

Midtown Manhattan, NYC

Downtown NYC

475-493 Newark Ave,  
Jersey City, NJ

Prime Corner Development Site For Sale





## PROPERTY HIGHLIGHTS

Ideal Layout for 24+ Units

Panoramic NYC Views

.25 Miles from Downtown JC

Walkable Score : 95

Easy Commuter Access

Many New Development  
Projects Nearby

Lot Size: 4,612 SF

Zoning: NC  
Neighborhood Commercial

No Density Requirement



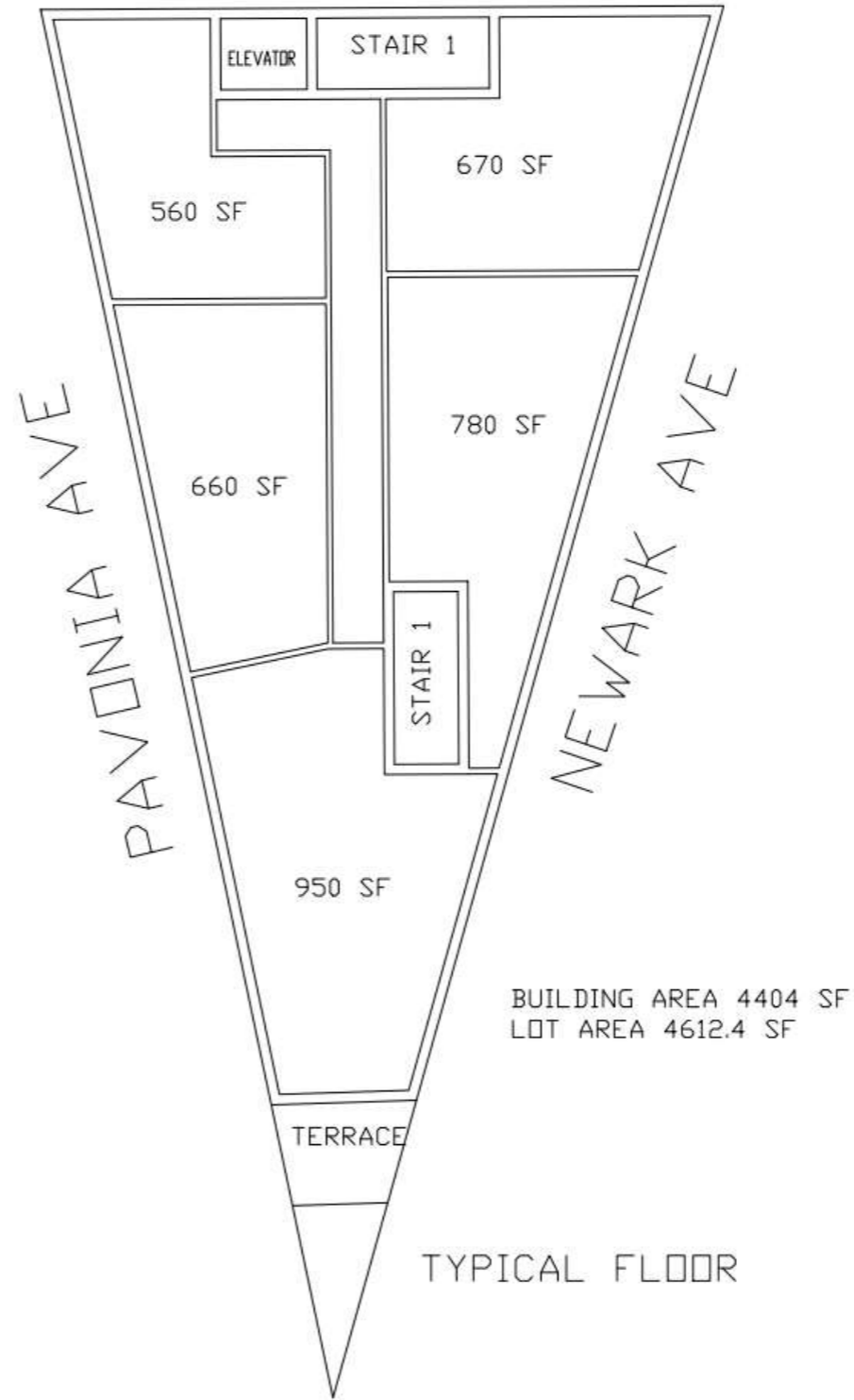
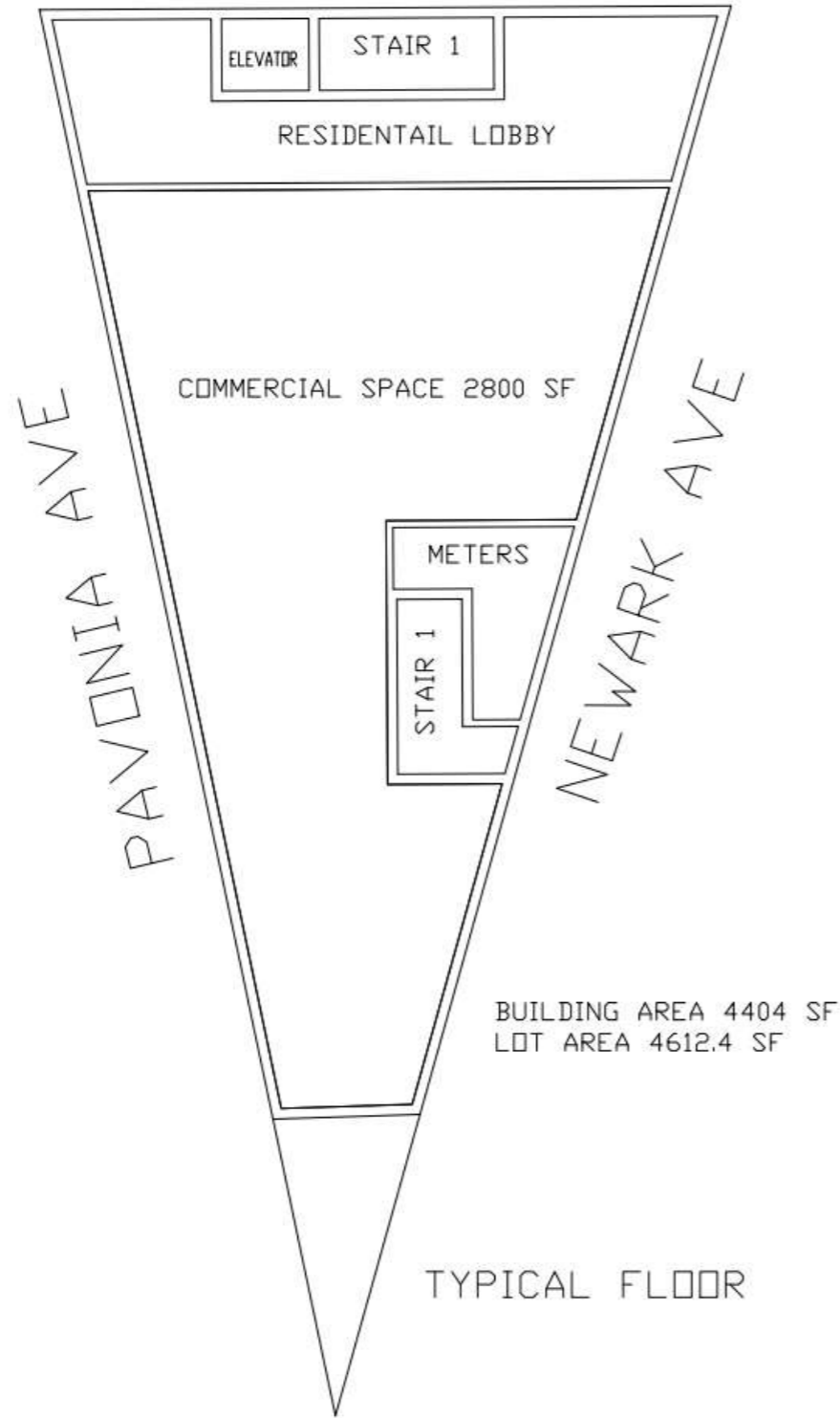
511 Newark Ave  
40 Unit Development Site



SITE



# CONCEPTUAL LAYOUT



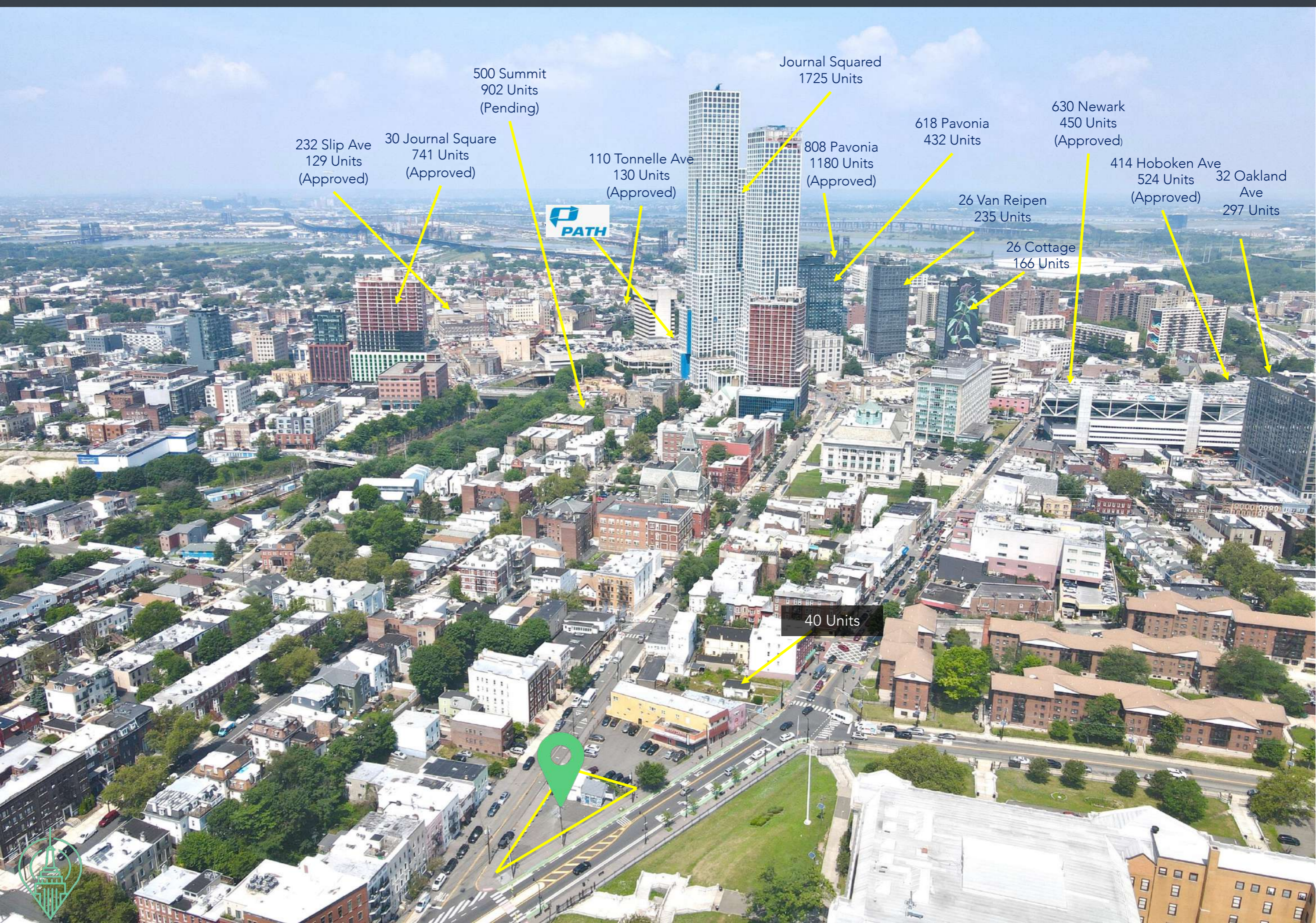
# COMPARABLE PROJECT



336 Newark Ave



# LOCAL DEVELOPMENT



- 232 Slip Ave  
129 Units  
(Approved)
- 30 Journal Square  
741 Units  
(Approved)
- 500 Summit  
902 Units  
(Pending)
- 110 Tonnelle Ave  
130 Units  
(Approved)
- Journal Squared  
1725 Units
- 808 Pavonia  
1180 Units  
(Approved)
- 618 Pavonia  
432 Units
- 630 Newark  
450 Units  
(Approved)
- 26 Van Reipen  
235 Units
- 26 Cottage  
166 Units
- 414 Hoboken Ave  
524 Units  
(Approved)
- 32 Oakland Ave  
297 Units



40 Units







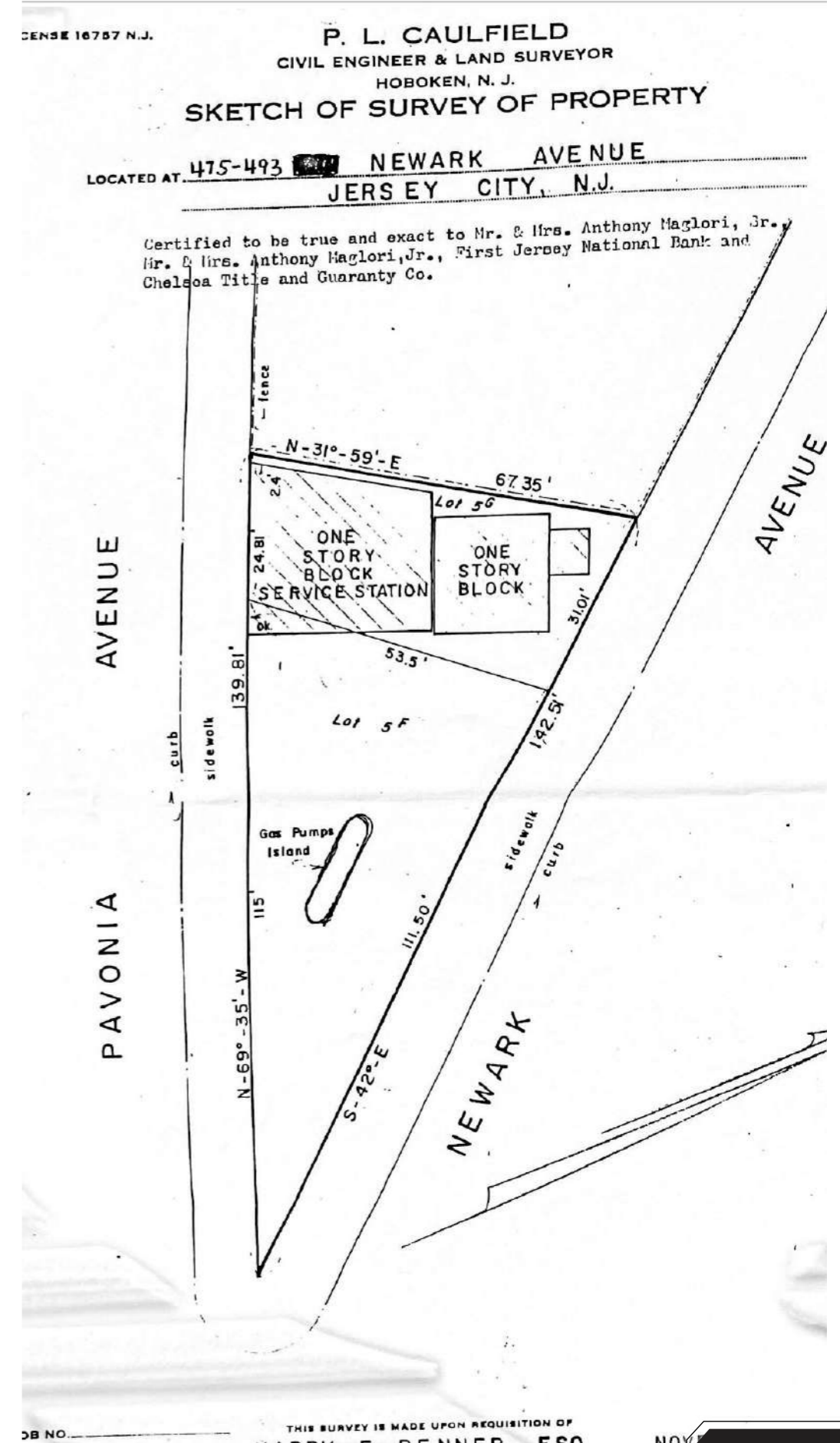








# SURVEY



# NON-ENDORSEMENT & DISCLAIMER NOTICE

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