



All due diligence and approvals are responsibility of buyer

West Side Ave Concept Opportunity

746-748 West Side Ave, Jersey City, NJ 07306



Property Type: Redevelopment / Mixed-Use Development Site Zoning: NC-1 (Neighborhood Commercial District - 1) Lot Size: 6,795 SF (Approx. 63.9' x 107.6') Block/Lot: 16302 / 65 Remarks: Exceptional redevelopment opportunity in Jersey City's rapidly growing West Side Avenue corridor. Zoned NC-1, this property allows by-right mixed-use development with ground-floor commercial and residential above. The 6,795 SF parcel supports up to five stories (~27,000-34,000 buildable SF)—ideal for approximately 24 residential units over active retail space. The site's location offers outstanding walkability and access to Journal Square, Lincoln Park, and the new Bayfront redevelopment or investment hold with liquor license value.



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[746 West Side Ave - Zoning Analysis.pdf](#)

746 West Side Avenue – Zoning Summary

Zone: NC-1 (Neighborhood Commercial District – 1)

Lot Size: 6,795 sq. ft. (63.9' x 107.6')

Purpose of District

Encourages active, walkable mixed-use development with ground-floor commercial and residential above.

Permitted Uses

- Retail sales & services
- Offices & medical offices
- Restaurants (Category 1 & 2), cafés, bars
- Theaters, museums, health clubs, day care centers
- Governmental uses, parks, educational facilities (above ground floor)
- Residential apartments above the ground floor
- Any combination of the above

Conditional Uses

- Residential on the ground floor (subject to restrictions; generally only permitted if combined with ≥40% ground-floor commercial).

Bulk Standards

Height	Up to 5 stories (64 ft. without residential above ground floor; 55 ft. with residential above)
Front setback	None required
Side setback	None required
Rear yard	15% of lot depth (~16 ft.)
Ceiling heights	11 ft. min. ground floor; 9 ft. upper floors

Parking Requirements

- No curb cuts permitted on West Side Ave
- No parking required for lots under 5,000 sq. ft. (this lot is larger, so: 0.2 spaces per bedroom)
- No parking required for adaptive reuse or building additions
- Non-residential: 1 space per 1,000 sq. ft. only if >5,000 sq. ft. GFA

■ Development Potential

By-right mixed-use project with retail at grade and residential above.

Lot size and zoning envelope support a mid-rise building of up to 5 stories.

Ideal for multifamily development (apartments or condos) with active street-level retail.

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