

RETAIL FOR SALE & LEASE

RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATIC



746 Tonnelle Avenue, Jersey City, NJ 07307



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 746 Tonnelle Avenue in Jersey City, NJ. This well-maintained 2,780 SF building, boasting 1 unit, was originally constructed in 1962 and underwent a complete renovation in 2025. With its recent upgrades and strategic location, this property presents a strong prospect for those seeking a valuable addition to their commercial real estate portfolio. Ready for immediate occupancy in an approved cannabis zone, license required.

PROPERTY HIGHLIGHTS

- 2,780 SF Building w/ Modern and adaptable commercial space
- 11,700 SF Lot Size w/ 20 Parking Spaces
- Plug and Play Medical/Recreation Dispensary
- Ready for immediate occupancy in an approved cannabis zone, license required

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Sale Price: | \$3,500,000 |
| Lease Rate: | \$60.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 2,780 SF |
| Lot Size: | 11,700 SF |
| Building Size: | 2,780 SF |
| NOI: | \$192,793.00 |
| Cap Rate: | 5.51% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 1,154 | 5,565 | 22,917 |
| Total Population | 3,420 | 15,364 | 61,636 |
| Average HH Income | \$123,786 | \$97,383 | \$99,398 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.

Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

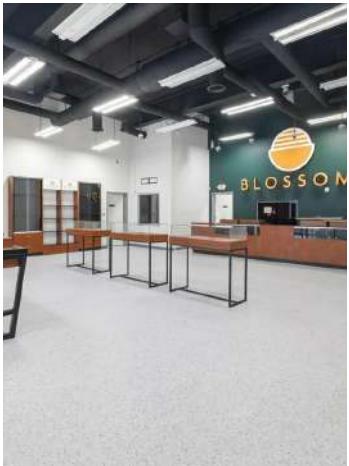
KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

RETAIL FOR SALE & LEASE

RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATIC



746 Tonnelle Avenue, Jersey City, NJ 07307



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

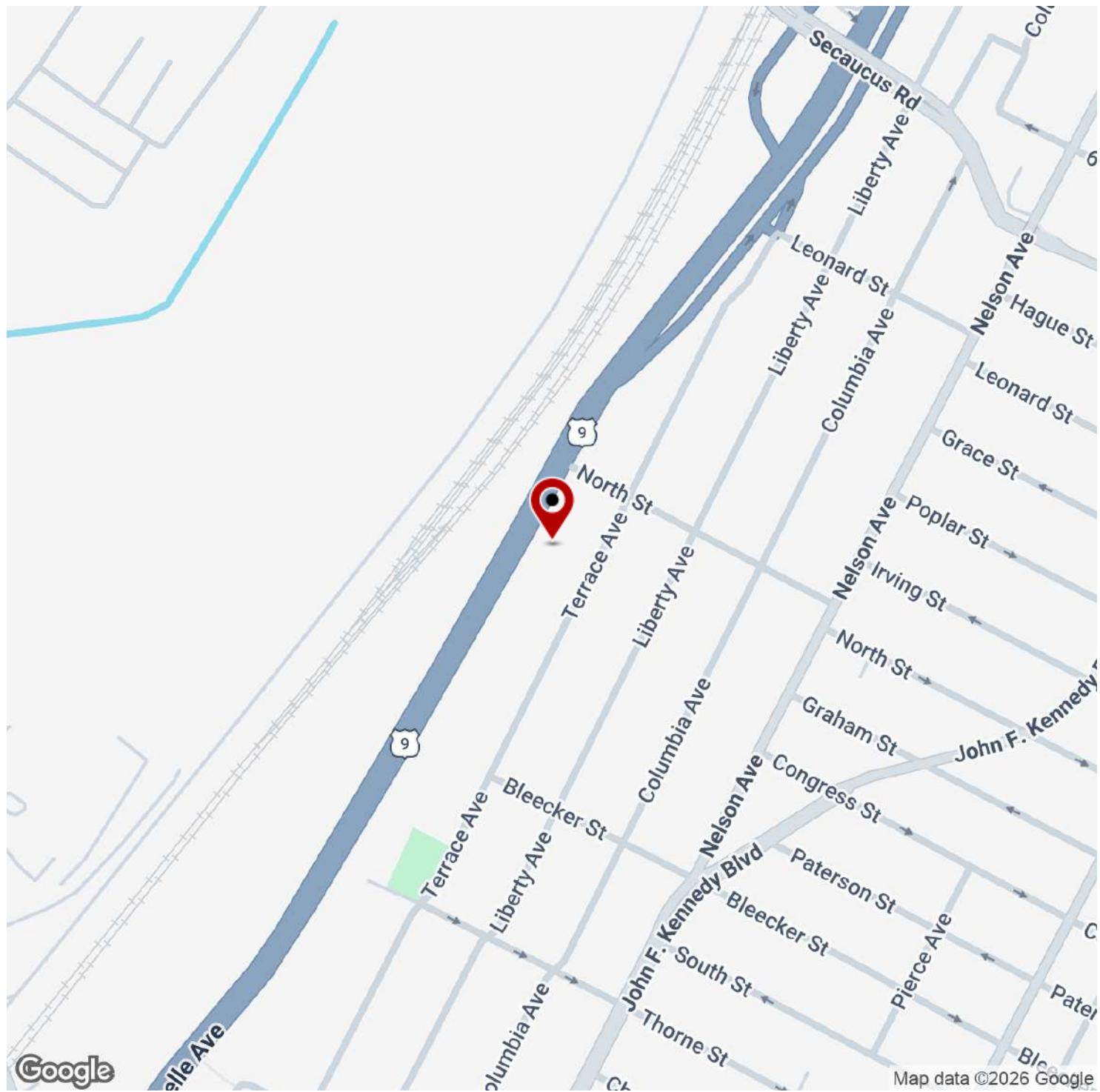
Each Office Independently Owned and Operated **ERGTeam.kw.com**

RETAIL FOR SALE & LEASE

RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATIC



746 Tonnelle Avenue, Jersey City, NJ 07307



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

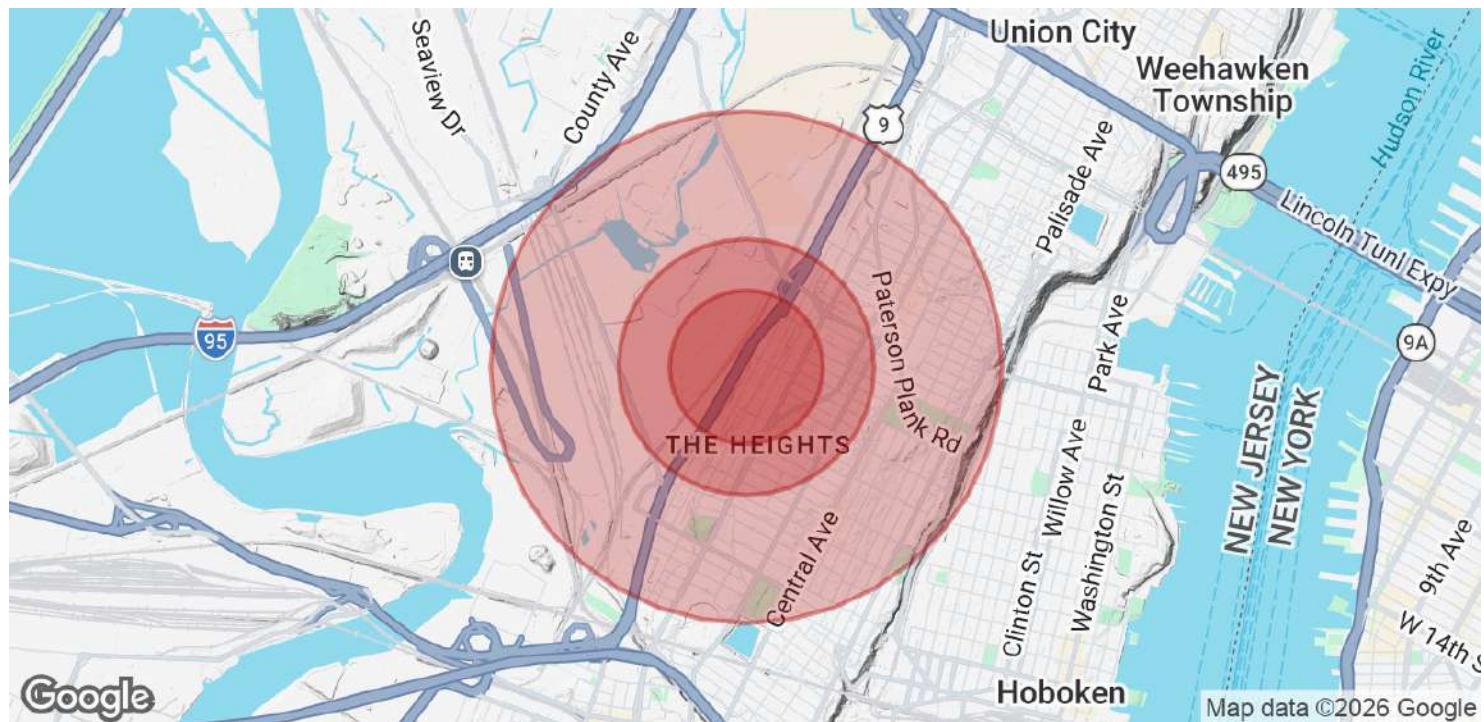
KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

RETAIL FOR SALE & LEASE

RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATIC



746 Tonnelle Avenue, Jersey City, NJ 07307



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 3,420 | 15,364 | 61,636 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 39 | 39 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,154 | 5,565 | 22,917 |
| # of Persons per HH | 3 | 2.8 | 2.7 |
| Average HH Income | \$123,786 | \$97,383 | \$99,398 |
| Average House Value | \$613,825 | \$622,065 | \$604,284 |

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
 Managing Director | Fort Lee
 O: 201.917.5884 X701
 C: 201.315.1223
 operations@ergteam.com
 NJ #0893523

KW COMMERCIAL
 2200 Fletcher Ave Suite 500
 Fort Lee, NJ 07024