



**Commercial Condo For Sale**  
**Current Buildout: Two Floor Nail Salon & Spa (Month to Month)**  
187 Warren Street, Jersey City, NJ 07302

**BOBBY ANTONICELLO JR.**

Licensed Real Estate Broker  
C: (551) 795 - 2836  
bobby@gridcre.com

**GRID REAL ESTATE LLC**

201 Marin Blvd, Unit 106, Jersey City, NJ 07302  
O: (201) 300 - 6489  
www.gridcre.com

**BOB ANTONICELLO SR.**

Licensed Real Estate Broker  
C: (201) 739 - 8441  
bantonicello@gridcre.com

# PROPERTY DETAILS



THE OFFERING	
Property Address	187 Warren Street, Jersey City, NJ 07302
Type of Ownership	Condo Interest
Occupancy	Month to Month Tenant
Size	2,166 SF
Floor 1	1,083 SF
Lower Level	1,083 SF
Taxes (2025)	\$16,015.77
HOA (2025)	\$629.58 Month / Parking \$80.00 Per Space Monthly
Commercial Condo Asking Price	\$999,999.00
Parking Spaces Price	\$55,000 Per Space



**2004**  
Year Built

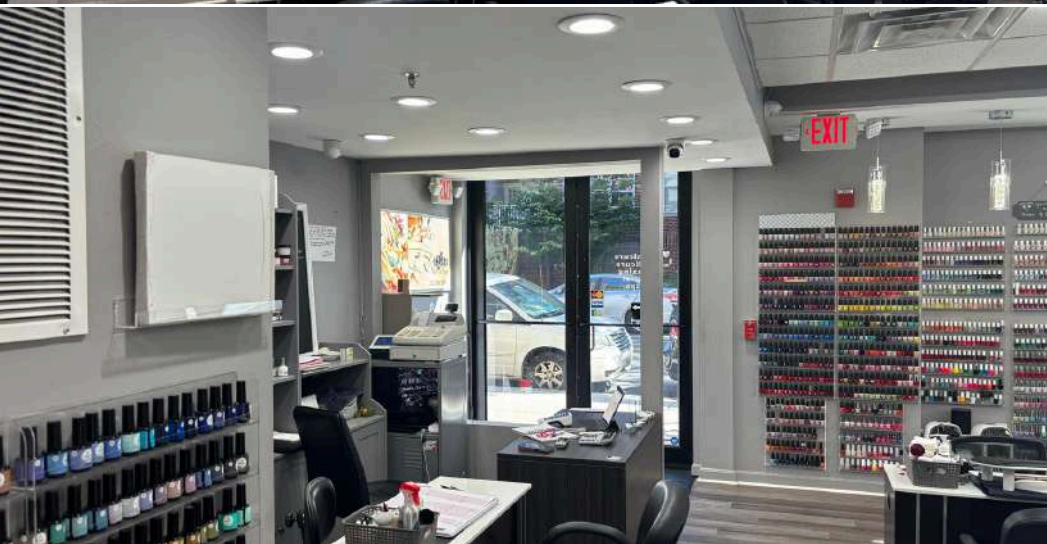


**PARKING**  
Available For Purchase

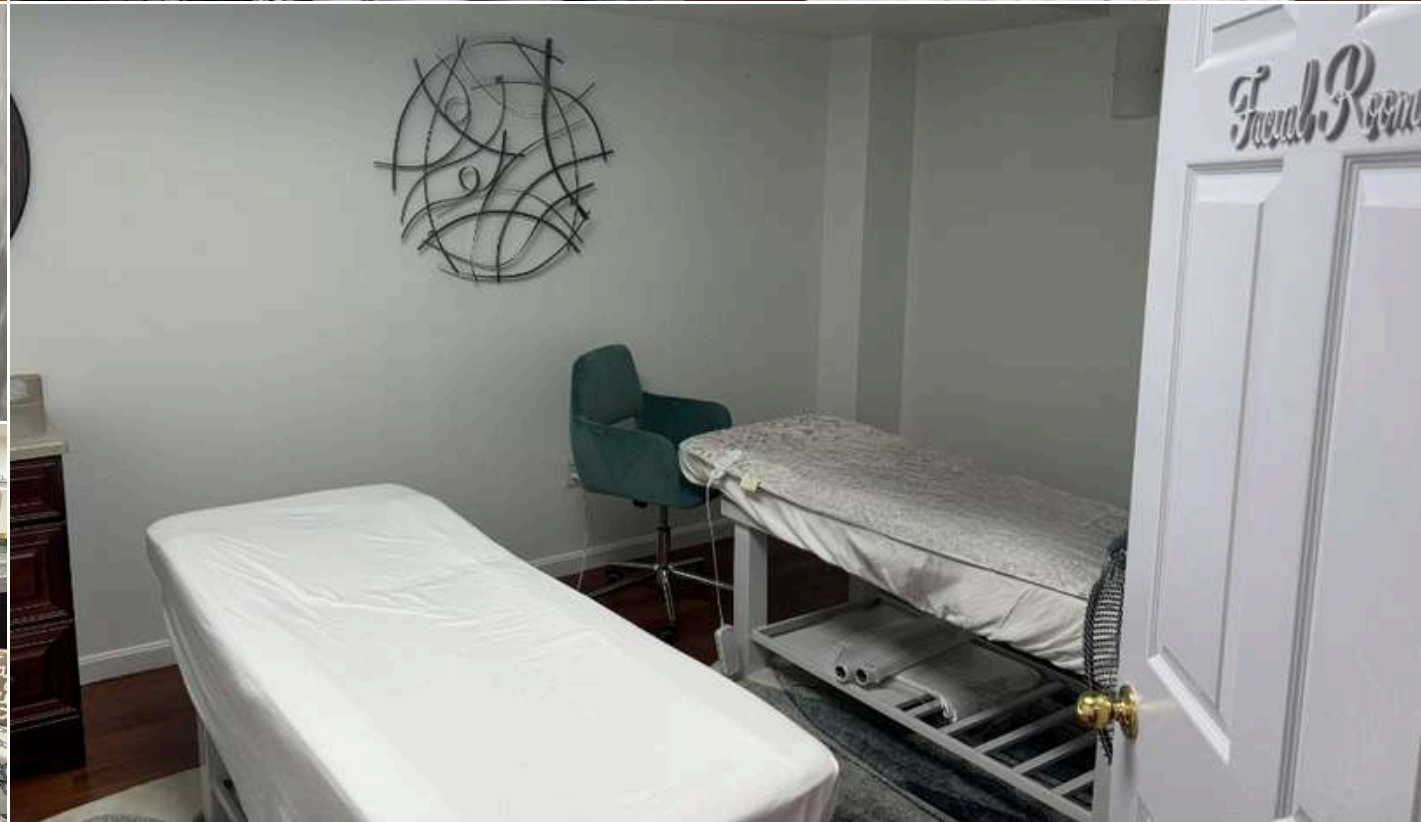


**8,762 ADT**  
187 Warren Street

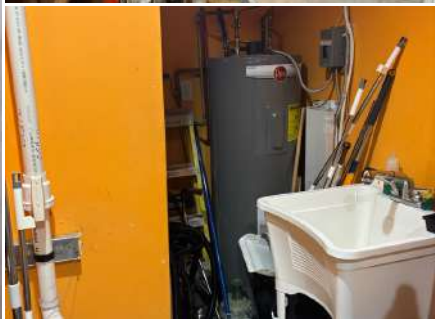
# GROUND FLOOR

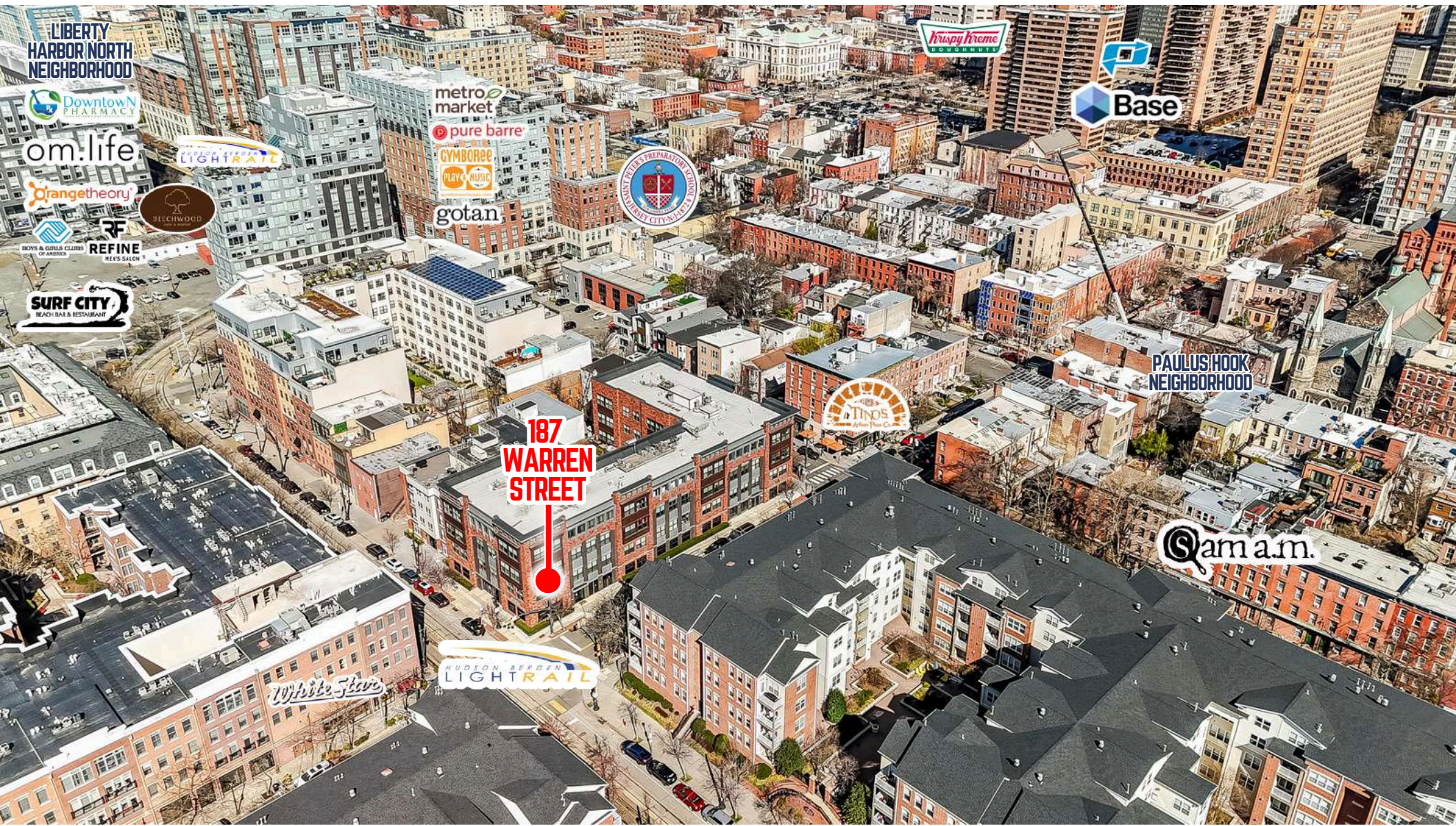


# LOWER LEVEL



# LOWER LEVEL





NEIGHBORHOOD RESTAURANTS:



# OFFERING HIGHLIGHTS

- 2,166 SF commercial condo unit for sale.
- Dedicated parking spaces also available for sale.
- Perfect for any end user or investor looking for space in bustling downtown Jersey City.
- Just a couple blocks away from Goldman Sachs, Lord Abbot, Amazon, JP Morgan, Morgan Stanley and many more corporate offices.
- Fully built out nail salon and spa.
- Tenant is on a month to month lease.
- The Paulus Hook neighborhood has a rich history, with charming cobblestone streets and well-preserved 19th-century brownstones. This adds a unique, historical feel to the area while being close to the vibrant energy of Jersey City and Manhattan.
- A+ Location in the Paulus Hook Neighborhood in Downtown Jersey City surrounded by thousands of new residential units.
- Sitting just a couple blocks away from the Grove Street PATH Station and the Exchange Place PATH Station.
- Incredible Demographics With Over 53K People Within 1 Mile and over \$176K Average Household Income.

## NEIGHBORHOOD TENANTS:

Starbucks, Gregory's Coffee, Cava Grill, Whole Foods, Hyatt Regency Hotel and CVS nearby.

Surrounding 5 blocks has 5 Hotels and over 70 Restaurants and Bars.

Greene Hook Bar & Kitchen and Hudson Greene Market nearby.

## TRANSPORTATION

**WALK SCORE**  
90

**BIKE SCORE**  
55

**TRANSIT SCORE**  
77

**PATH STATION DAILY RIDERSHIP**

46,865 YTD AVG RIDERSHIP

**FERRY TERMINALS**

Warren St. - 2 Blocks away Paulus Hook

**LIGHT RAIL**

Just 2 Blocks from 2 light rail stops Essex St. & Exchange Place - the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City and North Bergen



**NEWARK**  
20 MIN

**LAGUARDIA**  
51 MIN

**JFK**  
1 HR.



**NY PENN**  
28 MIN



**HOLLAND TUNNEL**  
22 MIN

## THE JERSEY CITY WATERFRONT

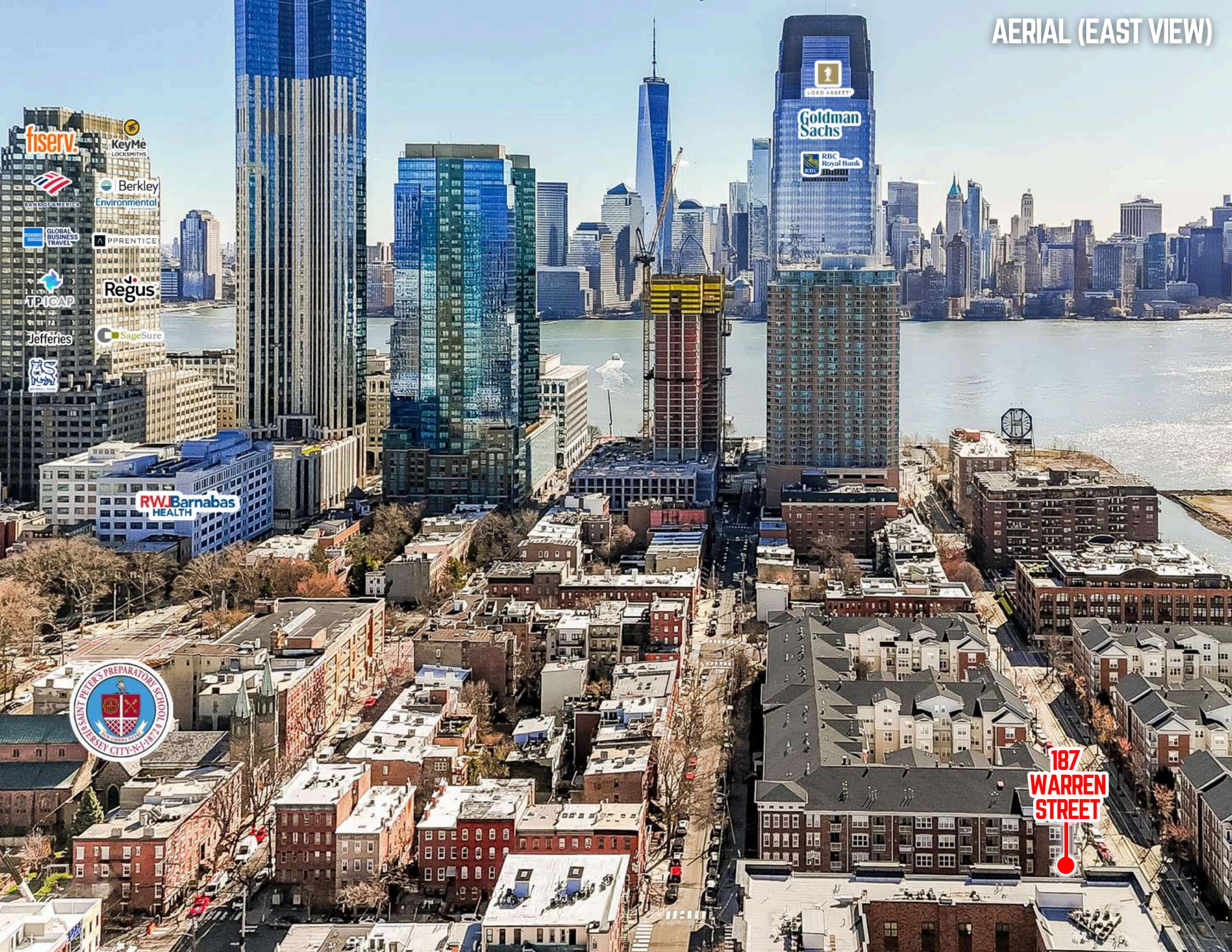
**POPULATION**  
58,396

**CLASS A OFFICE SPACE**  
18 MILLION SF

**DAYTIME POPULATION**  
168,828

**EMPLOYEES**  
60,000

# AERIAL (EAST VIEW)



KeyMe  
LOCKSMITHS  
Berkley  
Environmental  
GLOBAL  
BUSINESS  
TRAVEL  
PRENTICE  
Regus  
SageSure  
Jefferies

LORD ABNEY  
Goldman  
Sachs  
RBC  
Royal Bank

RW Barnabas  
HEALTH



187  
WARREN  
STREET

# AERIAL (SOUTH VIEW)

**187  
WARREN  
STREET** —●

## NEIGHBORING RETAIL:

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# RENT COMPARABLES

101 Hudson St.  
Jersey City, NJ 07302



3,400 SF \$75.00 PSF NNN

253 Washington St.  
Jersey City, NJ 07306



Floor 1: 3,500 SF Floor 2: 1,200 SF  
\$75.00 PSF NNN

70 Hudson St.  
Jersey City, NJ 07302



12,000 SF \$67 PSF NNN

30 Montgomery St.  
Jersey City, NJ 07302



2,500 SF \$80 PSF NNN

525 Washington Blvd.  
Jersey City, NJ 07310



4,000 SF \$95.00 PSF NNN

525 Washington Blvd.  
Jersey City, NJ 07310



3,700 SF \$87.00 PSF NNN

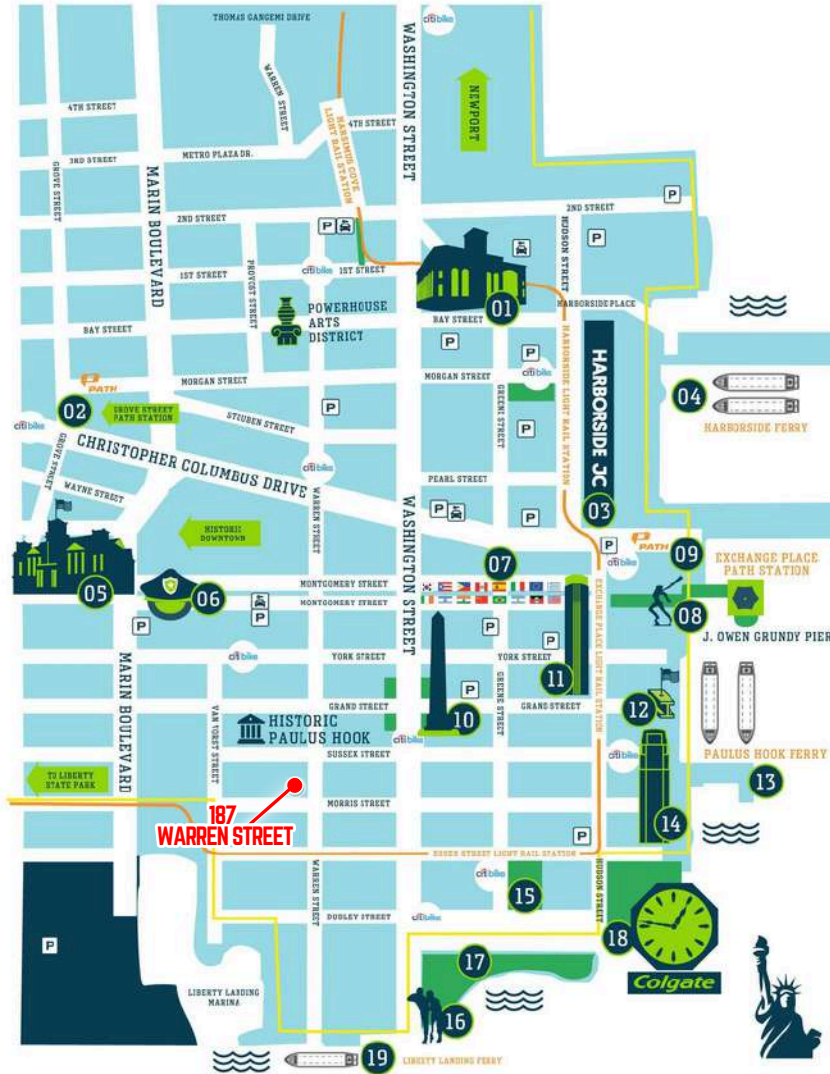
30 Montgomery St.  
Jersey City, NJ 07302



2,700 SF \$65.00 PSF NNN

Address	Square Feet	Rent/ SF	Date
101 Hudson St. Jersey City, NJ 07302	3,400	\$75.00	Apr 2024
253 Washington St. Jersey City, NJ 07306	3,400	\$75.00	Dec 2024
70 Hudson St. Jersey City, NJ 07302	12,000	\$67.00	Dec 2024
30 Montgomery St., Jersey City, NJ 07302	2,500	\$80.00	Aug 2024
525 Washington Blvd., Jersey City, NJ 07310	4,000	\$95.00	Jul 2024
525 Washington Blvd., Jersey City, NJ 07310	3,700	\$87.00	Mar 2024
30 Montgomery St., Jersey City, NJ 07302	2,700	\$65.00	Mar 2024
Average			

# FLOOR PLAN & NEIGHBORHOOD MAP



- 01 Powerhouse
- 02 Grove Street PATH Station
- 03 Harborside JC
- 04 Harborside Ferry NY Waterway
- 05 City Hall
- 06 Police Memorial
- 07 Sister City Lane
- 08 Katyn Monument
- 09 Exchange Place PATH Station
- 10 Paulus Hook Park
- 11 99 Hudson
- 12 9/11 Memorial
- 13 Paulus Hook Ferry NY Waterway
- 14 30 Hudson Street
- 15 Nathanael Greene Park
- 16 Korean War Memorial
- 17 Morris Canal Park
- 18 Colgate Clock
- 19 Liberty Landing Ferry

- Hudson River Waterfront Walkway
- Public Parks
- Public Transportation
- P Public Parking

RETAIL  
1,083 SF

RETAIL BASEMENT  
1,083 SF

RETAIL 2,166 S.F.

SCALE: 3/32" = 1'-0"

Note: All dimensions are approximate.

prepared by  
**Dean Marchetto Architects P.C.**

1225 Willow Avenue  
Hoboken, NJ 07030  
NJ C07945 NY 017400

**LIBERTY POINT**  
MIXED USE BUILDING  
187 Warren Street  
Jersey City, New Jersey 07303

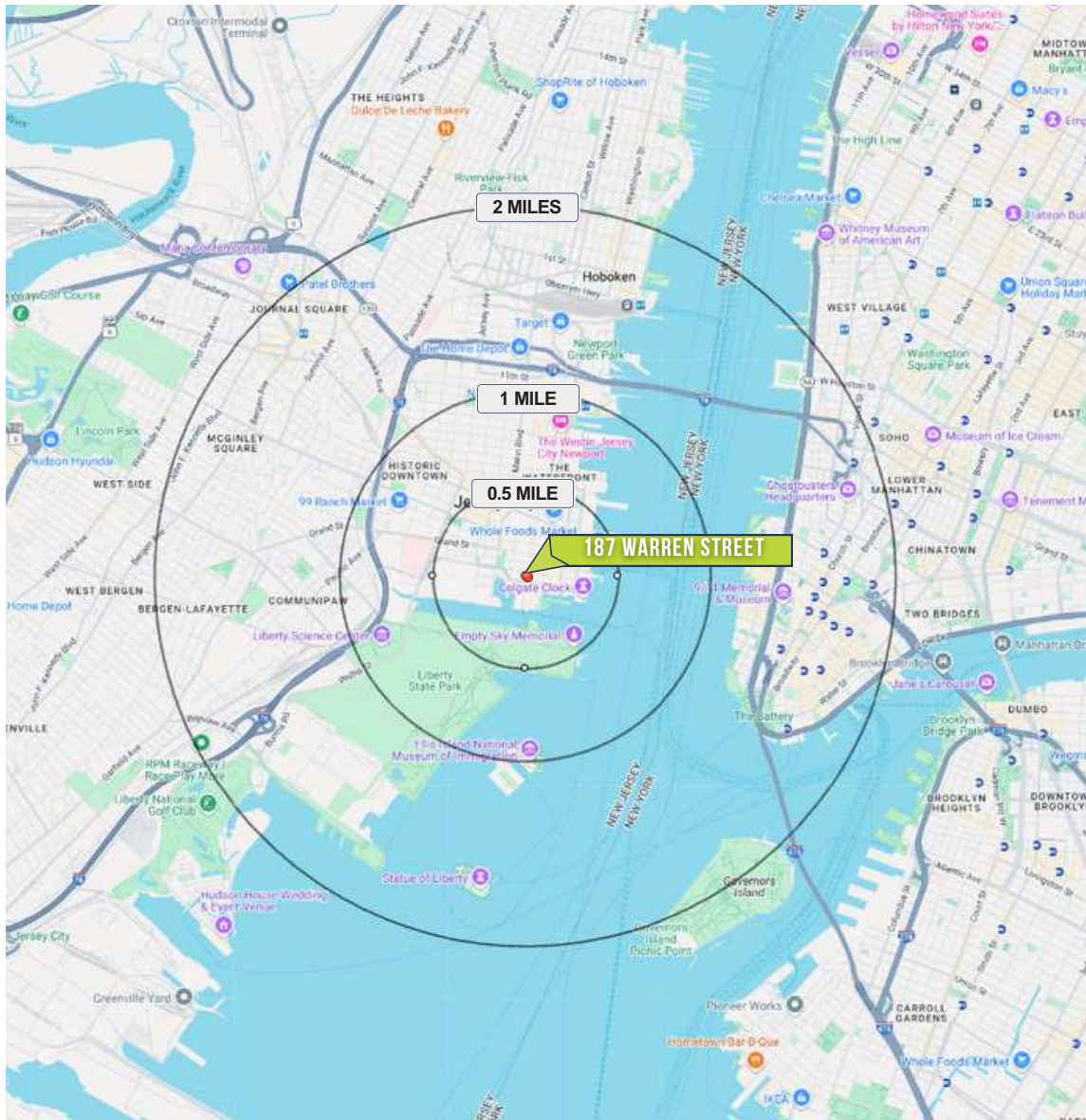
prepared for  
**LIBERTY POINT, L.L.C.**  
PO Box 242, Pittstown, NJ 08867

NORTH

Date: 08.NOV.2001  
Revised:  
Job Number: 9930  
Drawn by: MB

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# DEMOGRAPHICS



## .5 MILE RADIUS

<b>POPULATION</b>	22,109	<b>TOTAL BUSINESSES</b>	562
<b>HOUSEHOLDS</b>	11,259	<b>TOTAL EMPLOYEES</b>	14,043
<b>MEDIAN AGE</b>	36.8	<b>DAYTIME POPULATION (w/ 16 yr +)</b>	21,857
<b>COLLEGE GRADUATES (Bachelor's +)</b>	15,775 - 87%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$235,200

## 1 MILE RADIUS \*excludes NYC

<b>POPULATION</b>	58,396	<b>TOTAL BUSINESSES</b>	1,789
<b>HOUSEHOLDS</b>	29,484	<b>TOTAL EMPLOYEES</b>	51,072
<b>MEDIAN AGE</b>	36.4	<b>DAYTIME POPULATION (w/ 16 yr +)</b>	71,664
<b>COLLEGE GRADUATES (Bachelor's +)</b>	39,798 - 84%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$231,314

## 2 MILE RADIUS \*excludes NYC

<b>POPULATION</b>	162,624	<b>TOTAL BUSINESSES</b>	4,789
<b>HOUSEHOLDS</b>	75,235	<b>TOTAL EMPLOYEES</b>	131,034
<b>MEDIAN AGE</b>	35.7	<b>DAYTIME POPULATION (w/ 16 yr +)</b>	182,011
<b>COLLEGE GRADUATES (Bachelor's +)</b>	87,276 - 70%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$117,855

\*2024 estimates

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ADVISORS

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**BOBBY ANTONICELLO JR.** | (201) 300 - 6849  
**bobby@gridcre.com** | LICENSED REAL ESTATE BROKER

**BOB ANTONICELLO SR.** | (201) 739 - 8441  
**bantonice@gridcre.com** | LICENSED REAL ESTATE BROKER

[www.gridcre.com](http://www.gridcre.com)

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