

SERHANT.

714-716 Broadway, Bayonne NJ

07002

Price: \$1,000,000

7
Apartments

2
Commercial

Mixed-Use



Building / Lot Information

Block/Lot	147/45
Lot Dimensions	32.5 x 100
Taxes	\$21,394
Lot SF	3,250
Building GLA	5,425
Stories	3
Zoning	CBD
Year Built	1880
Building Class	4A
Laundry	None
Parking	On Site

Property Description

- ▶ Value-add, mixed-use building, containing 7 apartments and 2 commercial units
- ▶ Apartments are a mix of studios, 1B/1Ba, and 2B/1Ba
- ▶ 4 of the 7 apartments are free market, the remaining 3 are rent controlled
- ▶ 33% upside in residential rents
- ▶ Commercial tenants include a medical office and a bodega
- ▶ Doctors office consists of reception area, 6 private rooms, a bathroom, and 4 parking spaces

Location Highlights

- ▶ Situated in the heart of Bayonne's attractive Broadway, the city also boast new additions like the welcomed Manhattan ferry and Paramount Studios
- ▶ Easy access to Hudson-Bergen Light Rail stations, NJ Transit bus lines, and NJ Route 440

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Aerial/Commercial Frontage

Property Photos



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Medical Office - Reception/6 Private Rooms/Parking



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Bodega/Apartments



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Apartments



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Utilities/Common Area



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For Further Information Please Contact:



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