

325-329 NEWARK AVE DOWNTOWN JERSEY CITY



JOURNAL SQUARE



RENDERING

325-329 NEWARK AVE

THE VILLAGE

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COMPASS

325-329 NEWARK AVE, DOWNTOWN JC

PRIME DEVELOPMENT OPPORTUNITY IN DOWNTOWN JERSEY CITY

Introducing 325–329 Newark Ave, a rare opportunity to acquire a premier development site in the heart of Downtown Jersey City. The property is offered with approved plans for a 16-unit residential building with ground-floor commercial space, providing investors and developers the ability to deliver a high-quality mixed-use asset in one of the city's most sought-after locations. The project also includes approved demolition permits for the two existing structures, allowing for a streamlined path to redevelopment. Positioned just a short walk from the Grove Street PATH Station and moments from the vibrant Newark Avenue pedestrian plaza, the site benefits from exceptional foot traffic and connectivity. Surrounded by an array of dining, retail, and nightlife destinations, the location offers strong appeal for both residential tenants and commercial users, with seamless access to Manhattan. With Downtown Jersey City continuing to see strong rental demand and a limited pipeline of development-ready sites, 325–329 Newark Ave represents a compelling investment opportunity within a proven growth corridor. The combination of approved plans, demolition permits, scale, and prime location makes this an ideal project for developers seeking to capitalize on the area's ongoing expansion.

BUILDING DETAILS

ASKING PRICE: \$4,800,000

ACRES: .1

LOT DIMENSIONS: 119X87X82

LOT SQFT: 3,693

TAXES: \$44,000 PER TAX RECORD

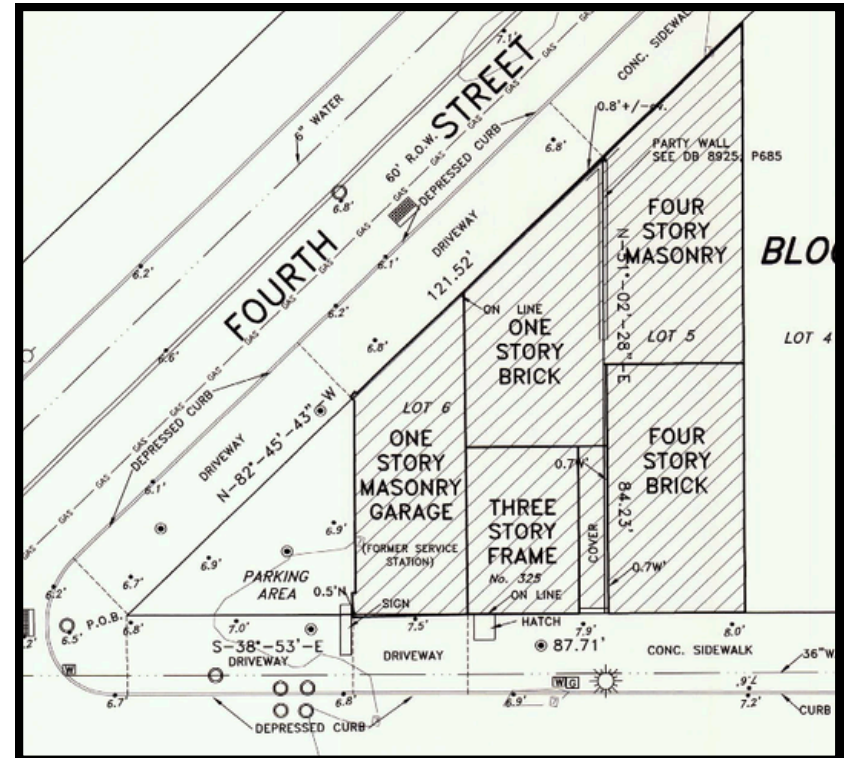
LOCATION: THE VILLAGE, DOWNTOWN JERSEY CITY

**APPROVED PLANS FOR RESIDENTIAL 16 UNIT +
1 COMMERCIAL UNIT BUILDING**

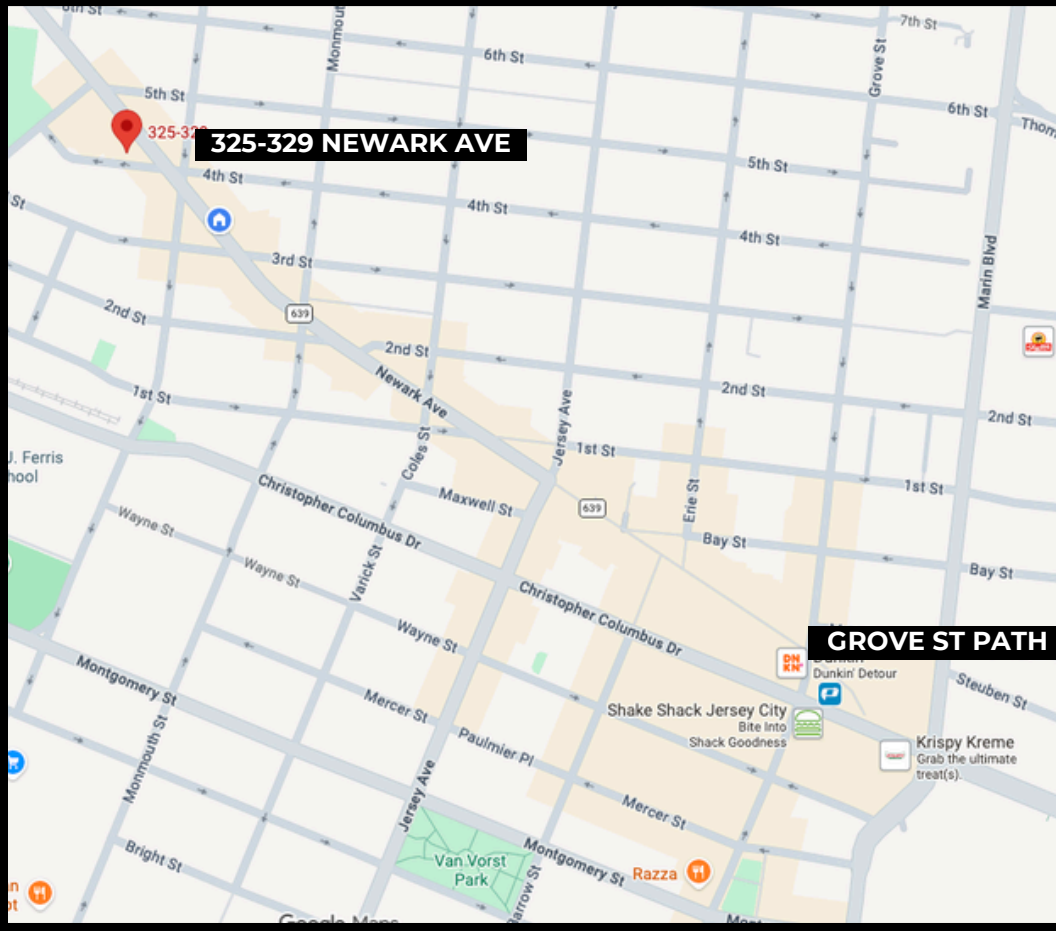
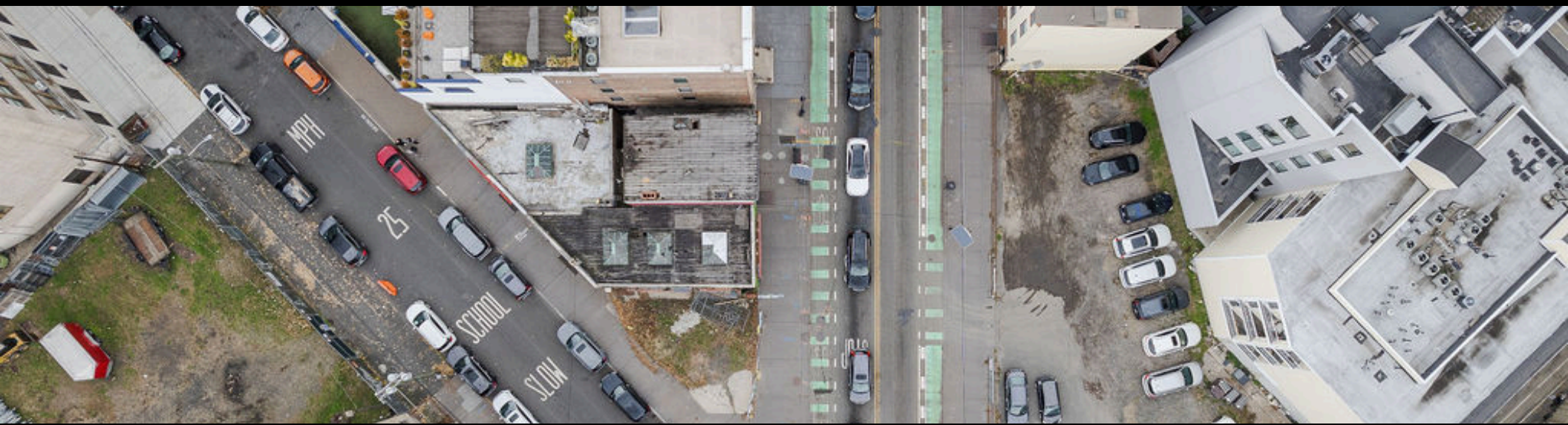
APPROVED DEMOLITION PERMIT

NO AFFORDABLE COMPONENT

FULL PLANS AVAILABLE UPON REQUEST



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16 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT APPROXIMATE SELL OUT

Units	Beds	Baths	#	SqFt	PPSF	Sale Price	Rental Price
2A		1	1	673	\$900	\$605,700	\$3,150
2B		2	2	1,108	\$875	\$969,500	\$4,450
2C		1	1	659	\$900	\$593,100	\$3,100
2D		1	1	682	\$900	\$613,800	\$3,050
3A		1	1	655	\$915	\$599,325	\$3,200
3B		2	2	1,136	\$855	\$971,280	\$4,500
3C		1	1	659	\$915	\$602,985	\$3,150
3D		1	1	667	\$930	\$620,310	\$3,100
4A		1	1	673	\$930	\$625,890	\$3,250
4B		2	2	1,108	\$900	\$997,200	\$4,600
4C		1	1	659	\$925	\$609,575	\$3,200
4D		1	1	662	\$960	\$635,520	\$3,150
5A		1	1	655	\$960	\$628,800	\$3,300
5B		2	2	1,136	\$915	\$1,039,440	\$5,000
5C		1	1	659	\$980	\$645,820	\$3,250
5D		1	1	667	\$980	\$653,660	\$3,200
16 Res Units				12,458	\$916	\$11,411,905	\$56,650
1 Com Unit				1,976	\$700	\$1,383,200	\$10,000
TOTAL				14,434		\$12,795,105	\$66,650
Estimated pricing is based on comparable new construction sales and listings as reported by the Hudson County MLS. Final pricing may vary and is subject to market conditions, design selections, and availability.							

