



Exceptional & Unique Character-Rich Commercial Building for Sale Two Story Commercial Building + Vacant Lot

279-281 Pine Street, Jersey City, NJ 07304

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OFFERING HIGHLIGHTS

THE PROPERTY

- **Unique Character-Rich Asset:** A stunning 4,500 SF, two-story commercial building featuring exceptional architectural character, currently utilized as a functional workshop.
- **Rare Expansion Potential:** Sale includes an adjacent 25' x 100' vacant lot, providing a total footprint of 5,000 SF (50' x 100' combined).
- **Development Ready:** The vacant lot offers immediate "ground-up" development potential in one of Jersey City's most sought-after submarkets.
- **Internal Parking:** Features a rare internal parking space/loading bay within the existing structure.

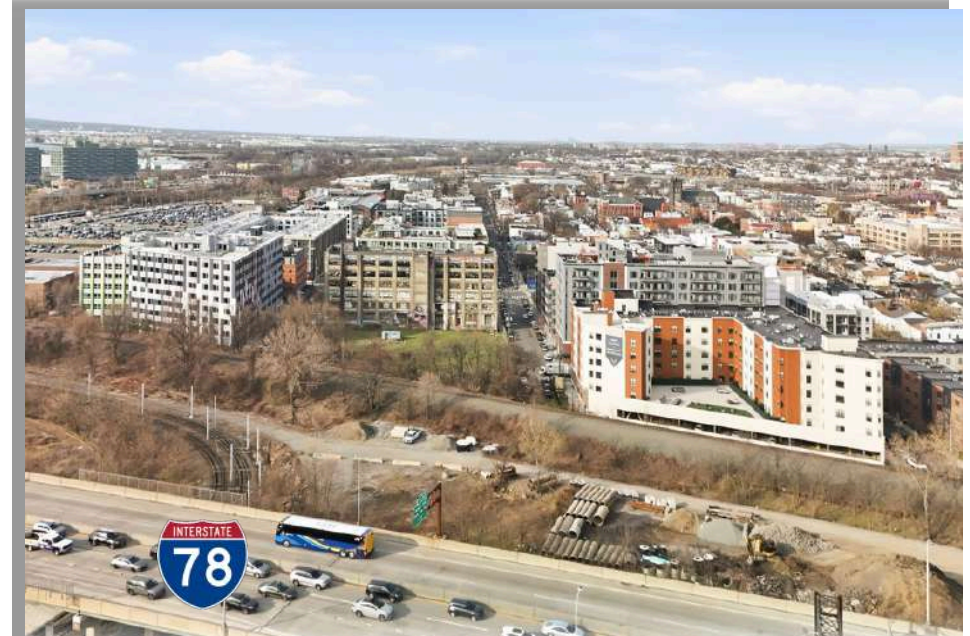
THE LOCATION

- **Unbeatable Connectivity:** Located less than two blocks from the Liberty State Park Light Rail station, offering a seamless commute to Downtown Jersey City, the PATH, and Manhattan.
- **Strategic Access:** Situated just moments from Interstate 78 and the NJ Turnpike, providing rapid vehicular access to the Holland Tunnel and regional hubs.
- **Heart of Growth:** Positioned in the center of a massive neighborhood transformation with thousands of new residential units currently under construction or proposed in the immediate vicinity.

THE LIFESTYLE & NEIGHBORHOOD

- **Recreational Anchor:** A short distance from the 1,200-acre Liberty State Park, offering world-class waterfront views and outdoor amenities.
- **Neighborhood Synergy:** Steps away from the vibrant Bergen Lafayette dining and retail scene, bridging the gap between historic charm and modern luxury.
- **Downtown Proximity:** Enjoy the benefits of the Downtown Jersey City lifestyle at a significant value proposition.

ASKING PRICE: \$1,950,000



PROPERTY DESCRIPTION

Building Size	4,500 SF
Parcel Size	5,000 SF
Zoning	R1
Overlay Zoning	Adaptive Reuse Zone A
Block & Lot	19002, 9 & 10
Taxes	\$12,000.00
Year Built	1900
Number of Stories	2 Stories
Parking	One Space



NEIGHBORING RETAIL



Restaurant



Sandwich Shop



Cafe



Sandwich Shop



Cafe



Restaurant



Cafe



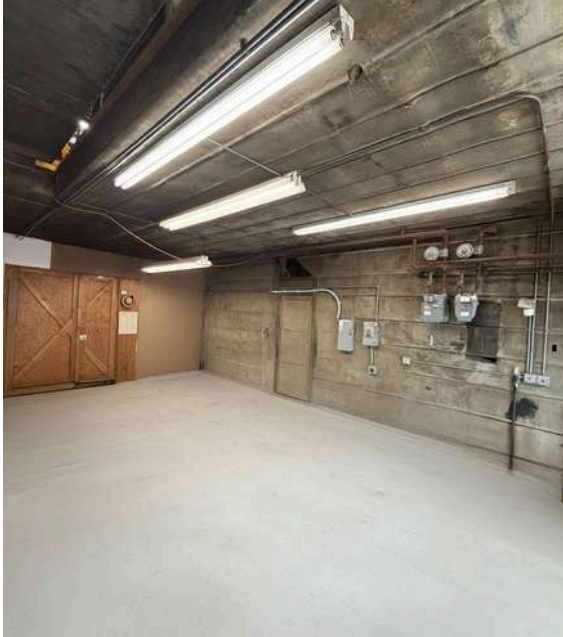
Restaurant



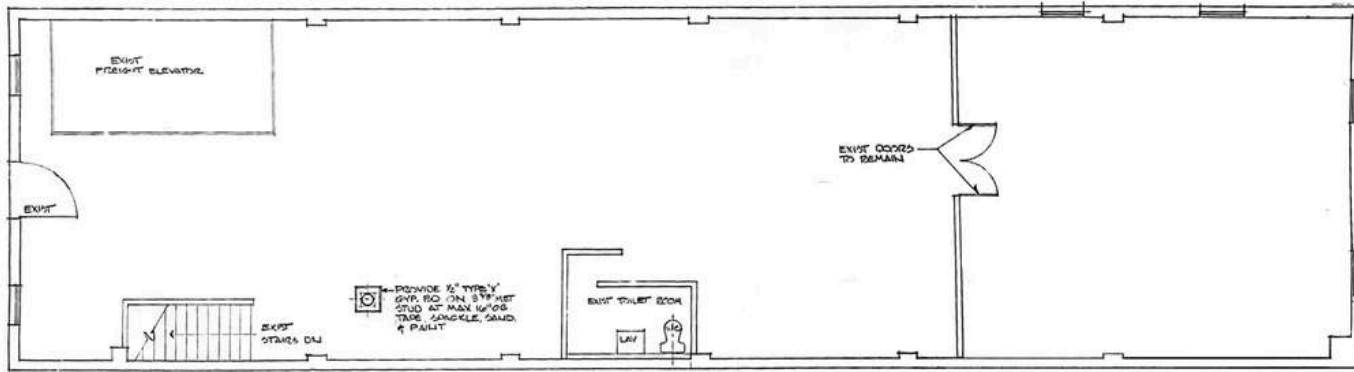
Daycare



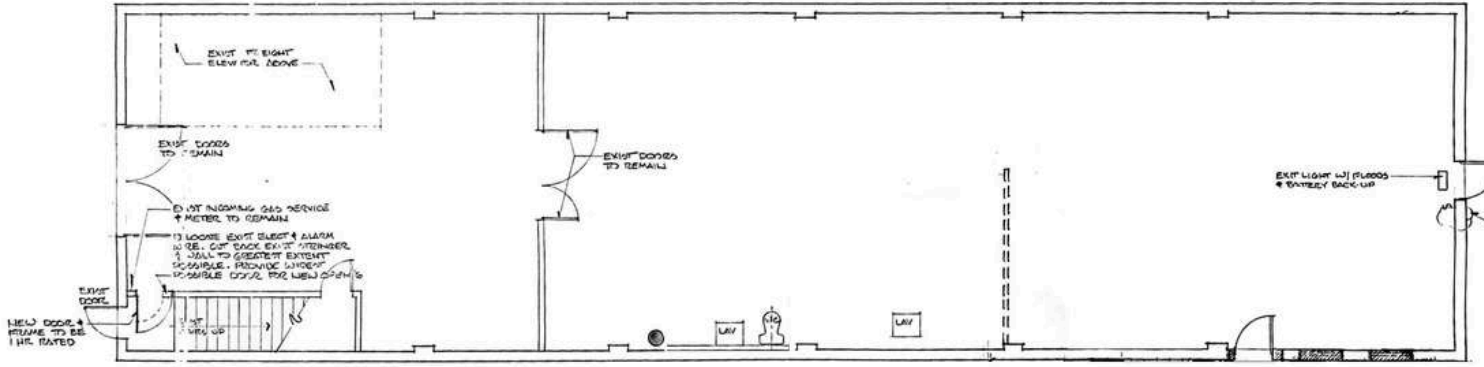
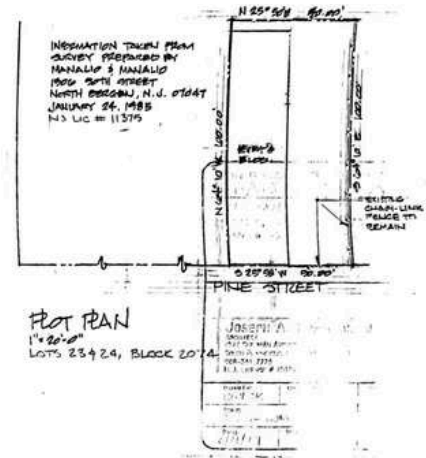
INTERIOR IMAGES



FLOOR PLAN



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NY/NJ ACADEMY OF CERAMIC ART
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FRANK BOSCO

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908-541-7775
N.J. LIC # 11375

DATE: 6/21/19	DESIGNER: BK	CHECKED BY: DD	SCALE: 1/4" = 1'-0"
TITLE: DD			PROJECT: A-1

SOUTH WEST VIEW

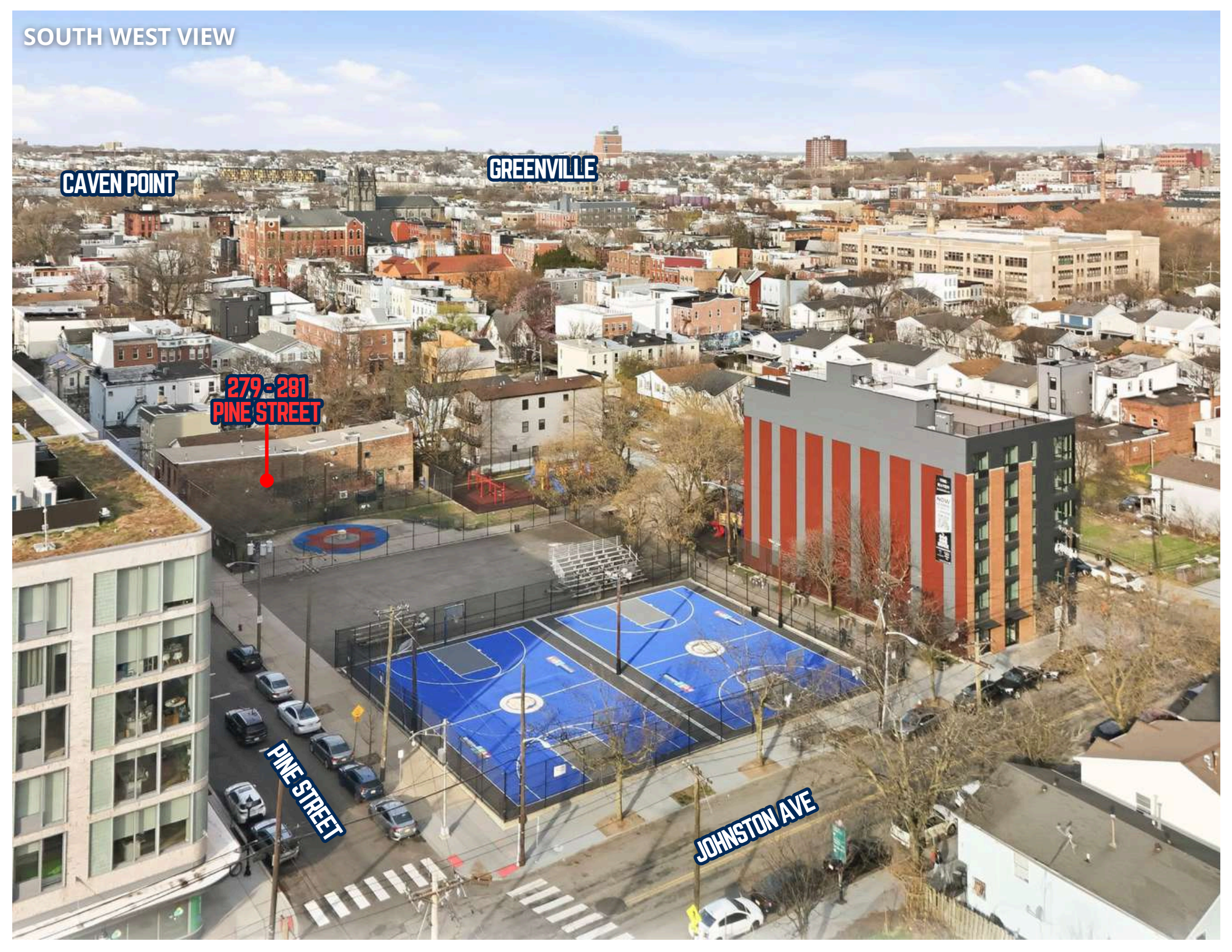
CAVEN POINT

GREENVILLE

**279 - 281
PINE STREET**

PINE STREET

JOHNSTON AVE



NORTH EAST VIEW

DOWNTOWN JERSEY CITY

LIBERTY HARBOR NORTH



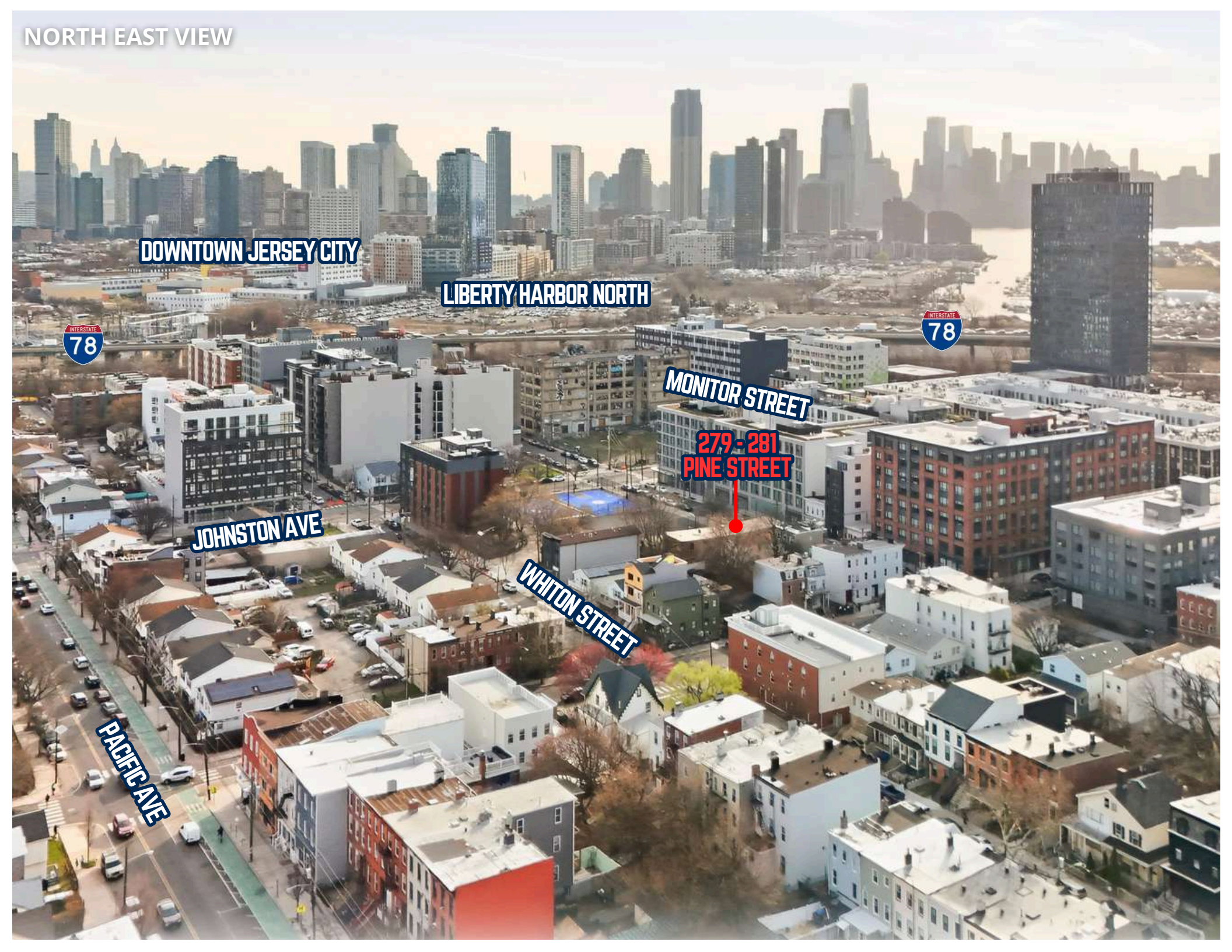
MONITOR STREET

**279 - 281
PINE STREET**

JOHNSTON AVE

WHITON STREET

PACIFIC AVE



SOUTH EAST VIEW

BAYONNE

LIBERTY STATE PARK



279 - 281
PINE STREET

JOHNSTON AVE



NORTH VIEW

HOBOKEN

DOWNTOWN JERSEY CITY

LIBERTY HARBOR NORTH

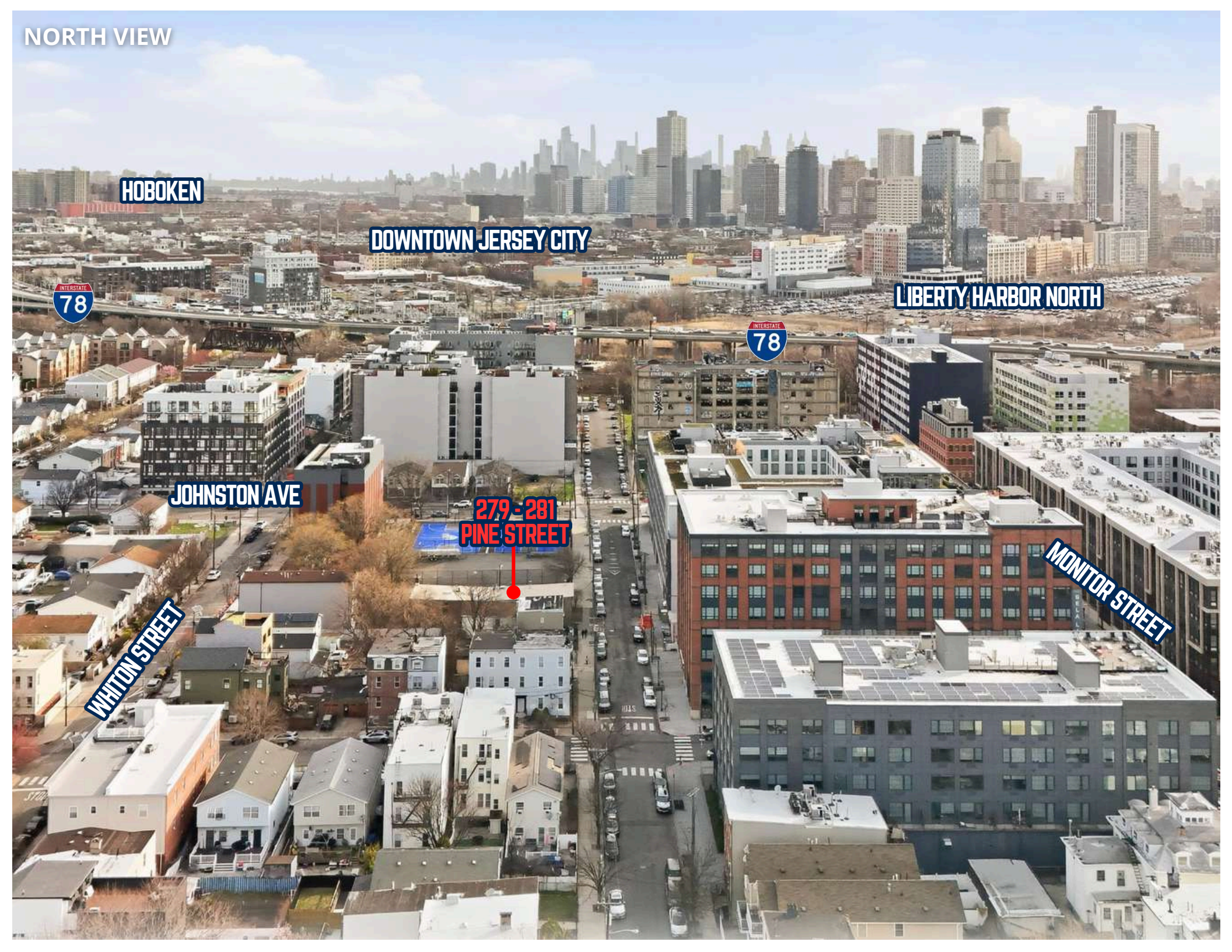


JOHNSTON AVE

279 - 281
PINE STREET

MONITOR STREET

WHITON STREET



EAST VIEW



**HUDSON-BERGEN
LIGHTRAIL**

LIBERTY SCIENCE CENTER

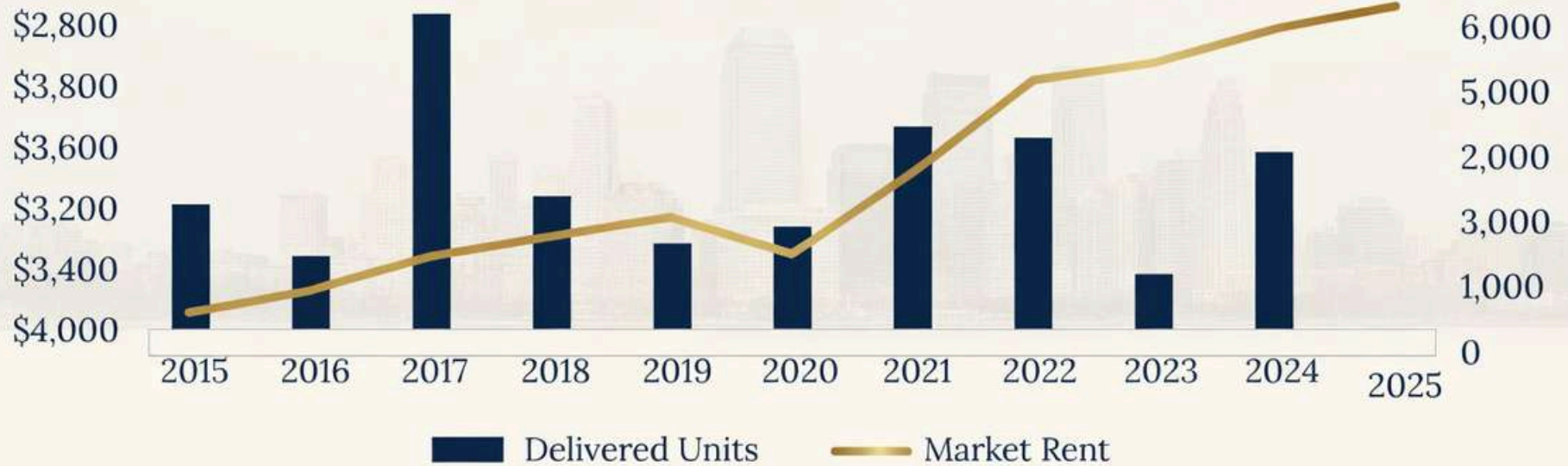


**279 - 281
PINE STREET**

WHITON STREET

JERSEY CITY MARKET

JERSEY CITY MARKET RENTS VS UNITS DELIVERED



Jersey City's prime positioning directly across from Lower Manhattan has established it as a premier destination for large-scale real estate investment. The successful transformation of former industrial waterfronts and rail yards into high-end residential and commercial districts has redefined the city's skyline. As New Jersey's second-largest city, it provides a sophisticated urban lifestyle replete with diverse dining, nightlife, and expansive parks. The submarket is anchored by "trophy" office towers such as Goldman Sachs, Exchange Place Center, and Harborside, creating a dense concentration of corporate headquarters that reinforces Jersey City's status as a top-tier office market within the New York MSA.

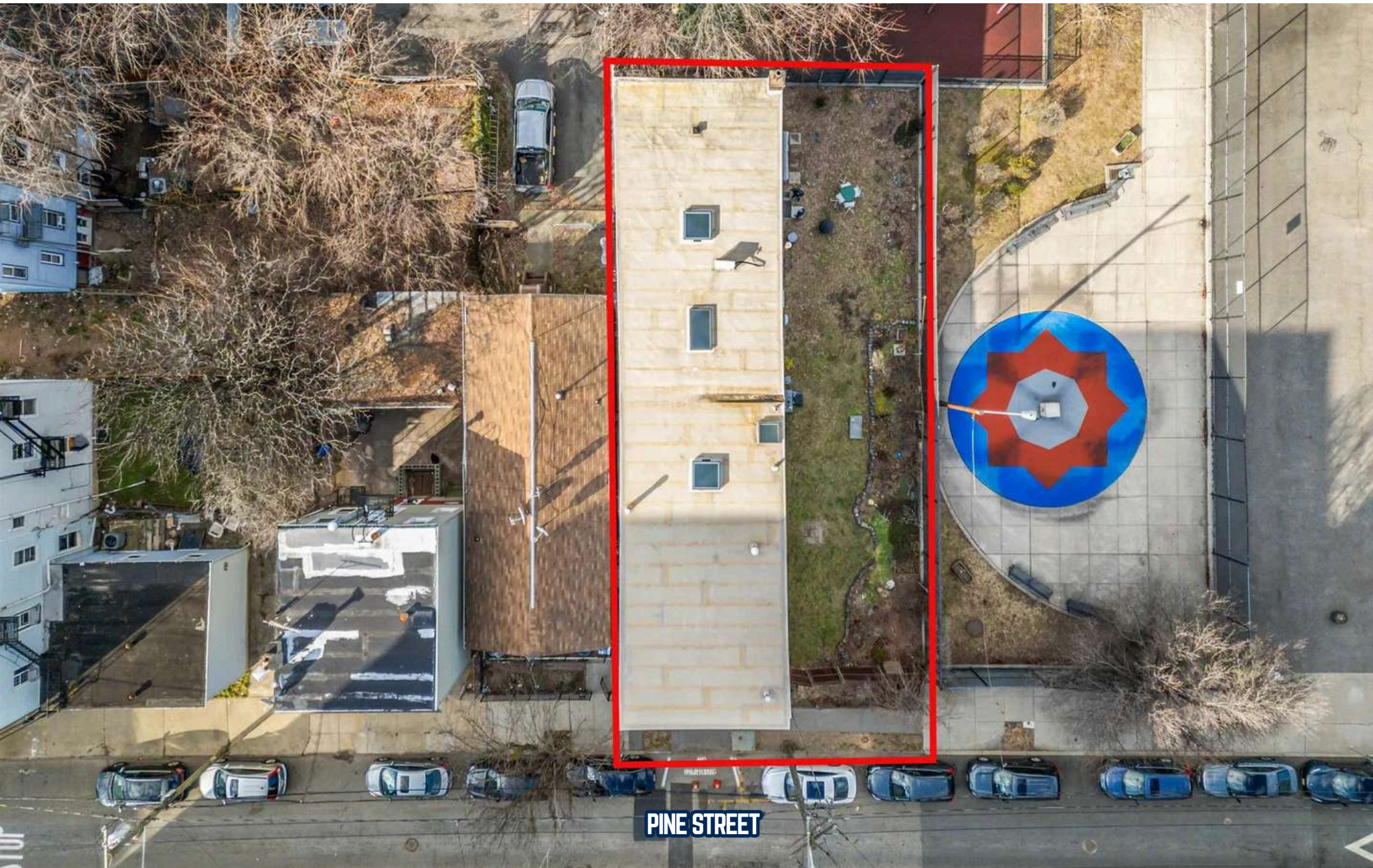
Local neighborhoods have seen unprecedented demand as escalating costs in Manhattan and the outer boroughs drive residents toward Hudson County. This influx of high-income professionals has catalyzed the luxury multifamily sector, which currently features a Class A inventory of 29,829 units. Market fundamentals remain exceptionally strong, with 9,569 units absorbed since 2021—a figure that represents 104% of all new deliveries during that timeframe. Consequently, average monthly rents have surged from \$2,899 in 2015 to \$3,899 in 2025 YTD, marking a 33% increase. With a sustained three-year average vacancy rate of just 5.6%, continued inventory compression is expected to drive further rent appreciation in the coming years.

RETAIL AREA



279-281 Pine Street, Jersey City, NJ 07304

PROPERTY OUTLINE



PINE STREET

279-281 Pine Street, Jersey City, NJ 07304

ZONING

PERMITTED PRINCIPAL USES

PERMITTED USES FOR THIS SITE ARE THE FOLLOWING:

1. Artist studio workspace
2. Community Facility (On parcels that abut Communipaw Avenue or Johnston Avenue.)
3. House of Worship
4. Park
5. Parking that serves a park that is contained within the Residential Zone, and is within 100 feet of the park. Overnight parking shall be by permit only
6. Residential
7. Walkways and Bikeways
8. Public Utilities, except that natural gas transmission lines shall be prohibited. The permitted density for this site is 42 units an acre – which is 2 units for this lot size. The maximum height permitted is 35 feet

FRONT YARD SETBACK:

Front yard setback shall match the setback of the Primary Building Façade of the closest permitted use on either side of the subject parcel, provided that the building setback to be matched shall be closest so the predominant (most frequently occurring) setback on the blockfront. A current signed and sealed survey of the subject property showing adjacent building setbacks on both sides along with photos showing the entire blockfront to the left and right of the subject property must be provided to the Division of City Planning as part of the application for approval.

SIDE YARDS:

Minimum 2 feet (one)/5 feet (both) if adjacent dwelling is detached with side yard; where adjacent dwelling has 0 side yard (i.e., is built to the side lot line) then maximum 0.0 feet is required (i.e., new house must also be built to the side lot line); except where existing adjacent building has windows on the side lot line, then three feet required starting from one foot in front of the first window to the rear building line.

ZONING

MINIMUM REAR YARDS:

The rear yard setback shall be added to the front yard setback (as determined above) to produce a total of not less than thirty-five (35) feet, provided, however, that in no case shall a rear yard be less than twenty (20) feet. The mathematical formula for this calculation is as follows:

X = required front yard setback Y = required rear yard setback X + Y = at least 35 feet

Where lot depth exceeds one hundred (100) feet, the minimum rear yard as determined by the above standard shall be increased by fifty percent (50%) of the portion of the lot depth in excess of one hundred (100) feet.

Maximum building coverage: sixty percent (60%)

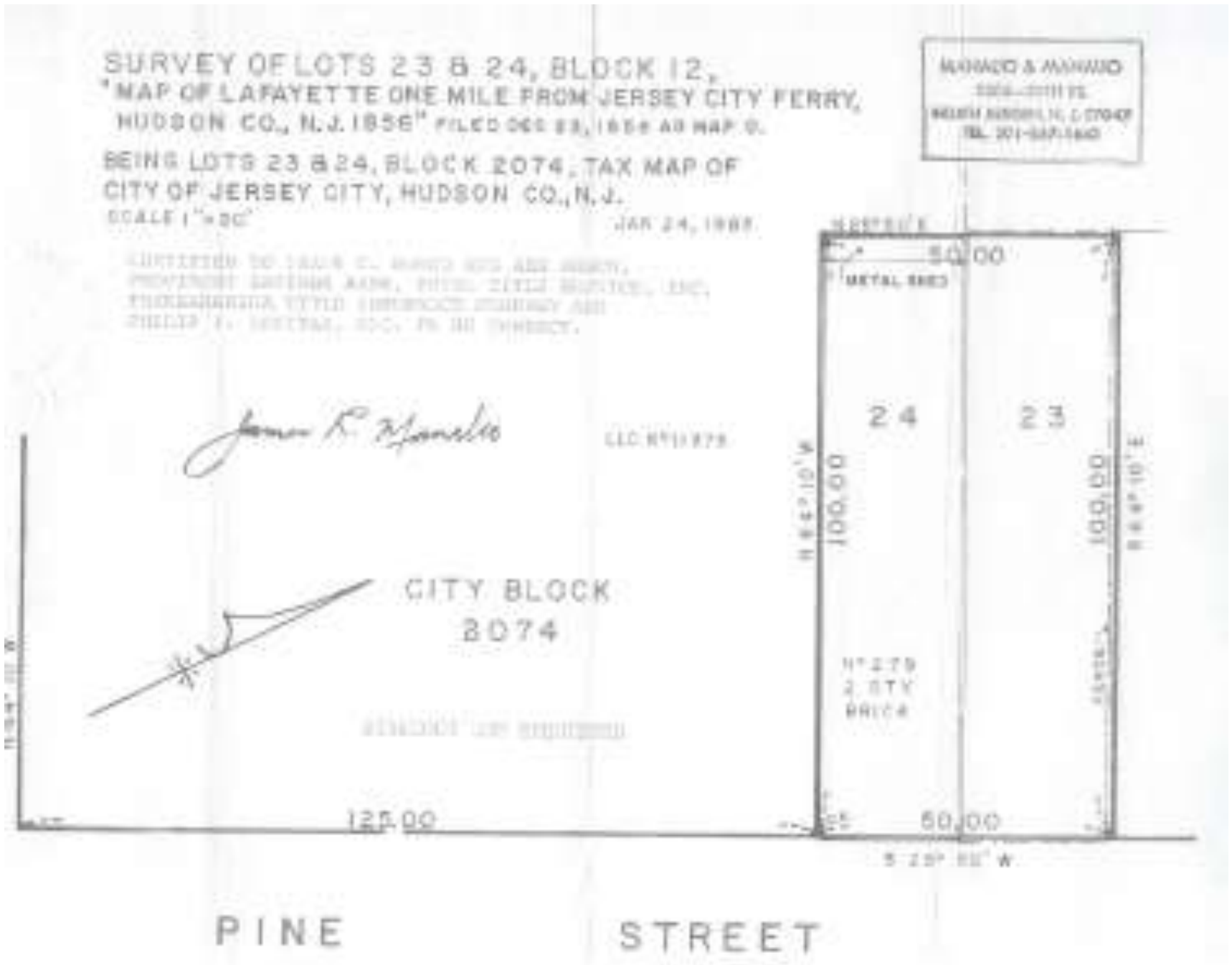
Maximum lot coverage: eighty-five percent (85%)

ADAPTIVE REUSE OVERLAY ZONE A

The Adaptive Reuse Overlay Zones shall be in addition to, and not supersede, the underlying zoning categories. Furthermore, the Adaptive Reuse Overlay Zone shall apply only to those structures that existed at the time of adoption of this Plan, as listed within each Overlay Zone category of this Plan, or new construction on vacant land within the Overlay Zones which permit new construction as outlined elsewhere in this section. Should said structures be demolished, or the exterior be significantly altered, except in compliance with the requirements of this section, the subject parcel shall no longer be considered part of an Adaptive Reuse Overlay Zone, and the underlying Plan zoning requirements shall be in effect.

- Permitted Principal Use
- Artist studio workspace
- Banquet or Catering Facility
- Community Facility
- Indoor Recreational Facility
- Residential
- Restaurants/Cafés: sit-down only
- Senior Residential Facility
- Combination of the above, subject to approval by the Planning Board

SURVEY



279-281 Pine Street, Jersey City, NJ 07304



DEMOGRAPHICS



.25 MILE RADIUS

POPULATION	4,370	TOTAL BUSINESSES	51
HOUSEHOLDS	1,944	TOTAL EMPLOYEES	1,023
MEDIAN AGE	33.7	AVERAGE HOUSEHOLD INCOME	\$87,433
COLLEGE GRADUATES (Bachelor's +)	50.8%		

.5 MILE RADIUS

POPULATION	9,161	TOTAL BUSINESSES	213
HOUSEHOLDS	3,841	TOTAL EMPLOYEES	6,553
MEDIAN AGE	34.0	AVERAGE HOUSEHOLD INCOME	\$77,071
COLLEGE GRADUATES (Bachelor's +)	39.1%		

1 MILE RADIUS

POPULATION	59,892	TOTAL BUSINESSES	1,463
HOUSEHOLDS	27,514	TOTAL EMPLOYEES	31,424
MEDIAN AGE	36.3	AVERAGE HOUSEHOLD INCOME	\$154,327
COLLEGE GRADUATES (Bachelor's +)	63.7%		

3 MILE RADIUS

POPULATION	359,200	TOTAL BUSINESSES	8,713
HOUSEHOLDS	151,052	TOTAL EMPLOYEES	171,994
MEDIAN AGE	35.7	AVERAGE HOUSEHOLD INCOME	\$149,218
COLLEGE GRADUATES (Bachelor's +)	58.3%		

*2023 estimates
*excludes NYC

MARKET OVERVIEW

BERGEN LAFAYETTE

Bergen Lafayette, centered around the intersection of Communnipaw Avenue and Pacific Avenue in Jersey City, has undergone a remarkable transformation in recent years. Once an industrial powerhouse, the neighborhood's "green" renaissance is characterized by a sleek blend of converted warehouses, historic Victorian row homes, and luxury mid-rise developments that capitalize on its proximity to Liberty State Park.

The area's magnetic energy is fueled by a thriving culinary and social scene. Local anchors like the cozy Lafayette Provisions, the bustling Harry's Daughter, and the artisanal Pinwheel Garden contribute to a soulful, community-driven atmosphere that makes Bergen Lafayette one of the most sought-after pockets in the city.

TRANSPORTATION

Liberty State Park Light Rail Station The Hudson-Bergen Light Rail provides seamless access to the neighborhood, connecting residents to the Exchange Place financial district, Newport, and Hoboken within minutes. From there, easy transfers to the PATH train offer a quick commute into Manhattan.

Communipaw Avenue Bus Corridors Centrally located bus routes (including the 1, 6, and 81) provide immediate transit throughout Jersey City, offering direct links to the Journal Square Transportation Center and the Downtown waterfront.

Interstate 78 & NJ Turnpike Bergen Lafayette sits at the doorstep of the I-78 extension and the NJ Turnpike (Exit 14B). This provides unparalleled vehicular connectivity to Newark Liberty International Airport, the Holland Tunnel, and suburban employment hubs across Northern New Jersey.

LOCAL ATTRACTIONS

- **Liberty State Park:** A massive 1,200-acre urban oasis offering stunning views of the Manhattan skyline, the Statue of Liberty, and miles of waterfront pathways for biking and jogging.
- **The itsy-bitsy Berry Lane Park:** Jersey City's largest municipal park, featuring a world-class skate park, basketball courts, soccer fields, and a massive playground built on reclaimed industrial land.
- **Pacific Avenue Arts District:** A burgeoning corridor home to independent galleries, creative studios, and murals that reflect the neighborhood's deep-rooted artistic soul.
- **Liberty Science Center:** A premier interactive museum and planetarium that serves as a major regional draw for science, technology, and education.
- **Lafayette Village:** A charming micro-hub of local commerce featuring artisanal bakeries, boutique fitness studios, and celebrated eateries like Harry's Daughter and Mordi's Sandwich Shop.



DEVELOPMENT MAP



- 1 306 Johnston Avenue, 8 units
- 2 121 Garabrant Street, 80 units
- 3 130 Monitor Street, 140 units
- 4 125 Monitor Street, 500 units
- 5 331 Pine Street, 98 units
- 6 2 Ash Street, 93 units
- 7 412 Whiton Street, 56 units
- 8 270 Johnston Avenue, 169 units
- 9 222 Jersey City Boulevard, 500 units
- 10 234 Suydam Avenue, 83 units
- 11 595 Jersey Avenue, 515 units
- 12 800 Jersey Avenue, 4,000 units
- 13 342 Johnston Avenue, 55 units
- 14 74 Maple Street, 104 units
- 15 89 Monitor Street, 114 units
- 16 200 Pacific Avenue, 800 units
- 17 273 Communipaw Avenue: 120 units
- 18 327 Communipaw Avenue: 16 units
- 19 300 Communipaw Avenue: 20 units
- 20 312 Pacific Avenue: 14 units
- 21 326 Pacific Avenue: 33 units
- 22 100 Monitor Street: 305 units
- 23 65-71 Monitor Street: 72 units
- 24 81 Monitor Street: 104 units
- 25 420 Communipaw Avenue: 47 units
- 26 426 Whiton Street: 99 units
- 27 136 Monitor Street: 84 units
- 28 160 Lafayette Street: 330 units
- 29 170 Lafayette Street: 46 units
- 30 747 Grand Street: 36 units
- 31 690 Grand Street: 60 units

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