

Jersey City | New Jersey
The Corner Pho | 189 Erie Street

Turnkey Jersey City Restaurant & Bar Opportunity – Liquor License Included




CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL HOSPITALITY DIVISION

FOR SALE: \$849,000

Located at 189 Erie Street in the heart of Downtown Jersey City, this highly visible corner commercial property presents a rare opportunity to acquire both a thriving restaurant business and a strategically positioned urban retail asset in one of Northern New Jersey's fastest-growing neighborhoods.



Artist Photo



Currently home to The Corner Pho, the approximately 4,000 SF restaurant occupies a prime corner lot near the Hoboken border, benefiting from exceptional pedestrian activity, dense residential demographics, and strong commuter traffic. The property features expansive wraparound frontage with double-sided exposure, maximizing signage visibility and branding potential along Erie Street and the intersecting corridor.



Positioned between the affluent Hamilton Park and Newport neighborhoods, the location is surrounded by luxury residential mid-rises, medical offices, neighborhood retail, and an ever-expanding population of young professionals and families.

Property Overview

The layout was designed to support both high-volume à la carte dining and catering operations, making it adaptable for a wide range of restaurant concepts including Asian fusion, sushi, steakhouse, cocktail lounge, gastropub, Mediterranean, or upscale casual dining. The property includes a coveted Plenary Retail Consumption Liquor License covering the entire premises, significantly enhancing operational and resale value.

The existing setup allows a new operator to begin business immediately with minimal additional capital investment. Included Toast POS infrastructure consists of two cashier stations, handheld ordering tablets, kitchen display systems, and integrated printing systems designed for efficient front- and back-of-house operations.

From an investment standpoint, the property benefits from Jersey City's continued residential and commercial expansion, particularly within the highly desirable 07302 zip code where retail vacancy remains limited and demand for experiential dining concepts continues to rise. The surrounding neighborhood boasts a "Walker's Paradise" rating, with immediate access to Newport Centre Mall, the Hudson River waterfront, Hamilton Park, Newport PATH Station, Hoboken nightlife, and direct Manhattan connectivity via PATH and nearby major highways including Route 139 and I-78. The nearby Newport PATH Station provides rapid commuter access to Manhattan, drawing a constant flow of residents, professionals, and visitors through the corridor daily. Additionally, the area continues to experience substantial multifamily development growth, creating an expanding built-in customer base for food, beverage, and hospitality operators.

With strong local demographics, dense residential population growth, excellent visibility, flexible infrastructure, full liquor capability, and turnkey operational readiness, 189 Erie Street represents an exceptional opportunity for owner-operators, hospitality groups, investors, or restaurateurs seeking an established presence in one of the most dynamic urban submarkets in the New York metropolitan area.

The fully built-out restaurant space offers a spacious open dining room, a dedicated bar and sports lounge alcove, private dining flexibility, ADA-compliant access and restrooms, and seating capacity for approximately 95 guests, with the ability to comfortably host 50–60 person banquet events and private parties.





The commercial kitchen infrastructure is exceptionally robust and fully equipped for intensive food production, featuring dual walk-in freezers, walk-in refrigeration, custom wok stations, multiple hood systems, fryers, grill stations, stock pot ranges, chef bases, commercial prep stations, POS technology, bar refrigeration systems, and catering-capable production equipment.





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Strategic Location Benefits

Amsterdam Castle benefits from accessibility to major Northeast population centers while offering a destination-style hospitality experience.

The property is positioned within driving distance of:

- ▶ New York City
- ▶ Albany
- ▶ Saratoga Springs
- ▶ The Hudson Valley
- ▶ The Adirondacks
- ▶ Western Massachusetts

This allows operators to target:

- ▶ Weekend getaway travelers
- ▶ Wedding guests
- ▶ Corporate retreat clientele
- ▶ Destination dining consumers
- ▶ Tourism traffic

Potential future repositioning concepts may include:

- Luxury Boutique Hotel
 - Castle Resort & Spa
- Wedding & Event Destination
 - Wellness Retreat
- Private Membership Club
- Culinary & Wine Destination
 - Corporate Retreat Center
- Hybrid Hotel / Residential Retreat
- Luxury Short-Term Rental Portfolio

Investment Summary

Amsterdam Castle presents an opportunity to acquire a highly recognizable hospitality landmark with:

- Significant architectural character
- Existing hospitality infrastructure
- Strong occupancy trends
- Revenue growth potential
- Event and restaurant upside
- Expansion capabilities
- Strong online visibility
- Trophy asset appeal

With operational optimization, expanded hospitality programming, and strategic repositioning, the property offers substantial upside for a qualified hospitality operator or investor.



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