

126 Rutgers Ave. Jersey City NJ 07305



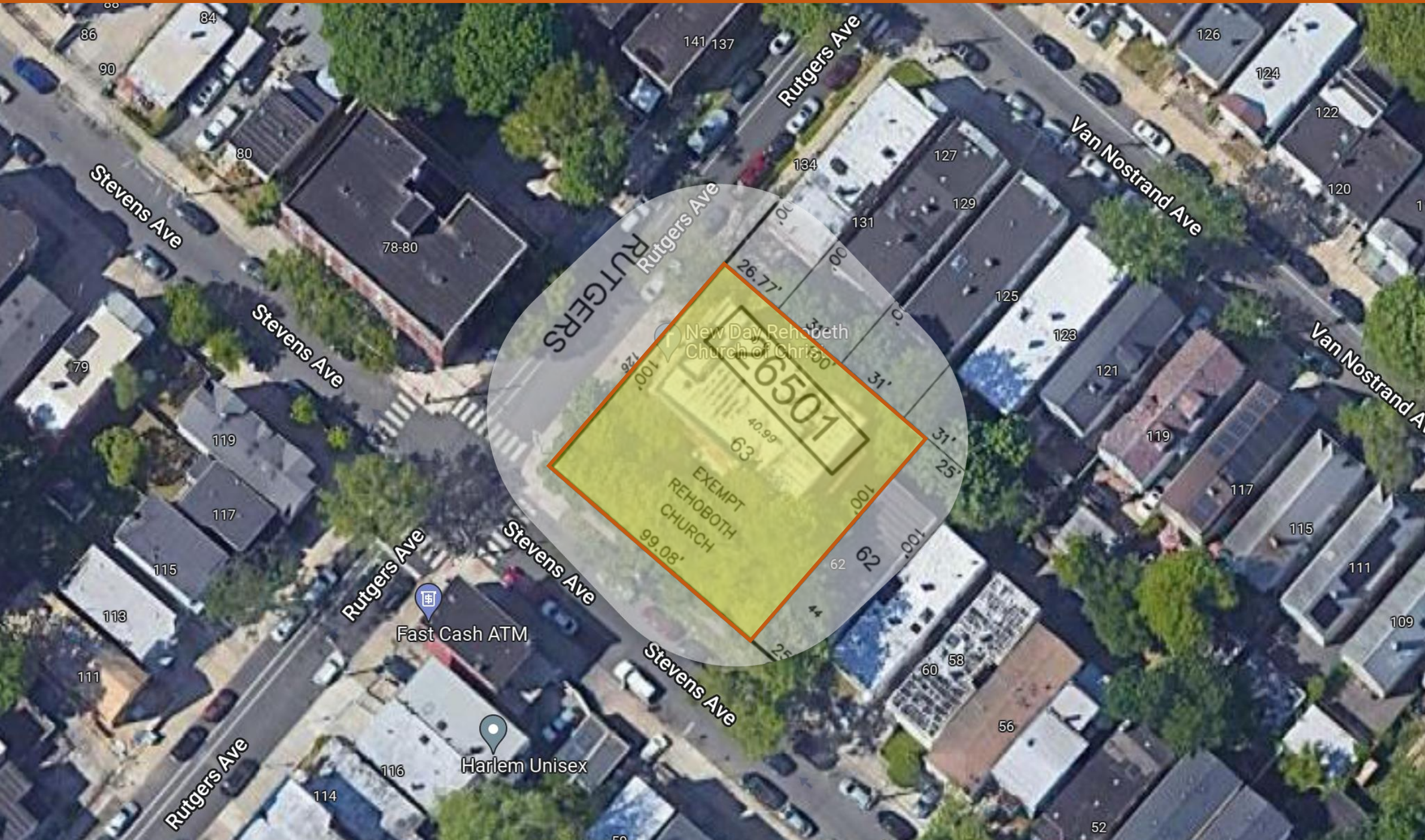
Asking \$1,500,000



Exclusively represented by Keller Williams Commercial Realty.
Listing agent [NJ Lic#: 0900671]:

Joshua Tedeschi
E: josthede@kwcommercial.com
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New Day Rehoboth Church of Christ

6501
EXEMPT
REHOBOTH
CHURCH
99.08'

Fast Cash ATM

Harlem Unisex

Stevens Ave

Stevens Ave

Rutgers Ave

Stevens Ave

Stevens Ave

Rutgers Ave

Van Nostrand Ave

Van Nostrand Ave

RUTGERS
Rutgers Ave

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RUTGERS
Rutgers Ave

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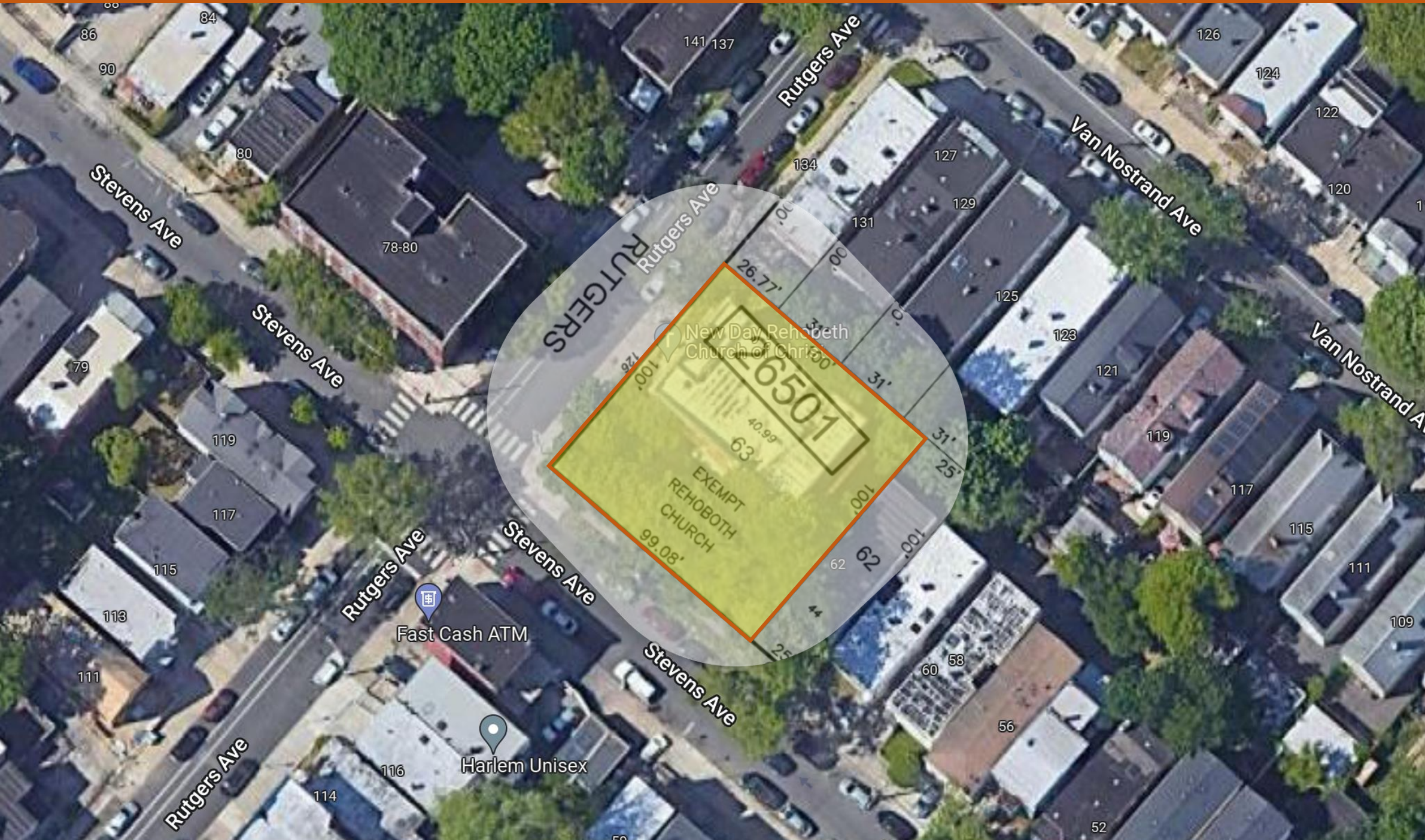
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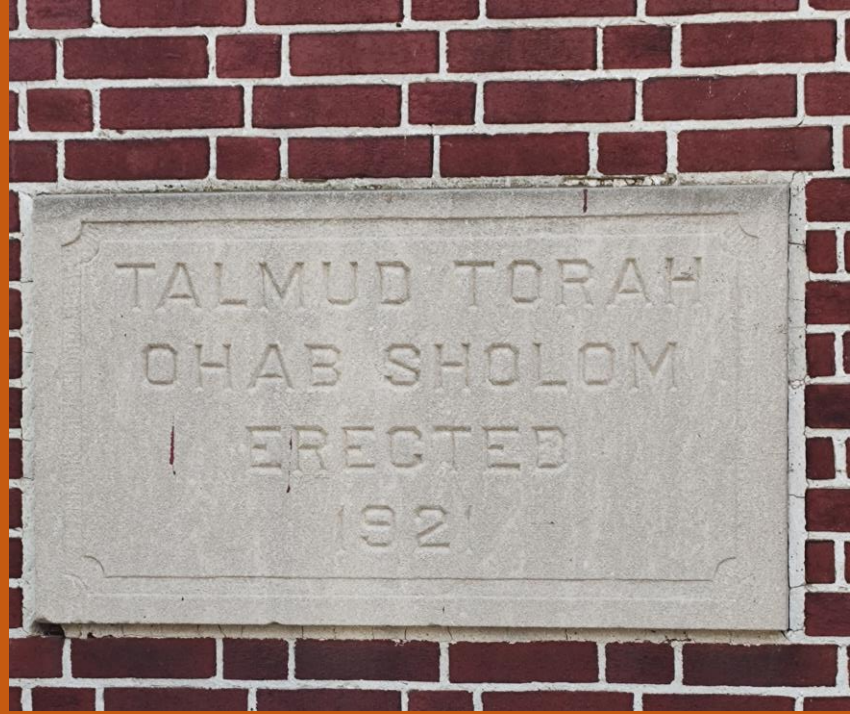
RUTGERS
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Building description:

Brick with steel supports, 3 story above grade & partial unfinished basement.

Approximately 9,450 Sf. 3,150 Sf per floor [45'x70'].
1,000 Sf basement.

Original structure is 101 years old.

Needs total rehabilitation.

Lot size:

100' x 100' curb cut/driveway on Rutgers, north of the building.

45'x100' clear land, treed and wrought iron fenced perimeter.

Zoning:

R1 residential 1 & 2 family dwellings.

Status is legal non-conforming.

R1 permitted commercial uses are:

Houses of worship

Essential services (subject to determination)

Governmental offices.

Schools.

Daycare.

Neighborhood services.

Conversion to a residential project is subject to approvals by the municipality.

Seller makes no representations on development or teardown.

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