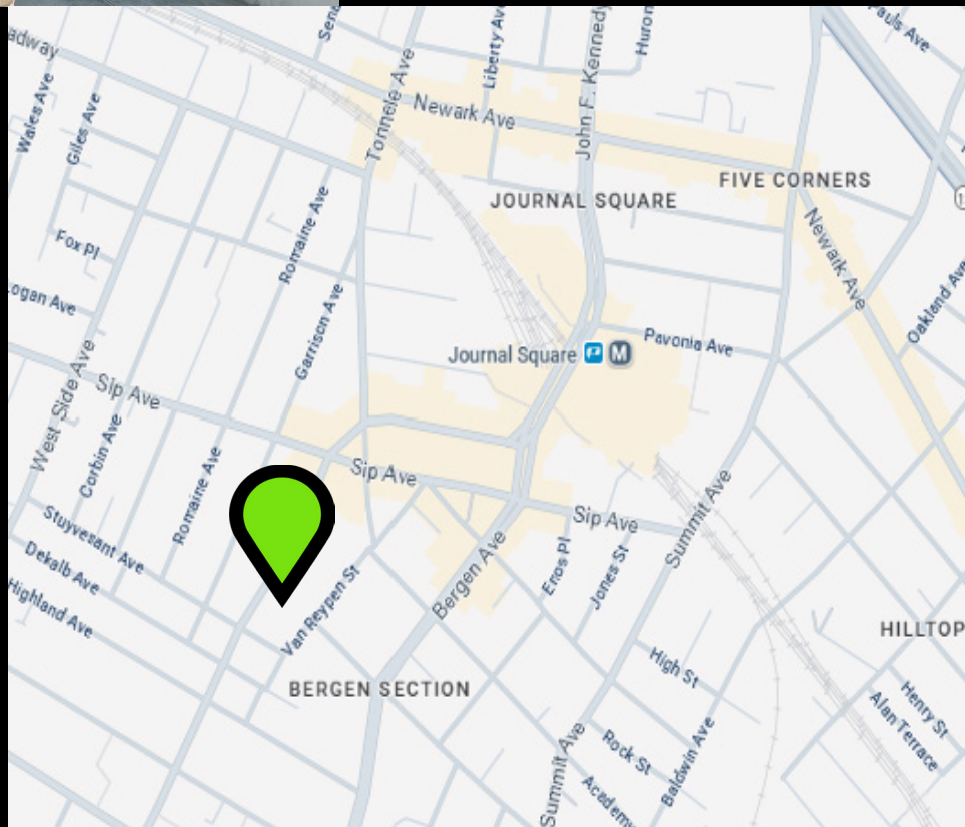
- Mixed-Use building Located on the renowned "Doctor's Row"
- Currently vacant and ready for customization or occupancy
- Walking distance to Journal Square PATH Station (easy access to Downtown Jersey City & Manhattan)
- Excellent potential for medical office conversion
- One-car garage and four total parking spaces at the rear
- Includes seven rooms plus a dedicated office space

OFFERING PRICE

\$1,675,000

PROPERTY DESCRIPTION

BLOCK	12101
LOT	9
LOT SIZE	3,722 SF
BUILDING SQUARE FOOTAGE	3,393 SF
LOT DIMENSIONS	35.08 X 104.85
STORIES	2.5
UNITS	2
YEAR BUILT	1909
ZONING	R-3
ANNUAL TAXES	\$14,037



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PROPERTY DESCRIPTION



The property located at 2746 Kennedy Boulevard in Jersey City is a 3,393 SF mixed-use building located on the renowned "Doctor's Row," in the highly sought-after Journal Square neighborhood. The building features seven rooms and a dedicated office space, all of which are currently vacant.

Additional amenities include a one-car garage and four total parking spaces located at the rear of the property.

This versatile property is well-suited for a range of owner-users, particularly medical professionals who may wish to convert part of the building into a medical office. The property is surrounded by medical practitioners who own and operate similar mixed-use buildings.

The building is also conveniently located near the Journal Square PATH Train Station, offering direct access to both Downtown Jersey City and Manhattan, making it an ideal location for both residential and professional use.





Journal Square Map

