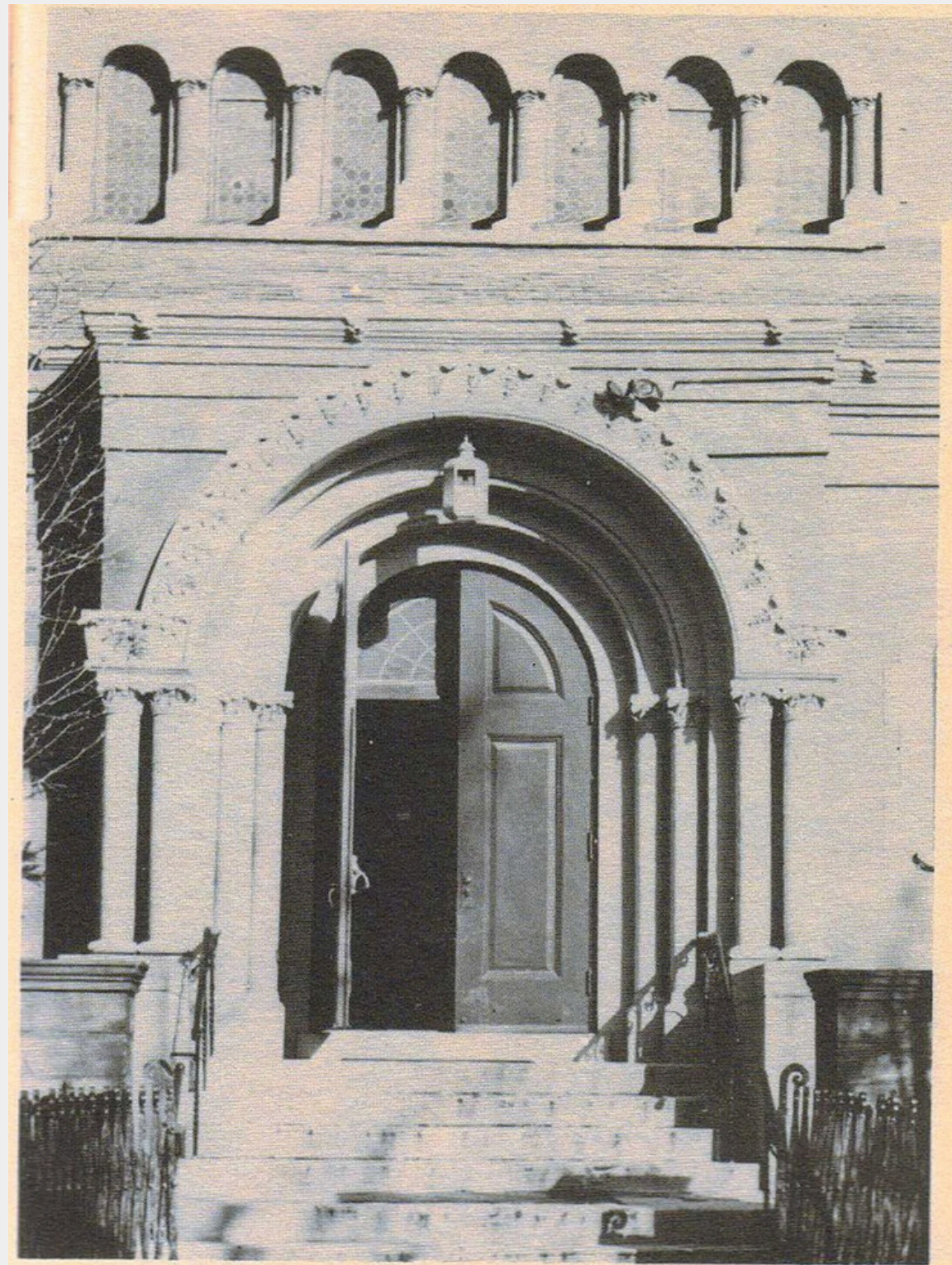


# EMORY

HISTORIC STRUCTURE MEETS MODERN LIVING

[WWW.36EMORY.SERHANT.COM](http://WWW.36EMORY.SERHANT.COM)



# Project Overview

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36 Emory St., Jersey City, NJ 07304

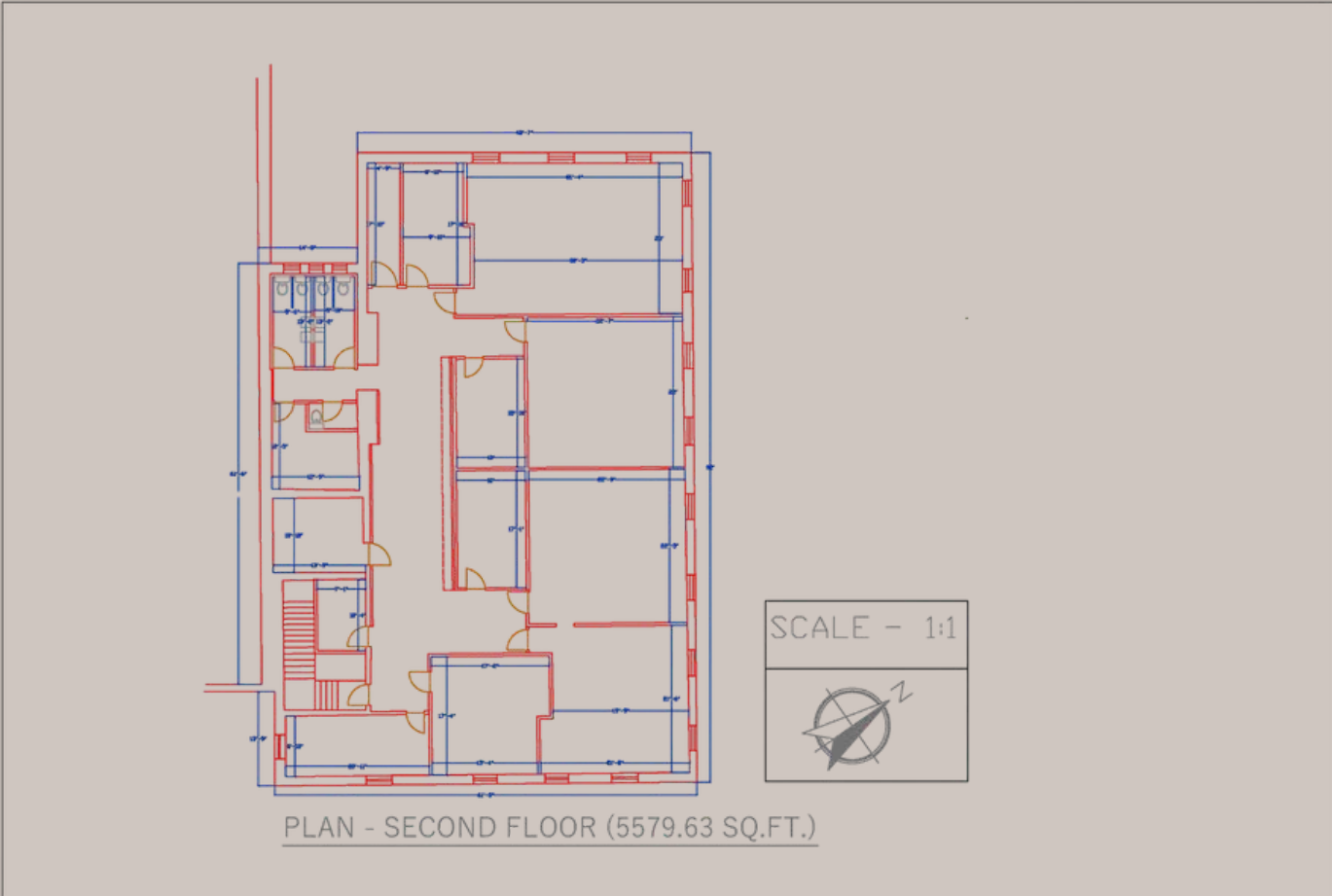
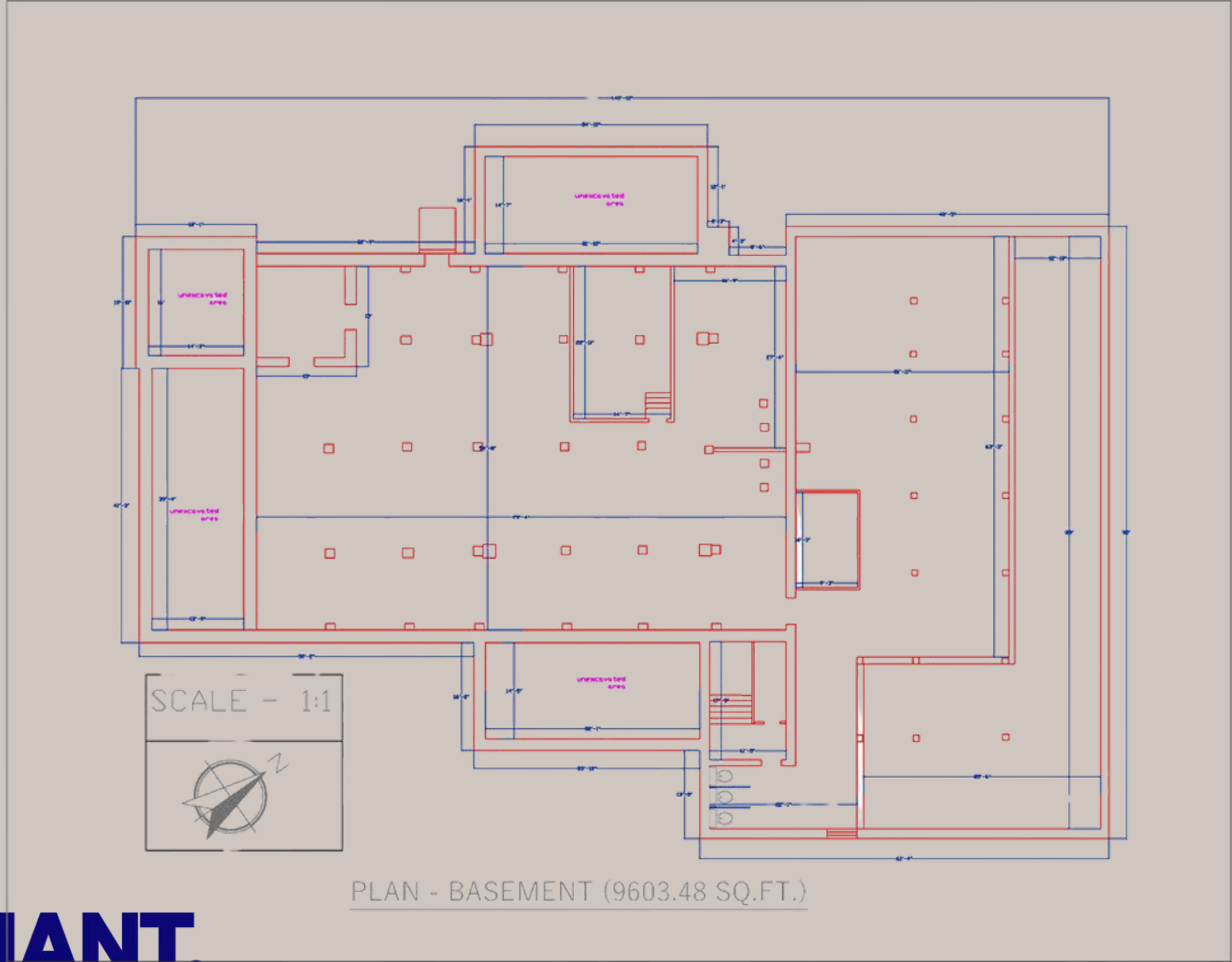
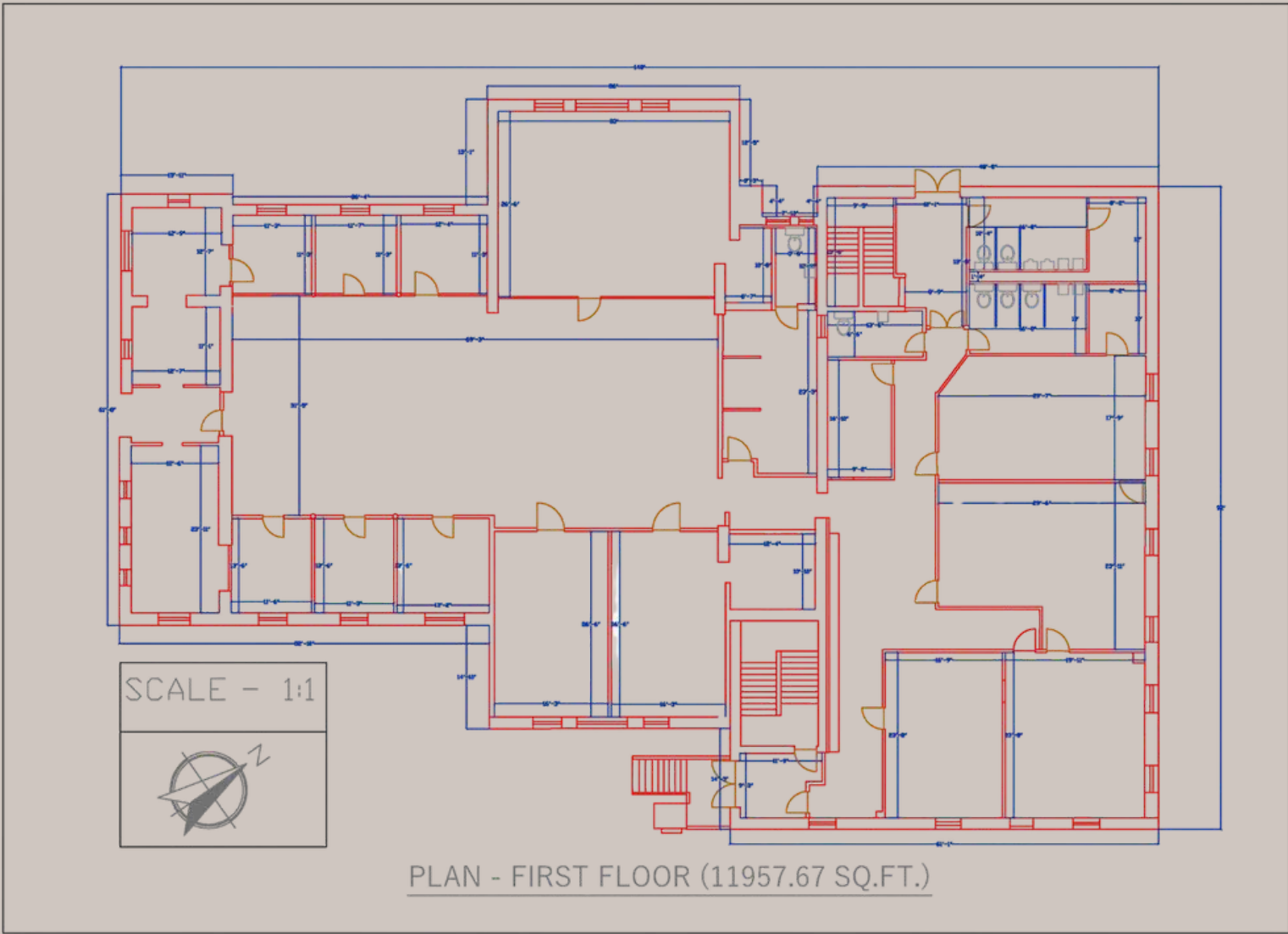
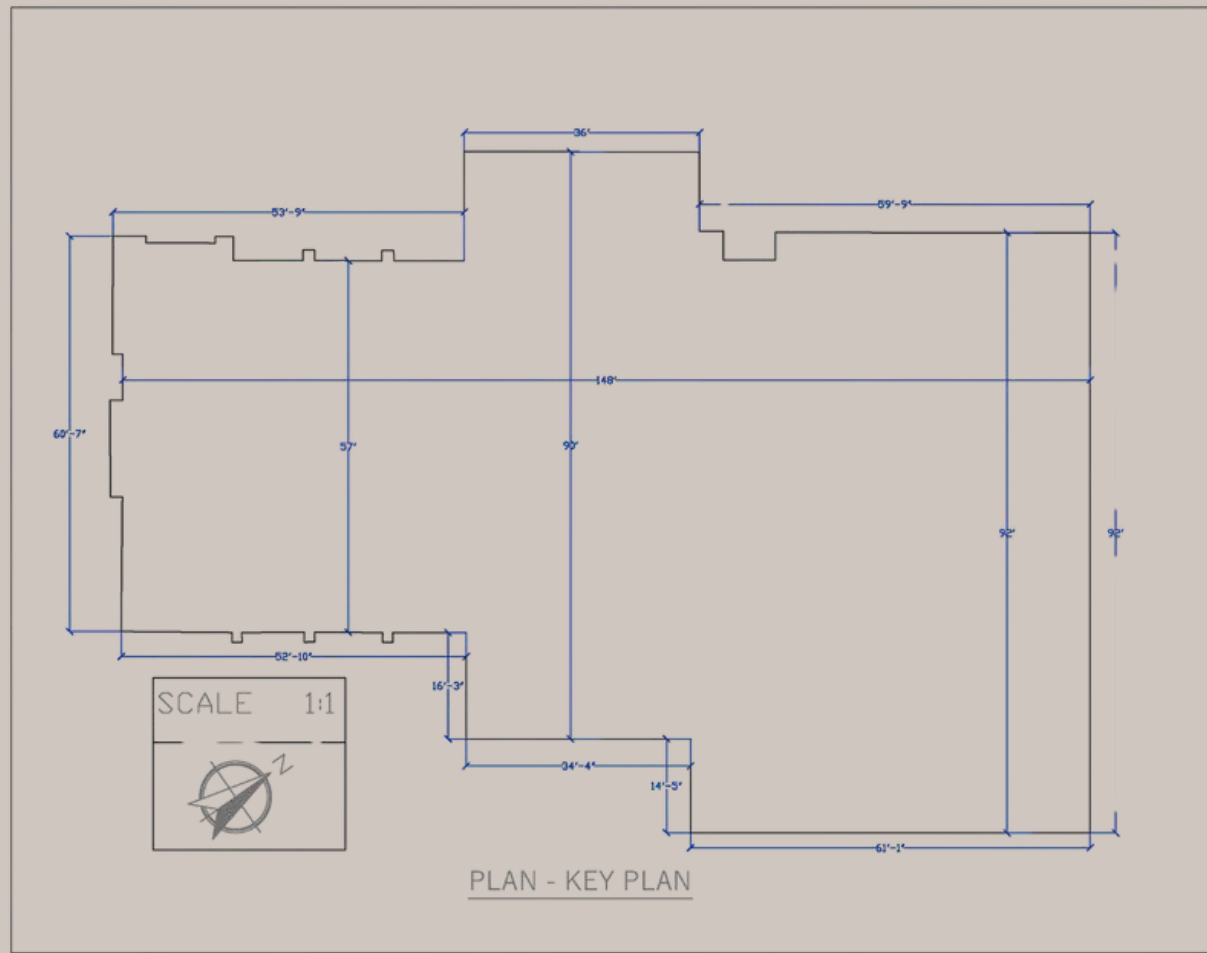
- Lot Size: 32,800 SF
- Building Size: 17,538 SF
- Parking spaces: 40
- Zoned R-1 Residential

at the Bergen School . . .

# EMORY

“Located in the heart of Jersey City, this historic building offers a rare opportunity that can blends rich architectural heritage with modern luxury. Instead of a vanilla new-construction unit, you’re buying a piece of the city’s story — vaulted ceilings, original masonry, stained glass and all — thoughtfully re-imagined for today’s resident. With housing demand strong and resident sentiment in favor of preservation, this project is not just an investment in a home, but in the neighborhood’s future”





# Untapped Potential

An extraordinary development, adaptive reuse, or investment opportunity on a 32,800 SF oversized lot with an existing 17,538 SF structure ready for repositioning. 36 Emory St. is primed for a wide range of high-value uses including multifamily conversion, community facility, education, religious use, wellness/fitness, arts/culture, or commercial programming.

The property offers:

- Large flexible floor plates
- High ceilings and significant natural light
- Extensive on-site parking
- Expansive outdoor area
- Operable structure with potential for renovation or full redevelopment

Located within Jersey City's West Side near new residential projects, schools, parks, and transit, this property delivers a rare combination of scale, location, and potential.

# Location Overview

West Side is one of Jersey City's highest-growth corridors, benefiting from:

- Major private redevelopment
- New residential mid-rise construction
- Proximity to Liberty State Park
- Expanding retail and dining scene
- Strong demand for modern housing
- Transit-oriented population growth

## Transit

- 6 minutes to Journal Square PATH
- 7 minutes to Liberty State Park Light Rail
- Multiple bus lines
- Quick access to I-78, NJ Turnpike, and Downtown JC

# Best Use Scenarios

## **Scenario 1:** Residential Redevelopment (Adaptive Reuse)

- 30–32 units by-right
- Potential for 45–60 units with AH Overlay
- Opportunity to retain historic façade

## **Scenario 2:** Ground-Up Multifamily

- Demolition + new construction
- Up to 60+ units with AH Overlay
- 42 parking spaces already in place

## **Scenario 3:** Charter School / Private School

- Demand extremely high in Jersey City
- Large lot + parking ideal for buses, staff

## **Scenario 4:** Modern Church / Event Venue

- 17,538 SF open-span architecture
- Strong demand from congregations & cultural groups
- Lease rates: \$22–\$26/SF (estimate)

## **Scenario 5:** Community Center / Nonprofit HQ

- Vast interior volume
- Ideal for daycare, after-school programs, wellness, arts

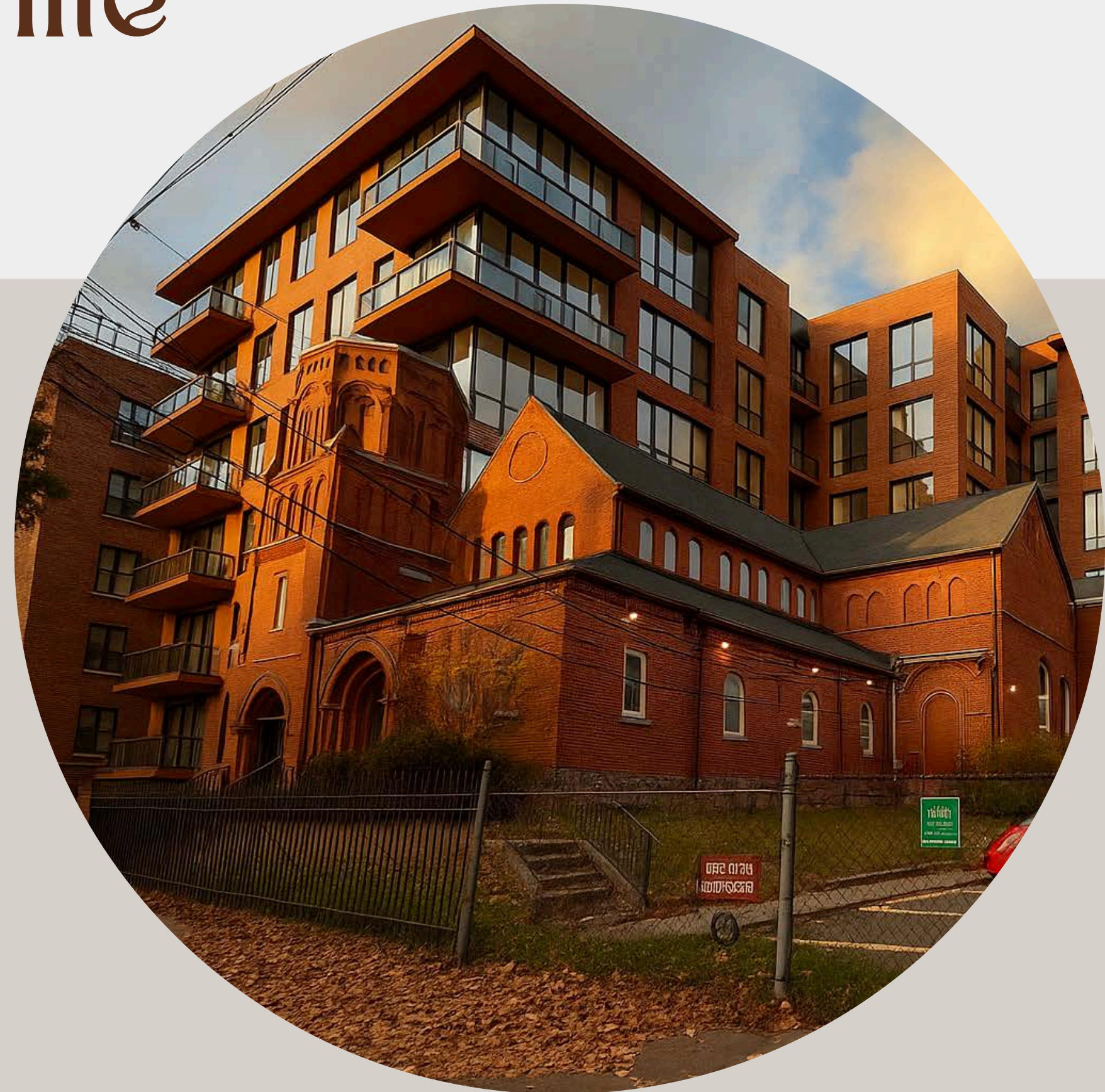
# Why converting to residential:

- Preservation of character and history
- Meeting housing demand in a unique way
- Community uplift & positive neighborhood response
- Efficient use of prime locations
- Unique product offering for buyers

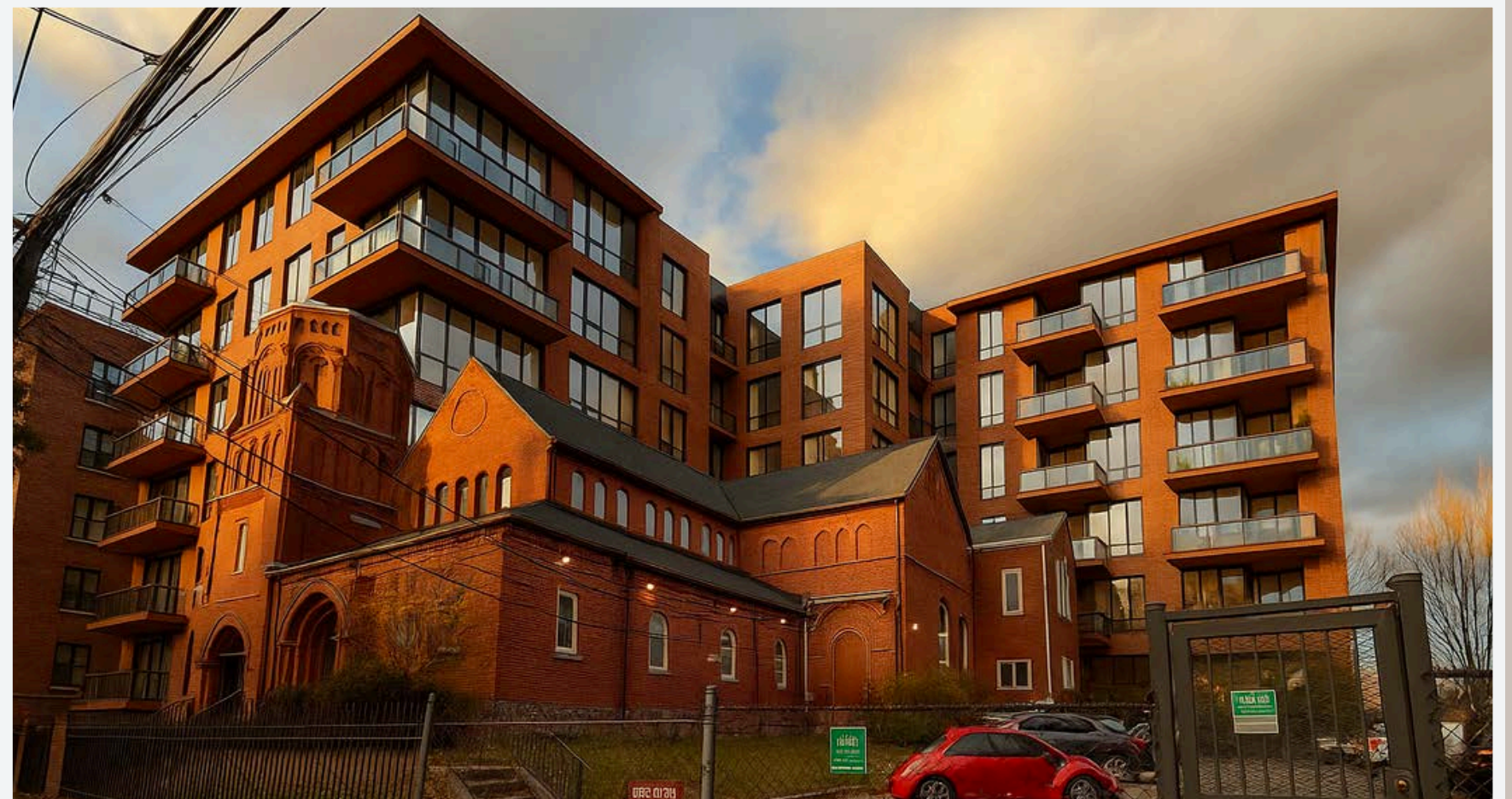
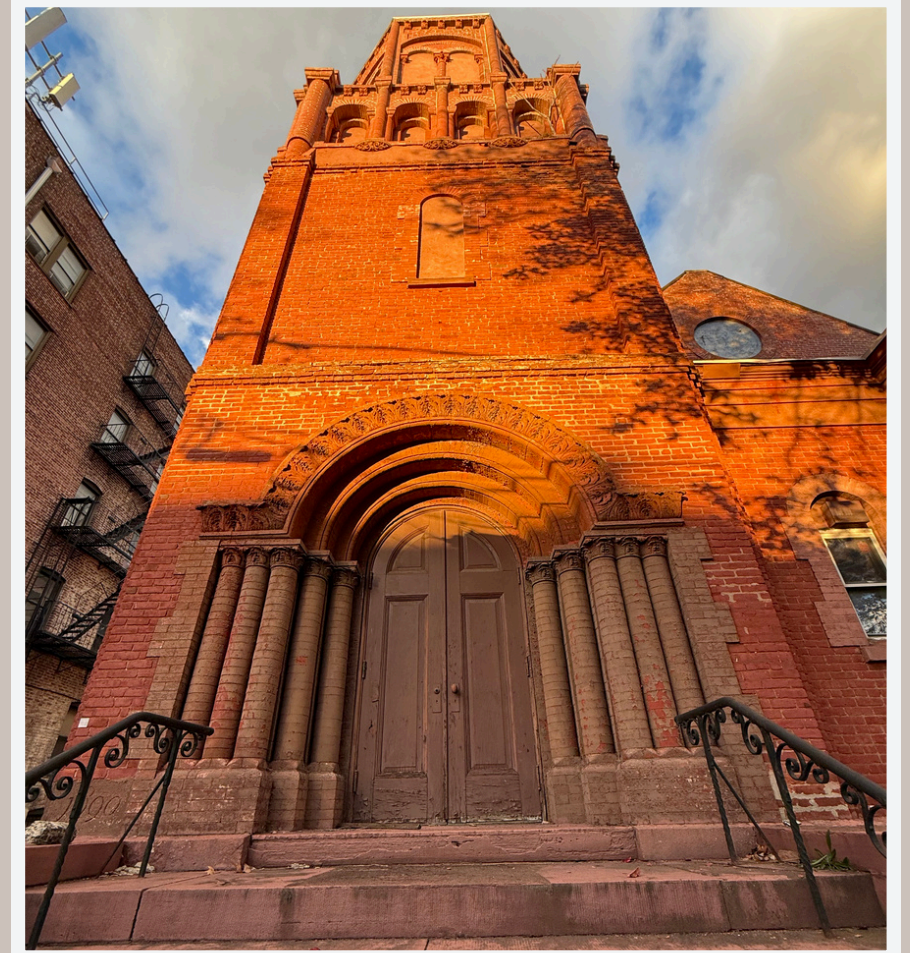
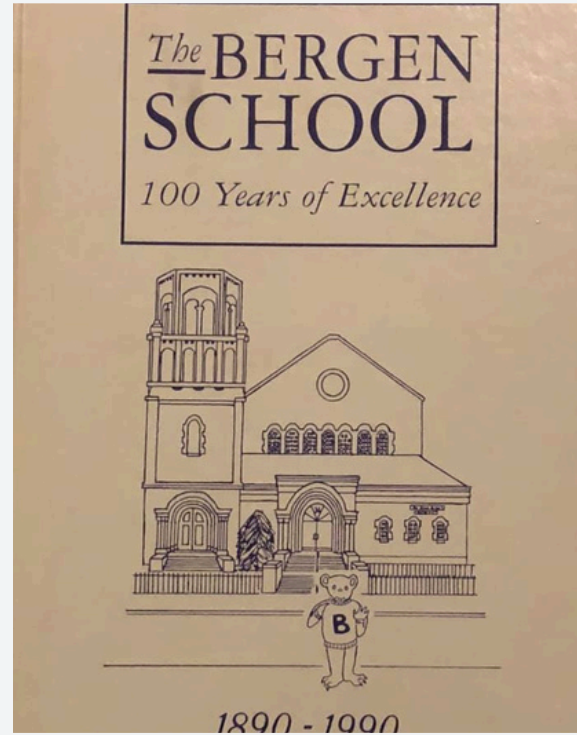


# Demographics 1-3mile

- Population growth: 3.1% annually
- Median household income: \$88,000
- 70% renter population
- Strong demand for new construction housing



# Emory vision





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**SERHANT.**