

2,780 SF Freestanding Retail Property On 0.27 Acres | Hudson County Corridor

746-748 TONNELE AVE JERSEY CITY, NJ



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

Table Of Contents

TABLE OF CONTENTS

2,780 SF FREESTANDING RETAIL PROPERT	1
PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
TAX HISTORY	7
FLOOR PLANS FIRST FLOOR	8
EXTERIOR PHOTOS	9
INTERIOR PHOTOS	10
INTERIOR PHOTOS	11
LOCATION INFORMATION	12
DRONE PHOTOS	13
ADDITIONAL PHOTOS	14
REGIONAL MAP	15
AERIAL MAP	16
RENT ROLL	17
DEMOGRAPHICS	18
DEMOGRAPHICS MAP & REPORT	19
ADDITIONAL INFORMATION	20
ADVISOR BIO MANAGING DIRECTOR KW	21

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial | Bruce Elia Jr. | Fort Lee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATION

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

TAX HISTORY

FLOOR PLANS | FIRST FLOOR

EXTERIOR PHOTOS

INTERIOR PHOTOS

INTERIOR PHOTOS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 746 Tonnelle Avenue in Jersey City, NJ. This well-maintained 2,780 SF building, boasting 1 unit, was originally constructed in 1962 and underwent a complete renovation in 2025. Located in the thriving Northern New Jersey area, this property offers an ideal space for a retail or free-standing building investor. With its recent upgrades and strategic location, this property presents a strong prospect for those seeking a valuable addition to their commercial real estate portfolio. Ready for immediate occupancy in an approved cannabis zone, license required.

PROPERTY HIGHLIGHTS

- Modern and adaptable commercial spaces
- State-of-the-art facilities including high-speed internet and ample parking
- Excellent visibility and accessibility for clients and employees
- Prime location in Jersey City
- Ready for immediate occupancy in an approved cannabis zone, license required

OFFERING SUMMARY

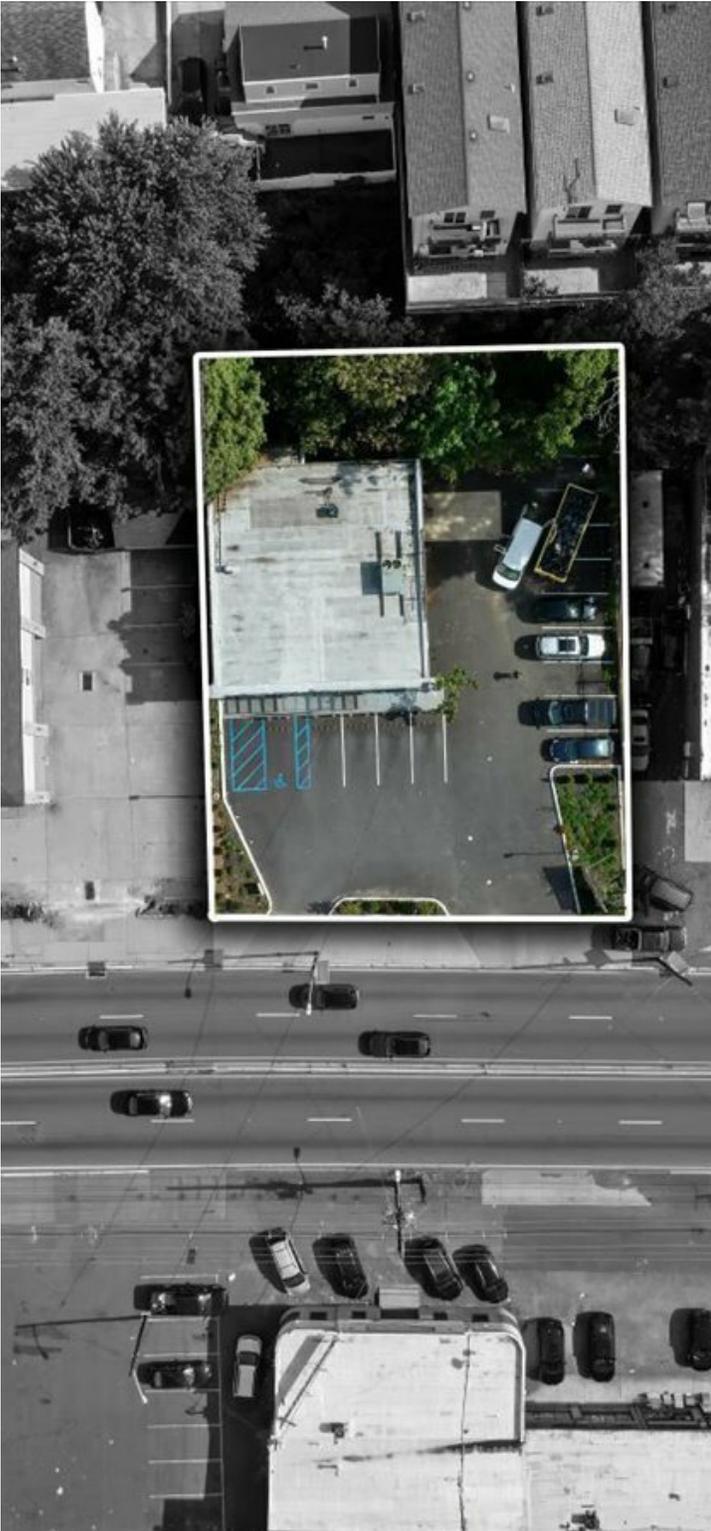
Sale Price:	\$3,500,000
Lease Rate:	\$48/SF/Year
Building Size:	2,780 SF
Number of Units:	Recreational Cannabis
Lot Size:	11,700 SF
CAM Charges:	\$13/SF/YEAR
Zoning:	Commercial NEC
Lot Size:	20
NOI:	\$192,793.00
Cap Rate:	5.51%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,154	5,565	22,917
Total Population	3,420	15,364	61,636
Average HH Income	\$123,786	\$97,383	\$99,398



Property Description



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 746 Tonnelle Avenue in Jersey City, NJ. This well-maintained 2,780 SF building, boasting 1 unit, was originally constructed in 1962 and underwent a complete renovation in 2025. Located in the thriving Northern New Jersey area, this property offers an ideal space for a retail or free-standing building investor. With its recent upgrades and strategic location, this property presents a strong prospect for those seeking a valuable addition to their commercial real estate portfolio. Ready for immediate occupancy in an approved cannabis zone, license required.

LOCATION DESCRIPTION

Located in the thriving Northern New Jersey market, the area surrounding the property at 746 Tonnelle Avenue, Jersey City, NJ offers a dynamic blend of urban convenience and vibrant culture. Situated in close proximity to major transportation hubs, including the PATH train and bus routes, this location provides seamless access for commuters. Nearby, tenants can enjoy a variety of dining options and retail amenities, with the bustling Journal Square just moments away. As a prospective Office / Office Building tenant, the area's accessibility and diverse array of nearby points of interest, such as the scenic Lincoln Park, make it an ideal choice for fostering a productive and engaging work environment.

SITE DESCRIPTION

1-story commercial building (2,780 SF) on 0.27-acre parcel with 100' of frontage along heavily traveled Tonnele Ave (US-1/9). Located within Jersey City's highway commercial corridor with excellent visibility and access.

EXTERIOR DESCRIPTION

Single-story brick/block

INTERIOR DESCRIPTION

Open floor plan with office/retail configuration; adaptable for showroom, dispensary, or commercial use.

PARKING DESCRIPTION

Surface grade parking on the side and rear of the property.

POWER DESCRIPTION

Ample Power

GAS DESCRIPTION

Natural Gas



Property Details

Sale Price **\$3,500,000**

Lease Rate **\$48/FT | NNN**

LOCATION INFORMATION

Building Name Retail + Cannabis Ready |
2,780 SF Freestanding Building
w/ Parking | Jersey City
Corridor Location

Street Address 746 Tonnelle Avenue

City, State, Zip Jersey City, NJ 07307

County Hudson County

Market Northern New Jersey

Sub-market Route 1&9 Corridor Submarket

Township Jersey City

Side of the Street West

Signal Intersection No

Road Type Paved

Market Type Large

Nearest Highway All Major NJ Highways within
15 minute drive

Nearest Airport Newark, La Guardia, & JFK
within 60 minute drive

BUILDING INFORMATION

Building Size 2,780 SF

NOI \$192,793.00

Cap Rate 5.51

Tenancy Single

Ceiling Height 14 ft

Number of Floors 1

Average Floor Size 2,780 SF

Year Built 1962

Year Last Renovated 2025

Gross Leasable Area 2,780 SF

Construction Status Existing

Framing Steel

PROPERTY INFORMATION

Property Type Retail

Property Subtype Free Standing Building

Lot Size 11,700 SF

APN # 06-01201-0000-00009-0000

Lot Frontage 100 ft

Lot Depth 117 ft

Corner Property No

Traffic Count 56

Traffic Count Street 63,302

Waterfront No

MLS # Off Market

PARKING & TRANSPORTATION

Parking Type Surface

Number of Parking Spaces 12

UTILITIES & AMENITIES

Security Guard No

Handicap Access No

Freight Elevator No

Number of Elevators 0

Central HVAC Yes

HVAC Yes

Centrix Equipped Yes

Restrooms 2

Landscaping Professional Landscaping

Gas / Propane Yes



Property Detail Report

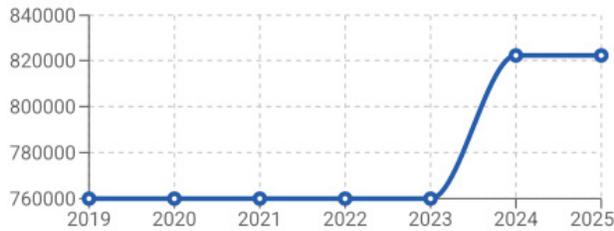
For property located at
746-748 Tonnele Ave, Jersey City, NJ 07307

Property Records

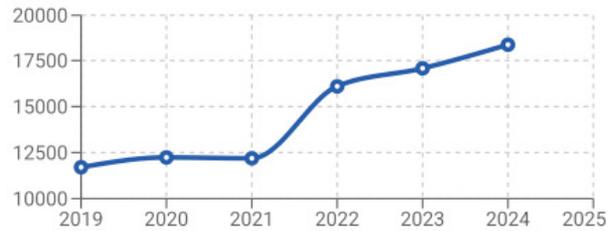
APN: 06-01201-0000-00009-0000
Generation date: 09/15/2025

Assessment History

Tax Assessment Value



Total Tax



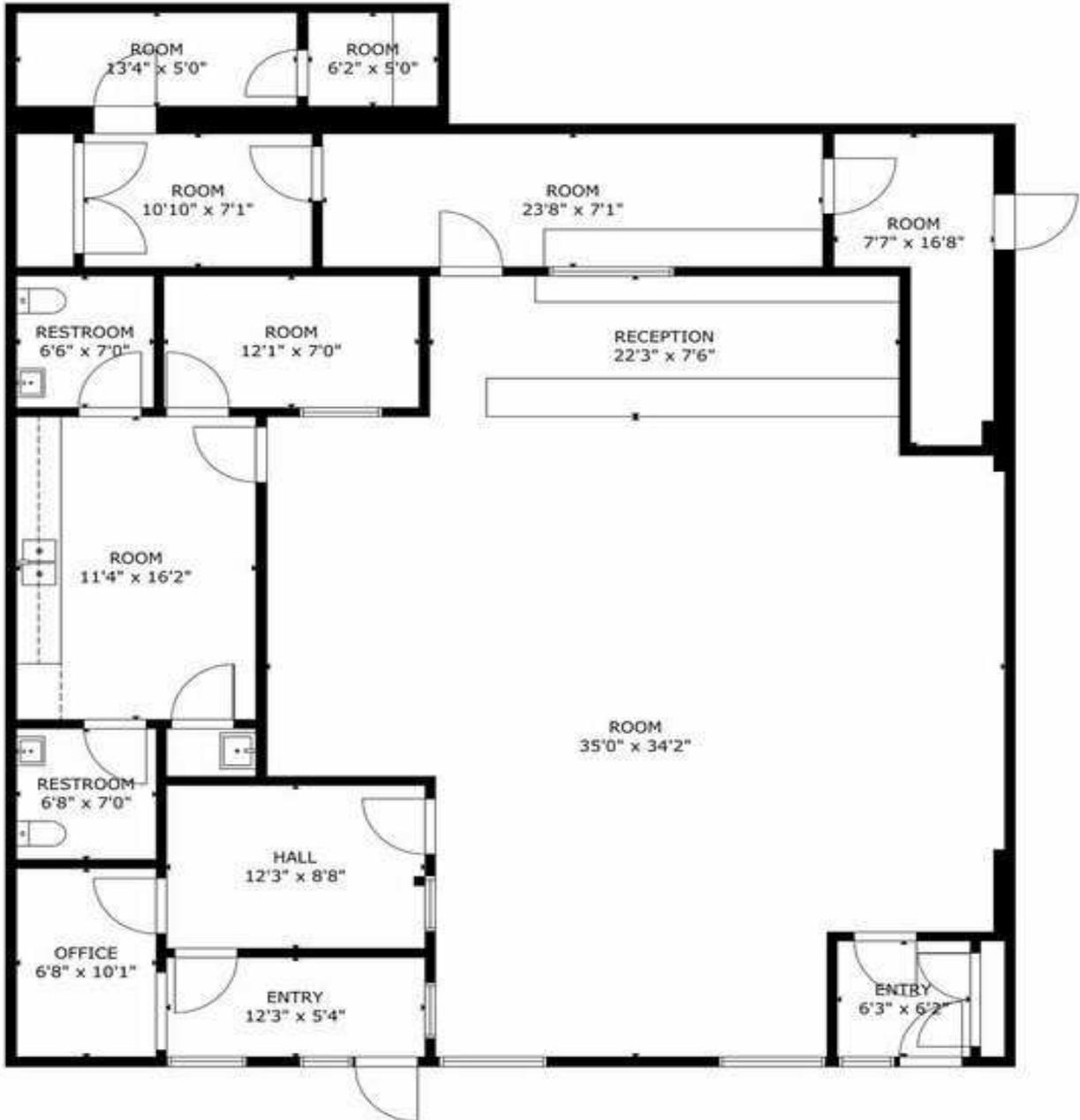
Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	---	---	---	\$692,000	\$130,200	\$822,200
2024	\$18,359.73	\$1,282.53	7.51%	\$692,000	\$130,200	\$822,200
2023	\$17,077.20	\$980.4	6.09%	\$692,000	\$68,000	\$760,000
2022	\$16,096.80	\$3,906.4	32.04%	\$692,000	\$68,000	\$760,000
2021	\$12,190.40	-\$45.6	-0.37%	\$692,000	\$68,000	\$760,000
2020	\$12,236.00	\$532	4.55%	\$692,000	\$68,000	\$760,000
2019	\$11,704.00	\$395.2	3.49%	\$692,000	\$68,000	\$760,000
2018	\$11,308.80	-\$5,999.4	-34.66%	\$692,000	\$68,000	\$760,000
2017	\$17,308.20	\$219.68	1.29%	\$182,900	\$39,000	\$221,900
2016	\$17,088.52	\$485.96	2.93%	\$182,900	\$39,000	\$221,900
2015	\$16,602.56	\$106.51	0.65%	\$182,900	\$39,000	\$221,900
2014	\$16,496.05	-\$71	-0.43%	\$182,900	\$39,000	\$221,900
2013	\$16,567.05	\$625.75	3.93%	\$182,900	\$39,000	\$221,900
2012	\$15,941.30	\$390.55	2.51%	\$182,900	\$39,000	\$221,900
2011	\$15,550.75	\$232.99	1.52%	\$182,900	\$39,000	\$221,900
2010	\$15,317.76	\$2,001.54	15.03%	\$182,900	\$39,000	\$221,900
2009	\$13,316.22	\$996.42	8.09%	\$182,900	\$39,000	\$221,900
2008	\$12,319.80	\$6.6	0.05%	\$182,900	\$39,000	\$221,900
2007	\$12,313.20	\$829.9	7.23%	\$182,900	\$39,000	\$221,900
2006	\$11,483.30	\$1,264.8	12.38%	\$182,900	\$39,000	\$221,900
2005	\$10,218.50	-\$2.2	-0.02%	\$182,900	\$39,000	\$221,900
2004	\$10,220.70	\$0	---	\$182,900	\$39,000	\$221,900
2003	\$10,220.70	\$146.44	1.45%	\$182,900	\$39,000	\$221,900
2002	\$10,074.26	-\$17.75	-0.18%	\$182,900	\$39,000	\$221,900



Floor Plans | First Floor

City, NJ 07307

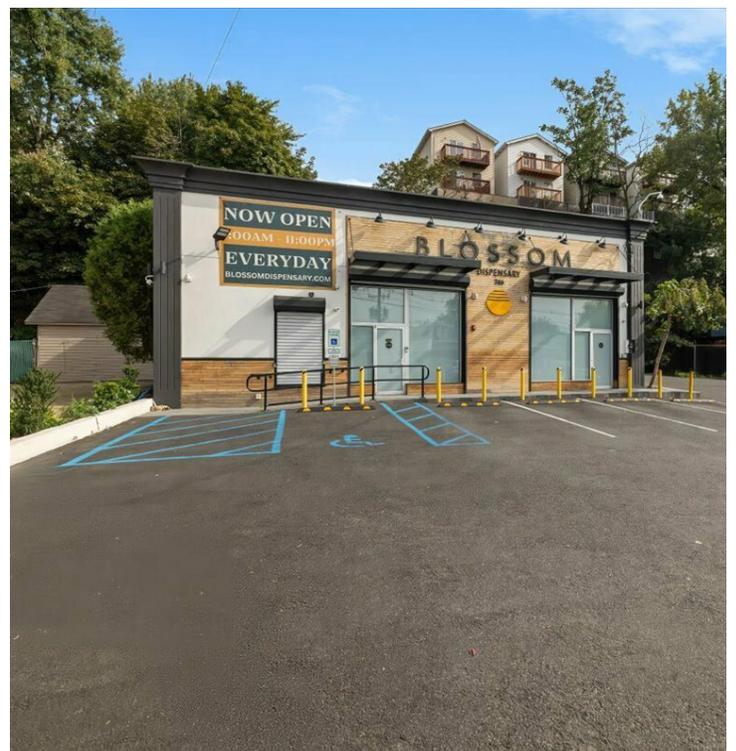
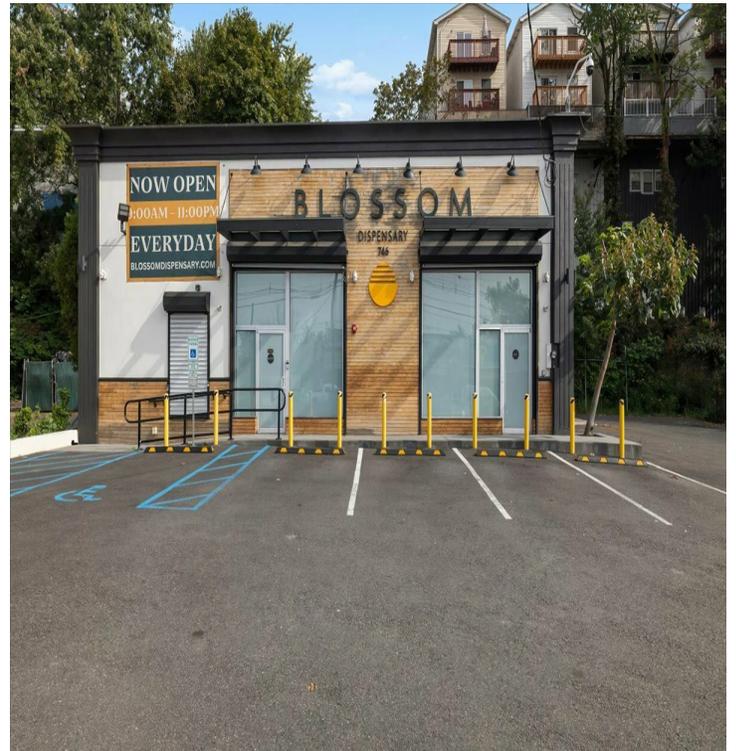


GROSS INTERNAL AREA
TOTAL: 2,424 sq.ft
FLOOR 1: 2,424 sq.ft

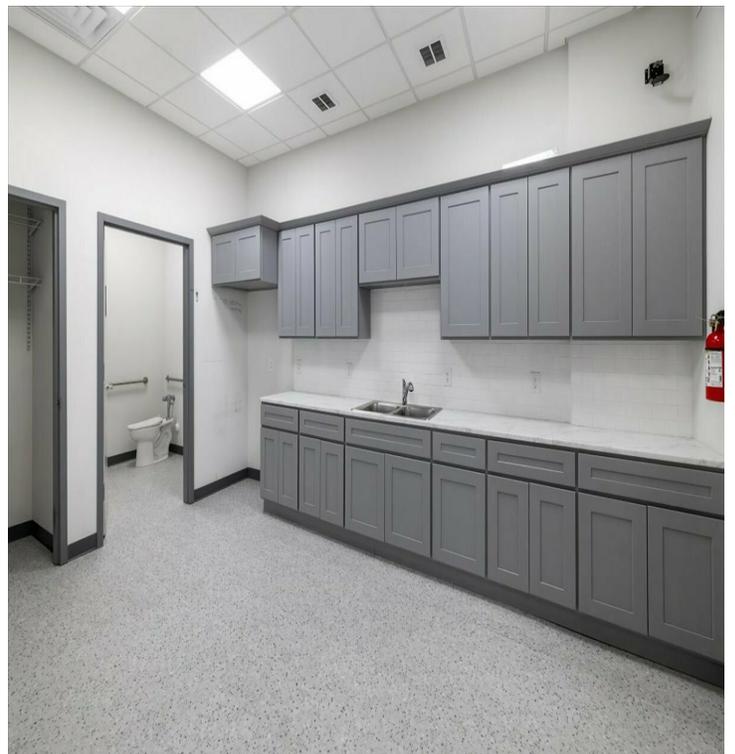
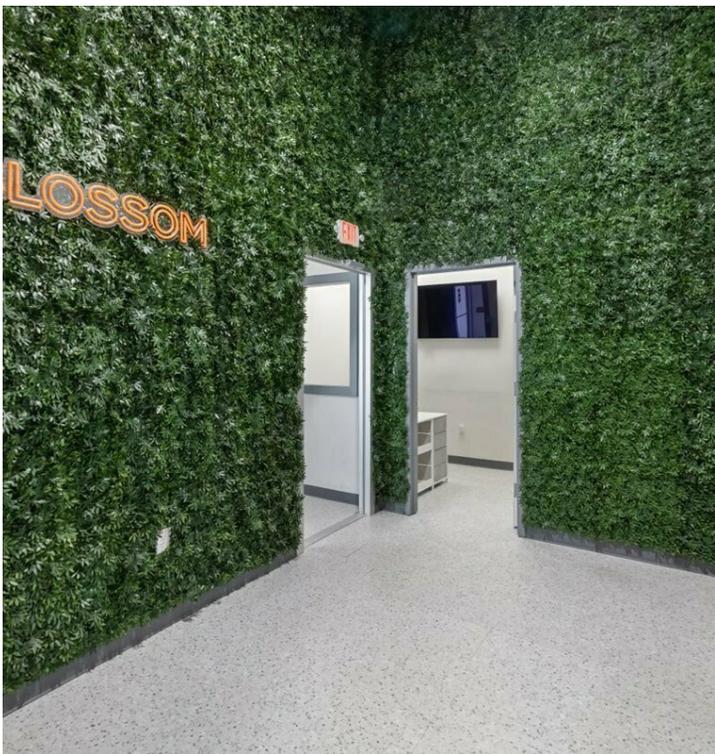
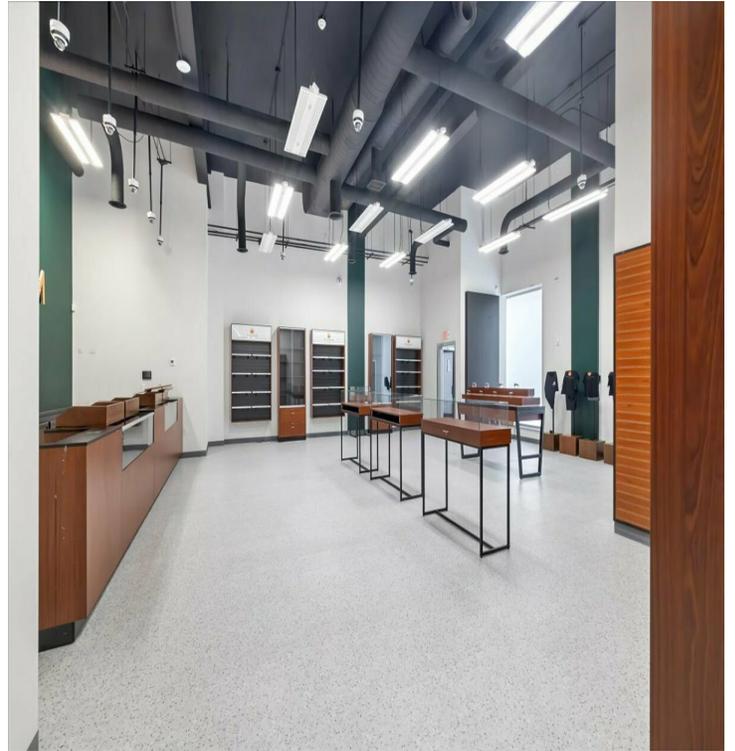
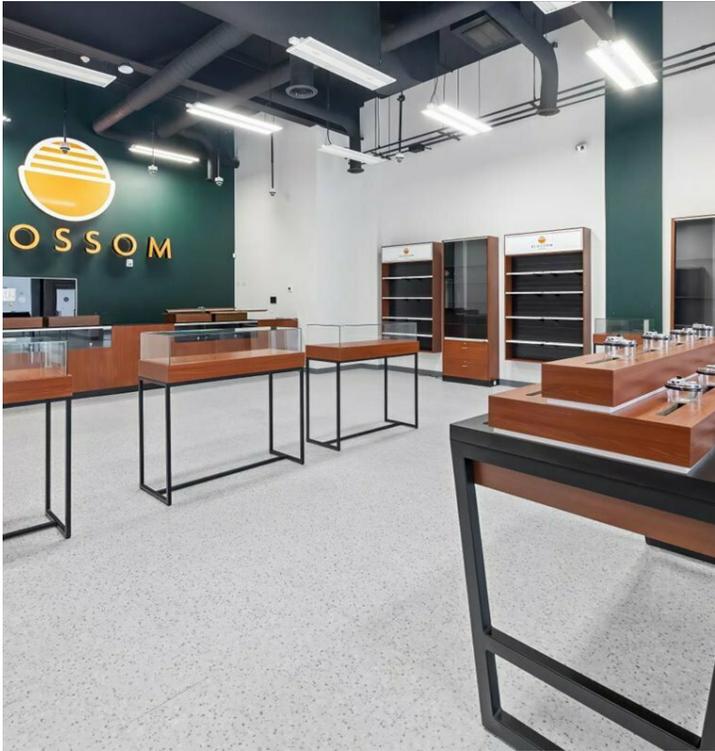
THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.



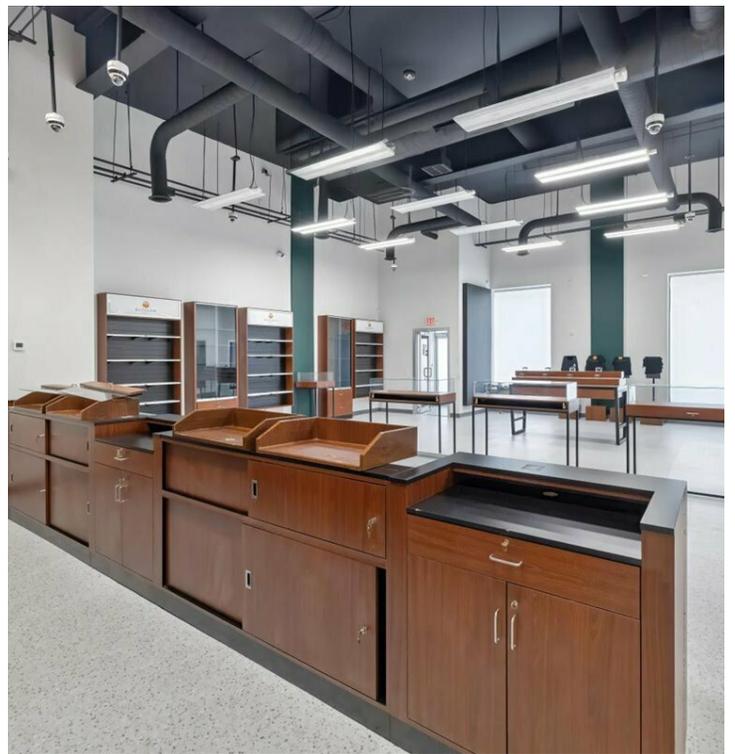
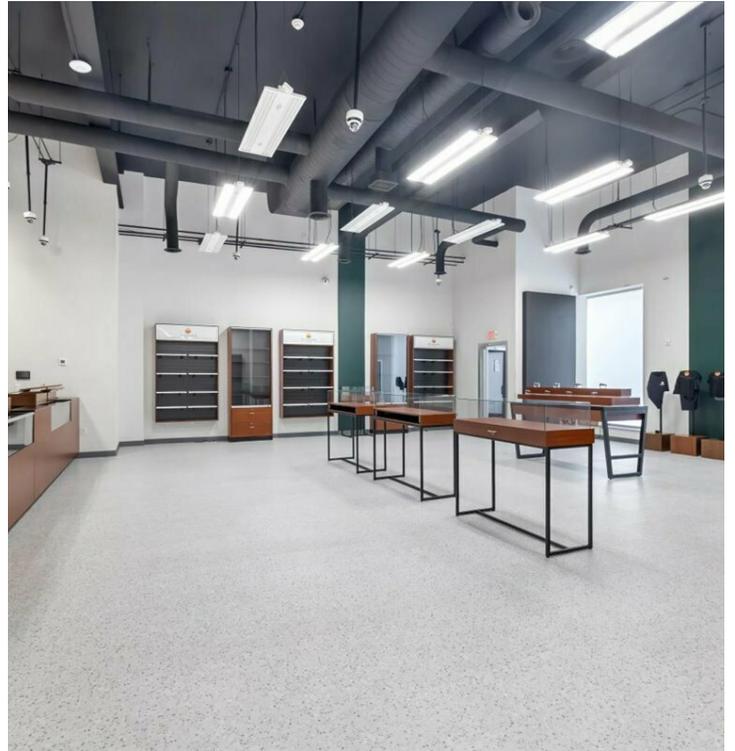
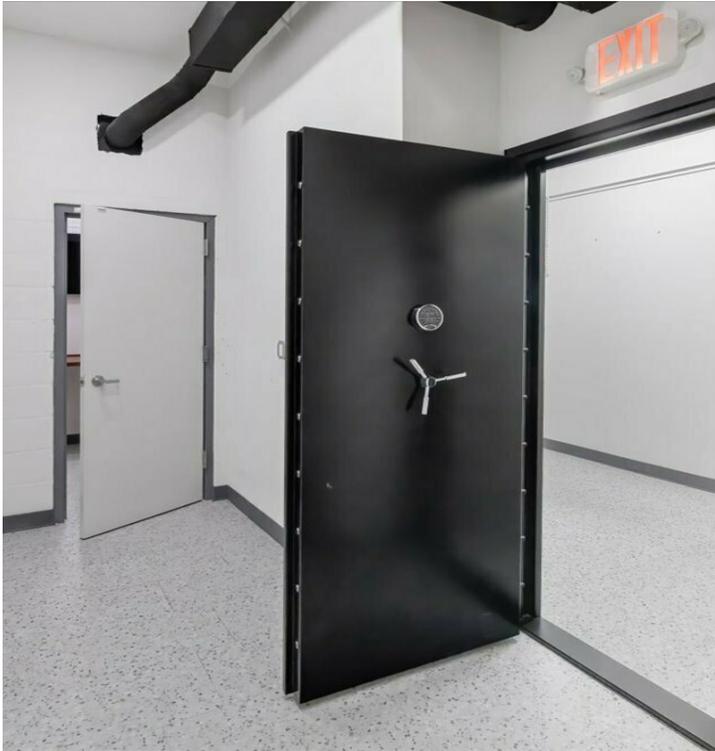
Exterior Photos



Interior Photos



Interior Photos



RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATION

LOCATION INFORMATION

2

DRONE PHOTOS

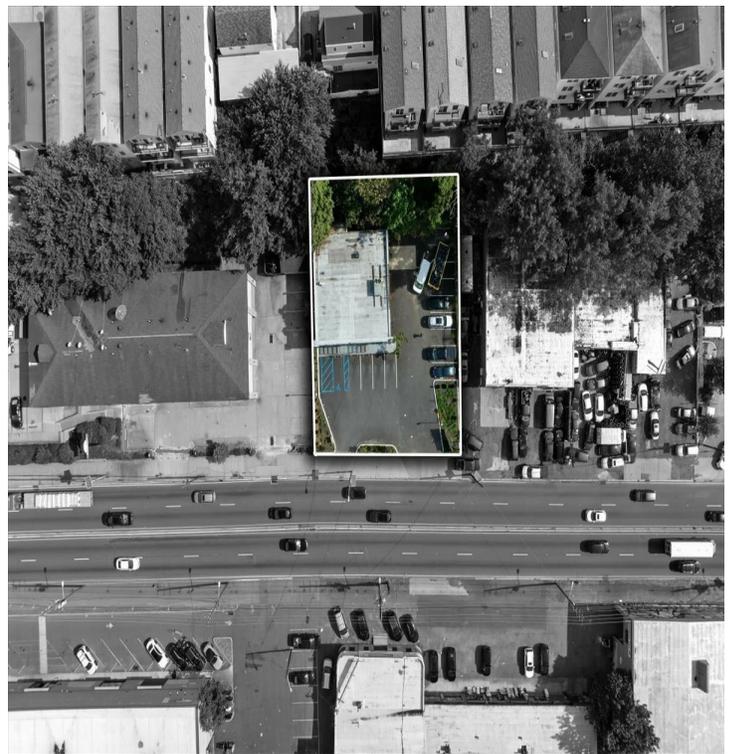
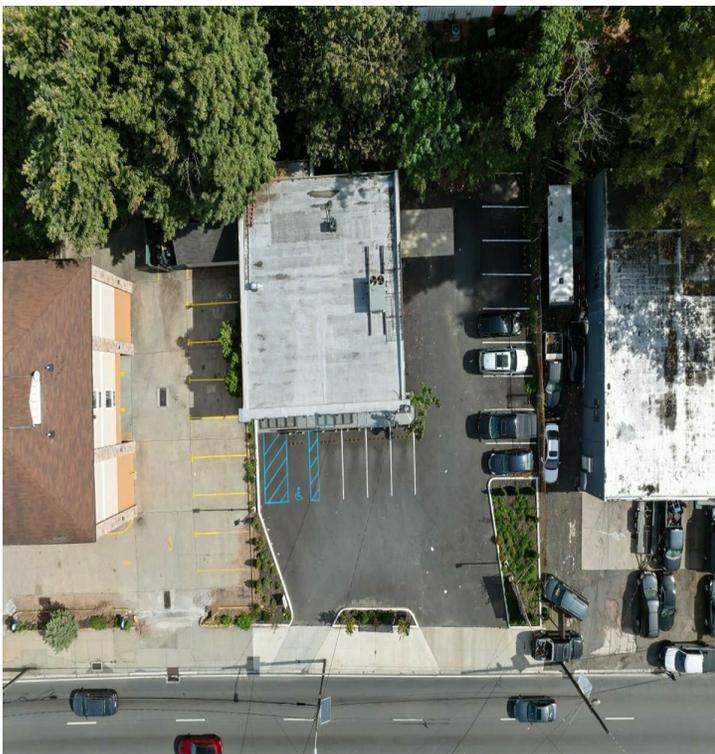
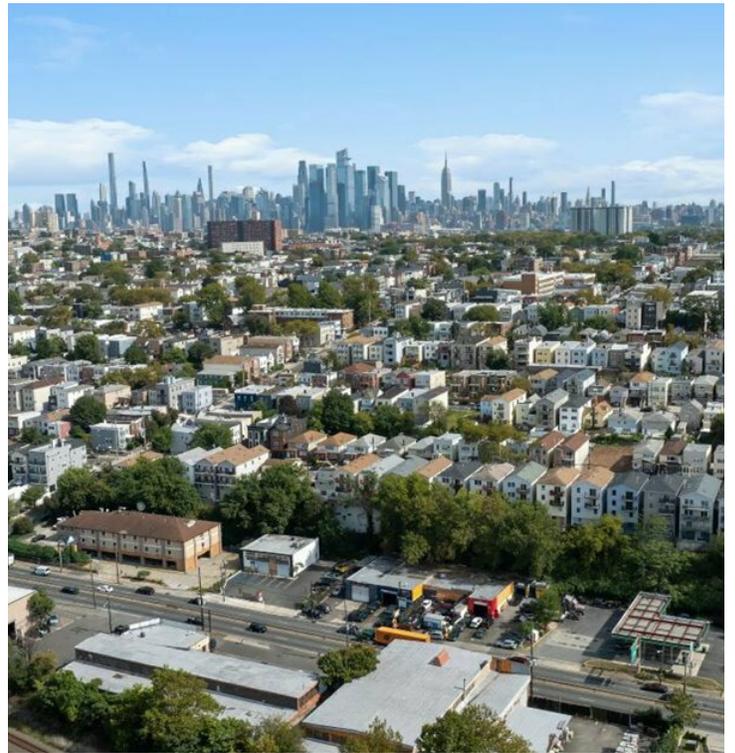
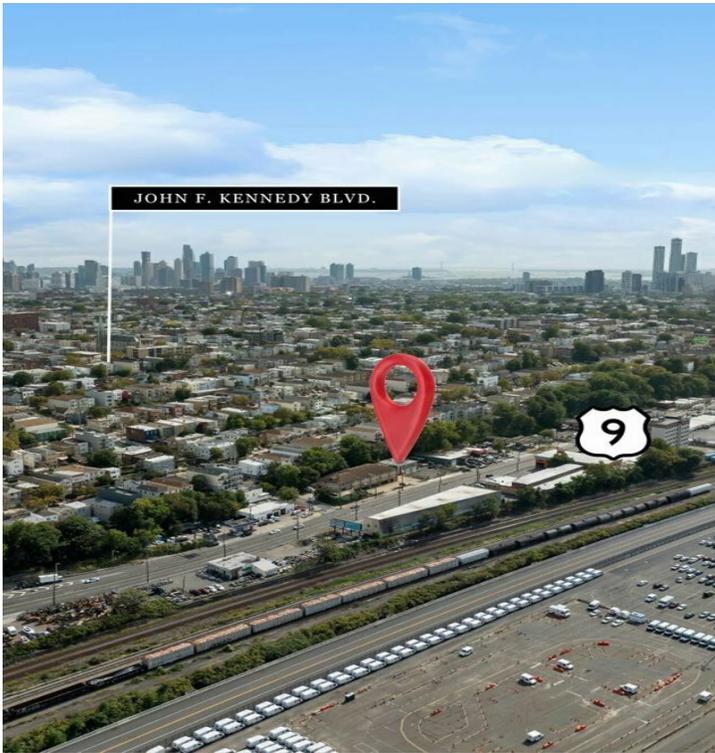
ADDITIONAL PHOTOS

REGIONAL MAP

AERIAL MAP

RENT ROLL

Drone Photos



FEMA Flood Map

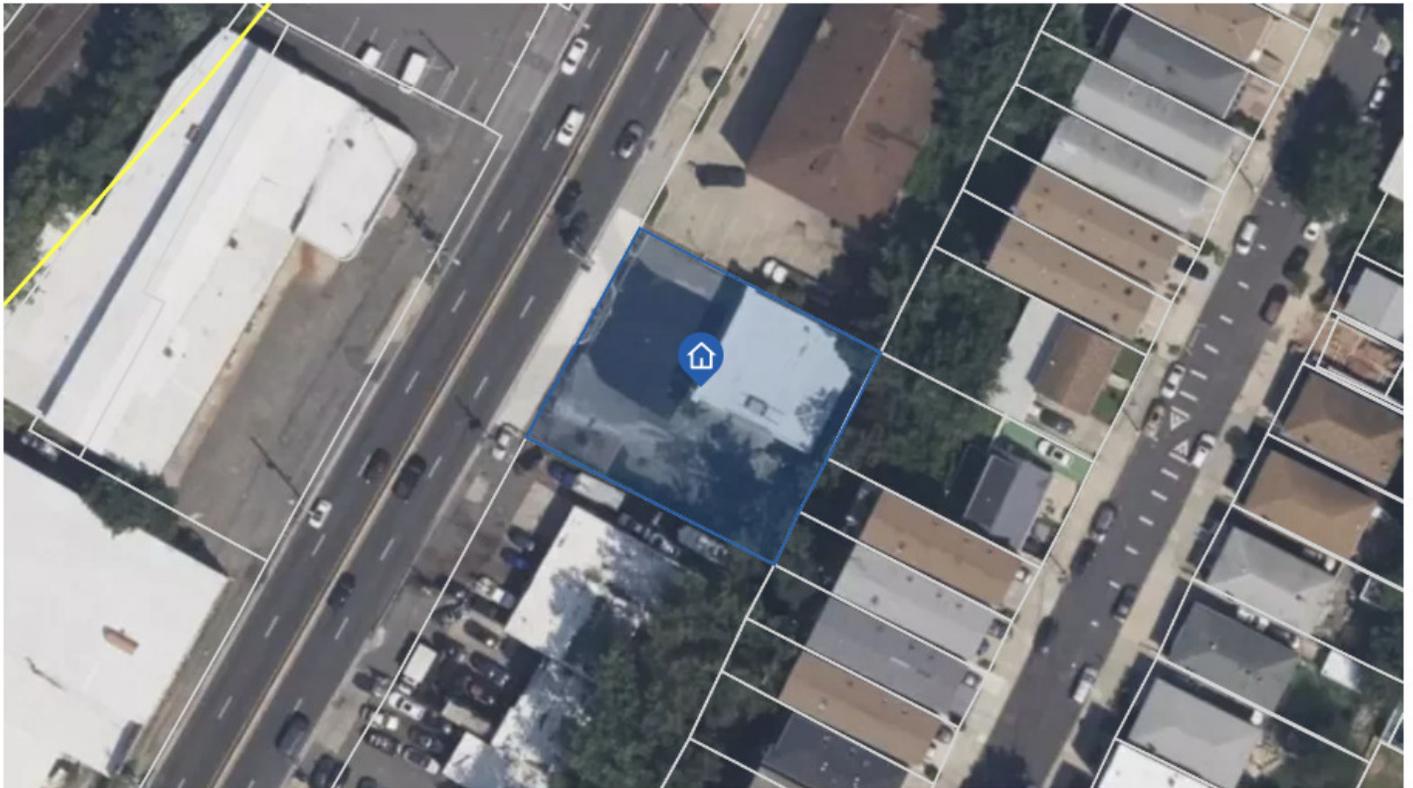
Property Detail Report

For property located at
746-748 Tonnele Ave, Jersey City, NJ 07307

 **PropertyRecords**

APN: 06-01201-0000-00009-0000
Generation date: 09/15/2025

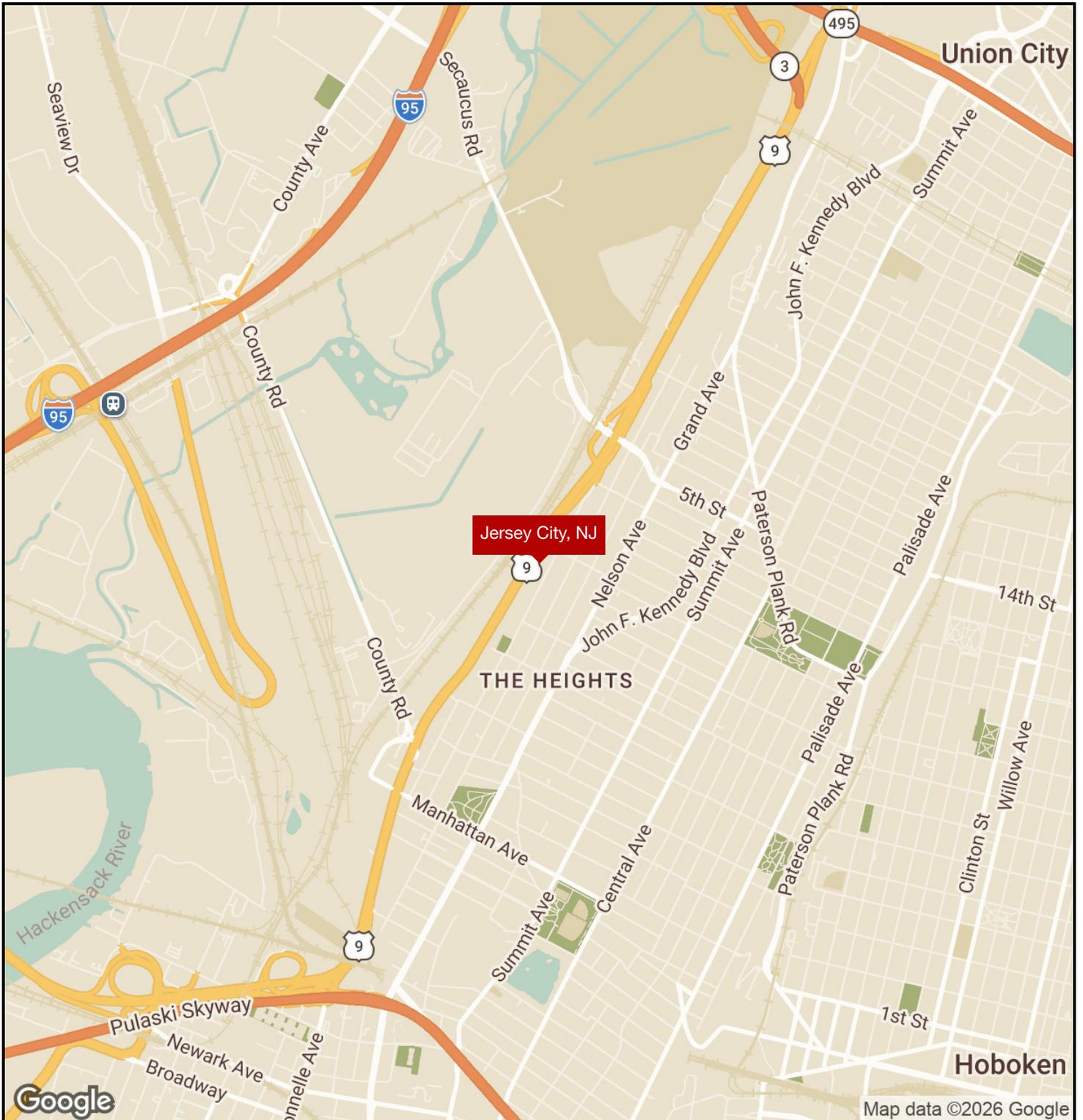
FEMA Flood



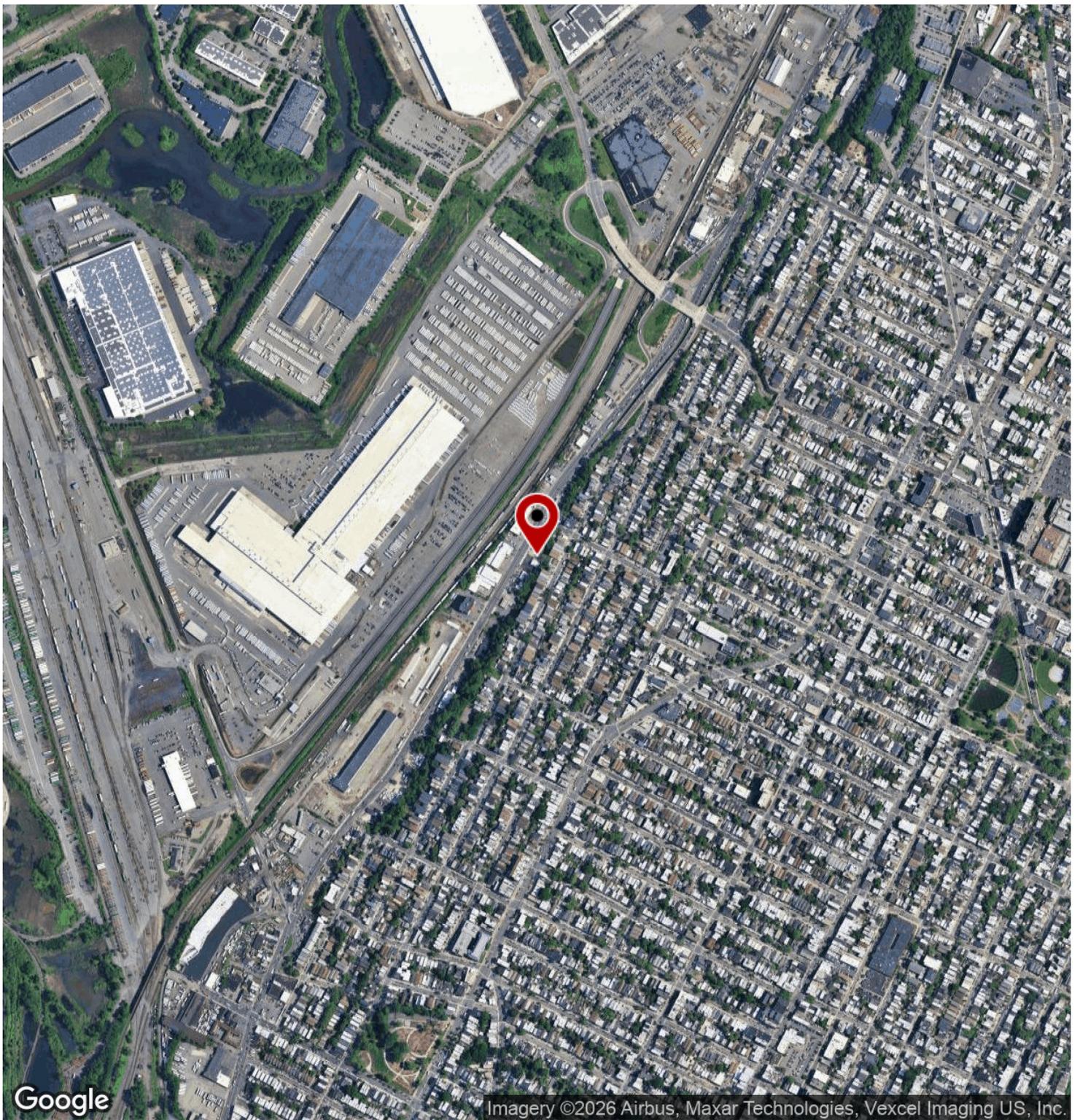
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.26 (100%)	34003C0268H	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined



Regional Map



Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	-	-	-	-	-	-	-
Entire Building	To Be Leased	2,780 SF	100%	\$48.00	\$133,440	TBL	TBL
TOTALS		2,780 SF	100%	\$48.00	\$133,440		
AVERAGES		2,780 SF	100%	\$48.00	\$133,440		



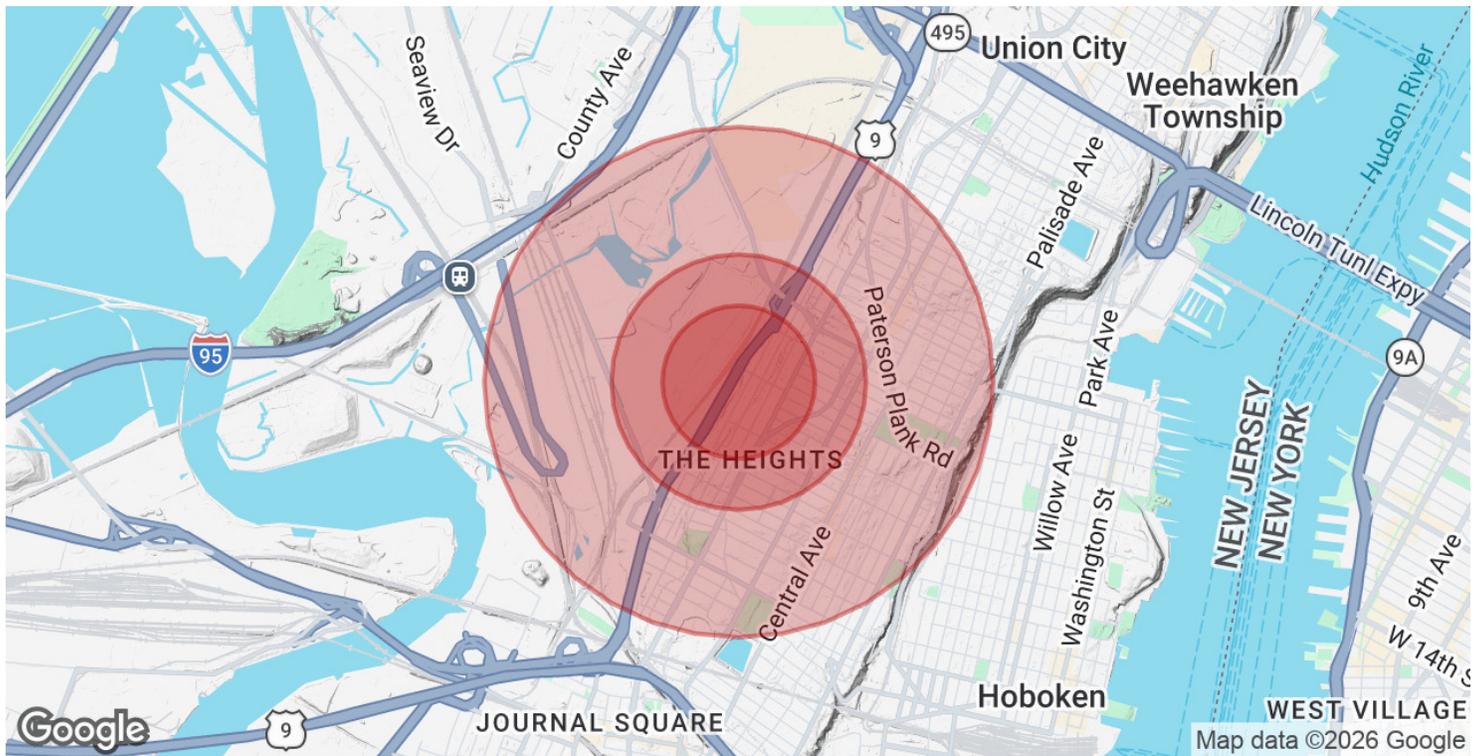
RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATION

DEMOGRAPHICS

3

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,420	15,364	61,636
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,154	5,565	22,917
# of Persons per HH	3	2.8	2.7
Average HH Income	\$123,786	\$97,383	\$99,398
Average House Value	\$613,825	\$622,065	\$604,284

Demographics data derived from AlphaMap



RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATION

ADDITIONAL INFORMATION

4

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

