

FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY FOR SALE

757-761 AVENUE C | BAYONNE, NJ 07002

foundrycommercial.com

12,750± SF TOTAL ON 0.32± AC- FOR MORE INFO, PLEASE CONTACT: **407.540.7789**

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MISSION
PROPERTY
GROUP



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ASKING PRICE: ~~\$2,495,000~~ \$1,950,000

**RELIGIOUS FACILITY WITH AN
 ADJACENT DETACHED HOUSE ON ONE
 0.32± ACRE PARCEL**

RELIGIOUS FACILITY (10,000± SF) The upper level consists of a large sanctuary with pulpit/altar and double balcony (not included in square foot building size), narthex, chancel office and bell tower access. The lower level consists of a meeting room, fellowship hall, full kitchen, restrooms and classroom.

HOUSE (2,750± SF) The house contains a kitchen, living room, dining room, office, enclosed porch and bathroom on the first floor and 5 rooms with a full bath room on the second floor.

The property is located two blocks from the 34th Street Light Rail Station and a bus stop is present on the corner of 33rd Street and Avenue C.

Note: The property is listed on the National Register of Historic Places, The NJ Register of Historic Places, and the Bayonne Historic Registry and is subject to the Bayonne Historic Preservation ordinance.

PARCEL IDS	01 00138-0000-00032
COUNTY	Hudson
ZONING	R-2 Detached/Attached Residential District
# OF BUILDINGS	2
TOTAL BUILDING SF	12,750± SF
ACREAGE	0.32± AC
PARKING	Street

FOR MORE INFORMATION, PLEASE CONTACT:

PAMELA VANDENBERG-SMITH & LAWRENCE SMITH
 Real Estate Associates
973.796.6156
 TheSmithRealtors@gmail.com



IN COOPERATION WITH:

CARLIN BEEKMAN
 Vice President
407.540.7789
 carlin.beekman@foundrycommercial.com



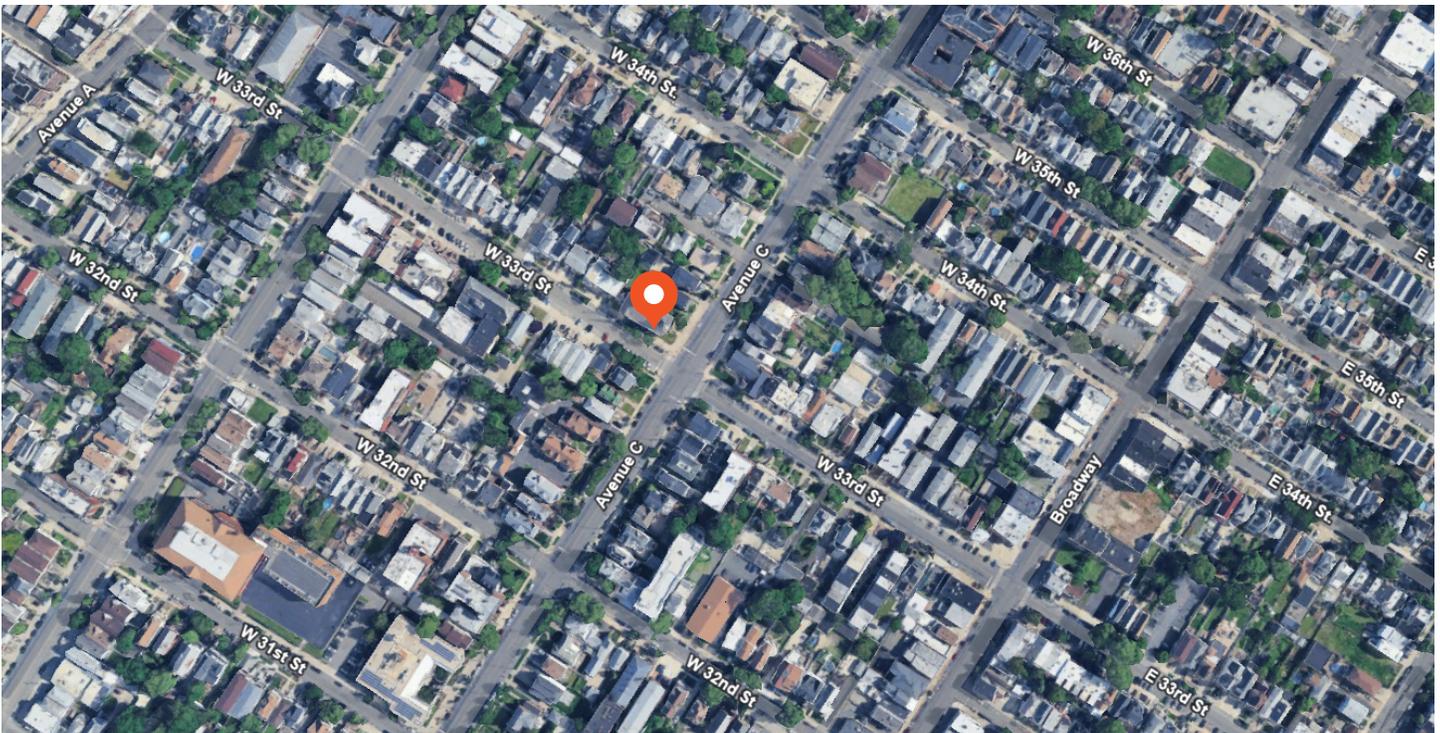
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL & PROPERTY OUTLINE



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LOCATION & PROXIMITY MAP



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RELIGIOUS FACILITY PHOTOS



SANCTUARY FROM BACK



SANCTUARY FROM FRONT



MEETING ROOM FROM BACK



MEETING ROOM FROM FRONT



FELLOWSHIP HALL



KITCHEN

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HOUSE PHOTOS



DINING ROOM



KITCHEN



BEDROOM



UPPER LANDING



BATHROOM



REAR YARD

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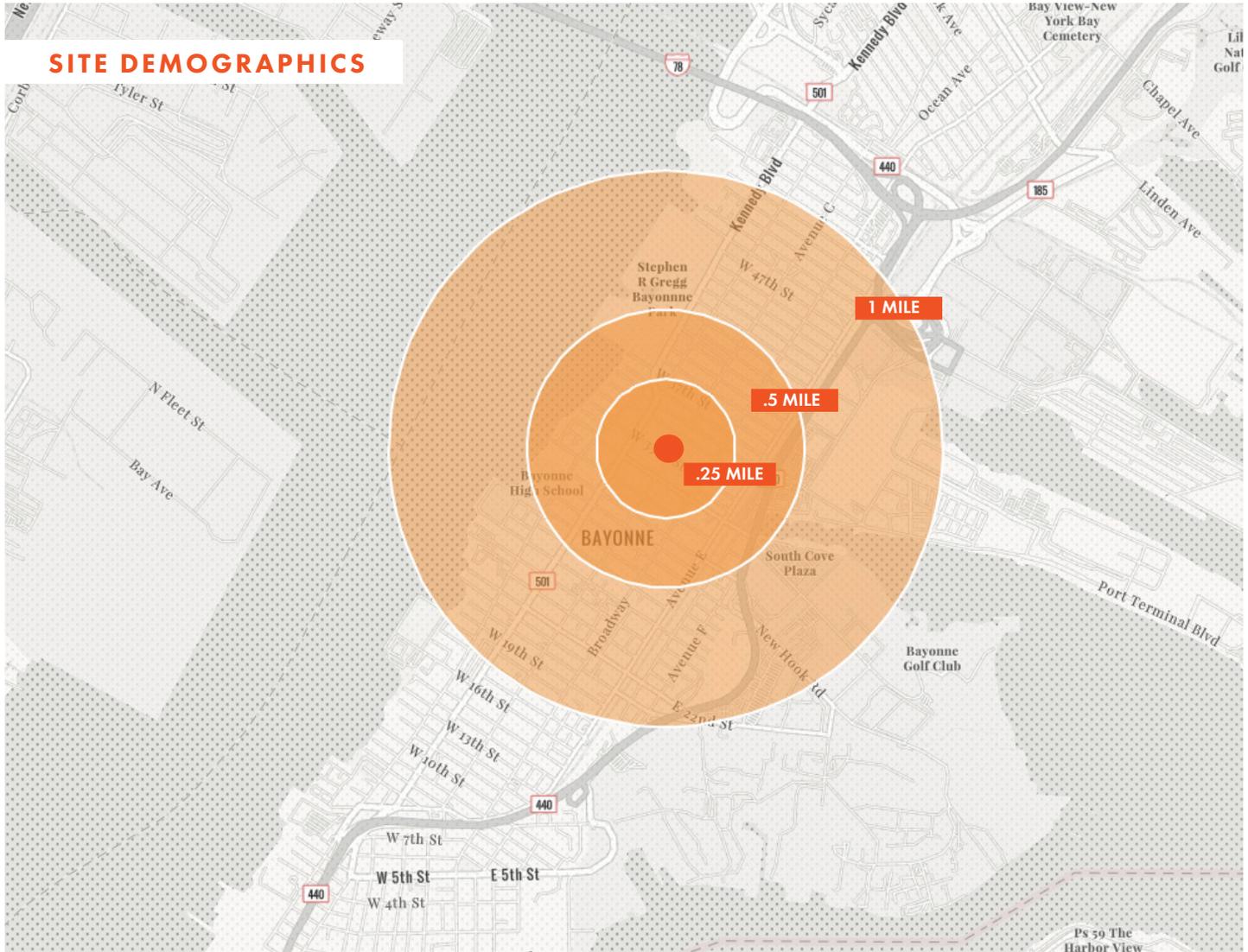
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SITE DEMOGRAPHICS

.25 MILE RADIUS	.50 MILE RADIUS	1 MILE RADIUS
<p>4,834 ESTIMATED POPULATION 2025</p>	<p>15,538 ESTIMATED POPULATION 2025</p>	<p>43,074 ESTIMATED POPULATION 2025</p>
<p>40.6 MEDIAN AGE</p>	<p>38.9 MEDIAN AGE</p>	<p>37.7 MEDIAN AGE</p>
<p>\$440,848 MEDIAN HOME VALUE 2025</p>	<p>\$459,678 MEDIAN HOME VALUE 2025</p>	<p>\$468,920 MEDIAN HOME VALUE 2025</p>
<p>\$112,957 AVG HOUSEHOLD INCOME</p>	<p>\$120,695 AVG HOUSEHOLD INCOME</p>	<p>\$111,881 AVG HOUSEHOLD INCOME</p>

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