

## GENERAL INFORMATION



MLS # 260000736 Status **A** Class **IV** LP: **\$3,549,000**  
 Address **355 FAIRMOUNT AVE** Zip **07306** DOM  
 City **JC, Journal Square** County **Hudson**  
 Type **Investment** SP  
 Between **Corner of Kennedy and F...** Contract Date  
 Block **16501** Closing Date  
 Lot **2** FIN

Taxes **\$0** Approx Building Age  
 Est. Gross Income Approx Lot Size  
 Est. Operating Expense Type of Construction  
 Expense Sheet Attached Easements

Rent Control  
 Green Card  
 Mixed Use  
 Flood

Fuel  
 Sprinklers  
 Amps  
 Volts  
 Phase

Number of Parking Spaces  
 Covered  
 Handicapped Access  
 Elevators



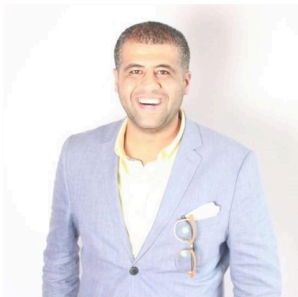
Free Standing  
 Number of Stories **2**  
 Number of Units

Number of Studios  
 Total Number of 1BR  
 Total Number of 2BR  
 Total Number of 3BR  
 Total Number of 4+ BR

Total # of Full Bathrooms  
 Total # of 1/2 Baths **4**

Adv. Remarks

**Prime Development & Investment Opportunity – Historic Church + Adjacent Lot** Rare opportunity to acquire a historic church property prominently located on the corner of Kennedy Blvd & Fairmount Ave in Jersey City, just one block from St. Peter's University. This highly visible corner location offers exceptional upside for investors, developers, or institutional users. The church features over 12,000 square feet of interior space, highlighted by a grand sanctuary accommodating 300+ attendees, along with multiple large auxiliary and recreational rooms suitable for a variety of uses. The property has seen significant capital improvements, including updated electrical, ductless mini-split A/C systems, and new gas steam heating, blending historic character with modern infrastructure. Situated on a generous 75 x 169 lot, the offering is further enhanced by a separate adjacent property also available for sale at 2606 Kennedy Blvd, a 3-family home on a 168.87 x 87 lot. Combined, both parcels total approximately 27,291 square feet of land, presenting an exceptional redevelopment or assemblage opportunity in a rapidly growing area. Ideal for developers, religious or community organizations, adaptive reuse projects, or long-term investors. Close proximity to major transportation, universities, shopping, and downtown Jersey City adds to the property's long-term value. Unique offering. Irreplaceable location. Endless potential.



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