



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

746-748 TONNELE AVE JERSEY CITY, NJ



OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:

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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

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$48/SF/Year
Building Size:	3,000 SF
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

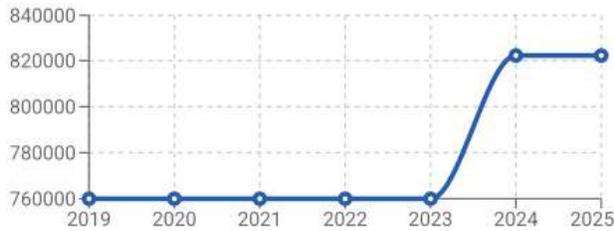
For property located at
746-748 Tonnele Ave, Jersey City, NJ 07307

Property Records

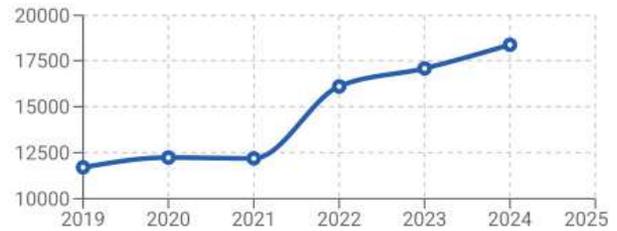
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Generation date: 09/15/2025

Assessment History

Tax Assessment Value



Total Tax



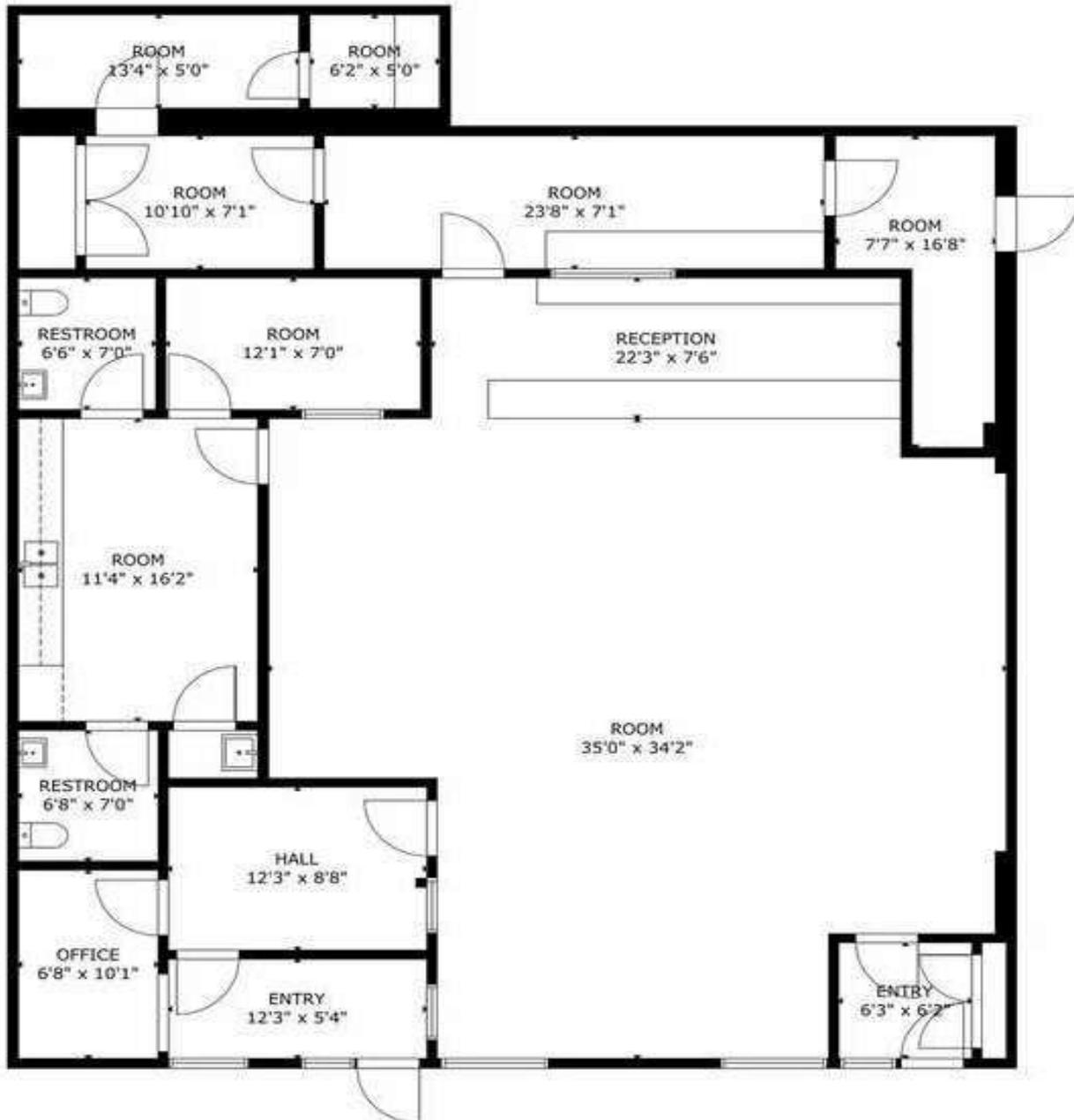
Tax History

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

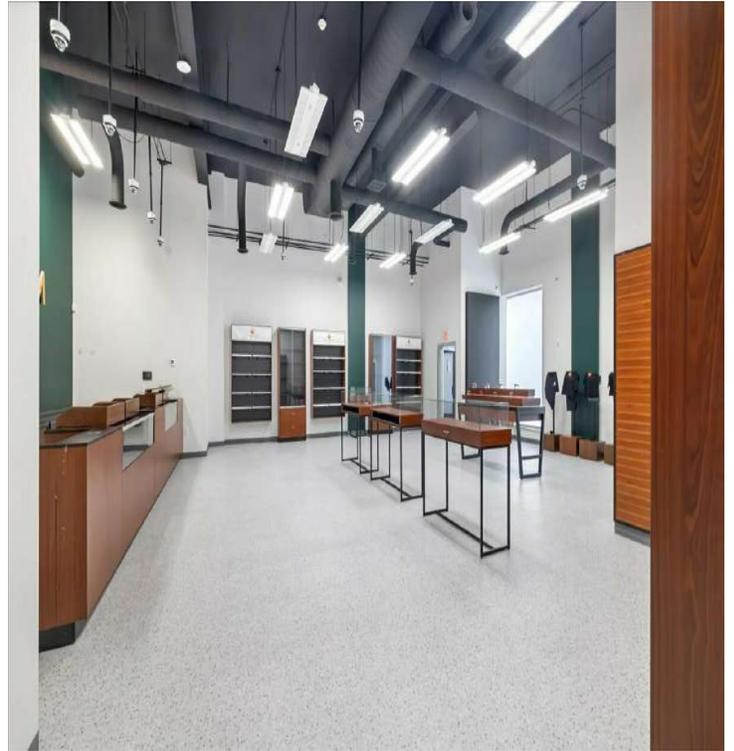
City, NJ 07307



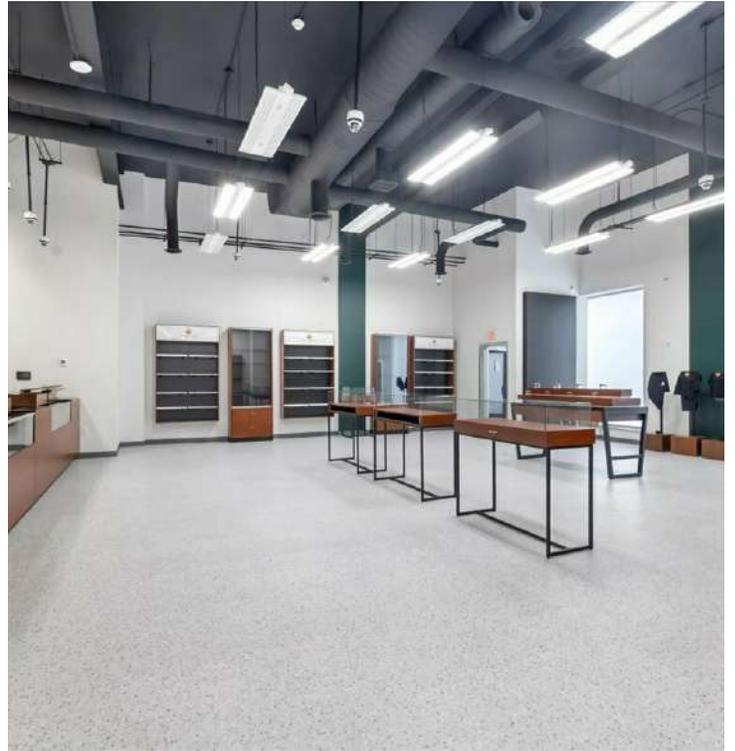
Exterior Photos



Interior Photos



Interior Photos



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LOCATION INFORMATION

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DRONE PHOTOS

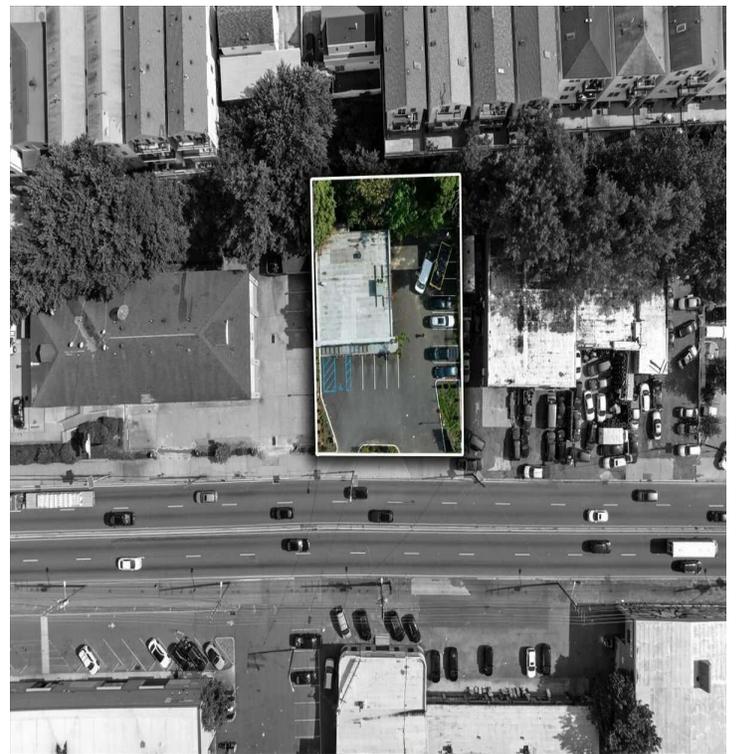
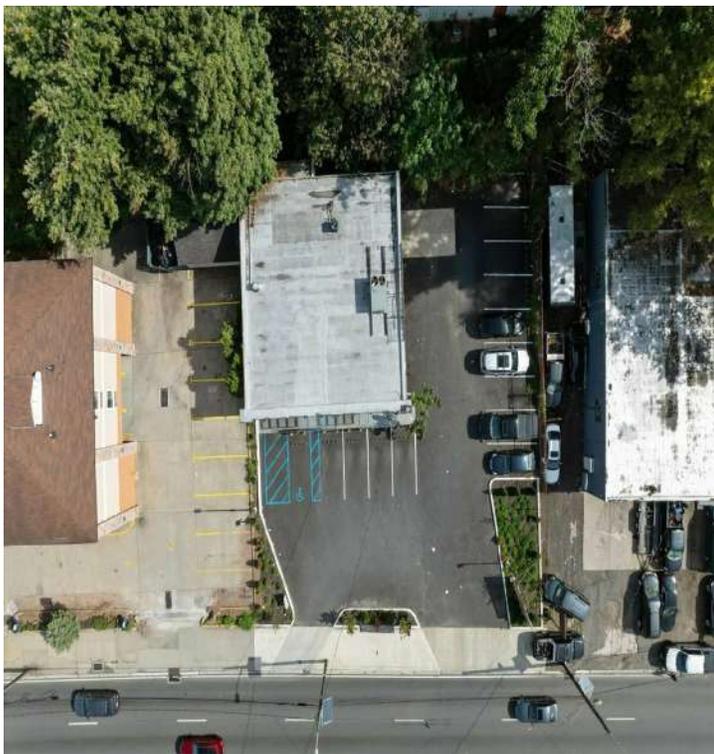
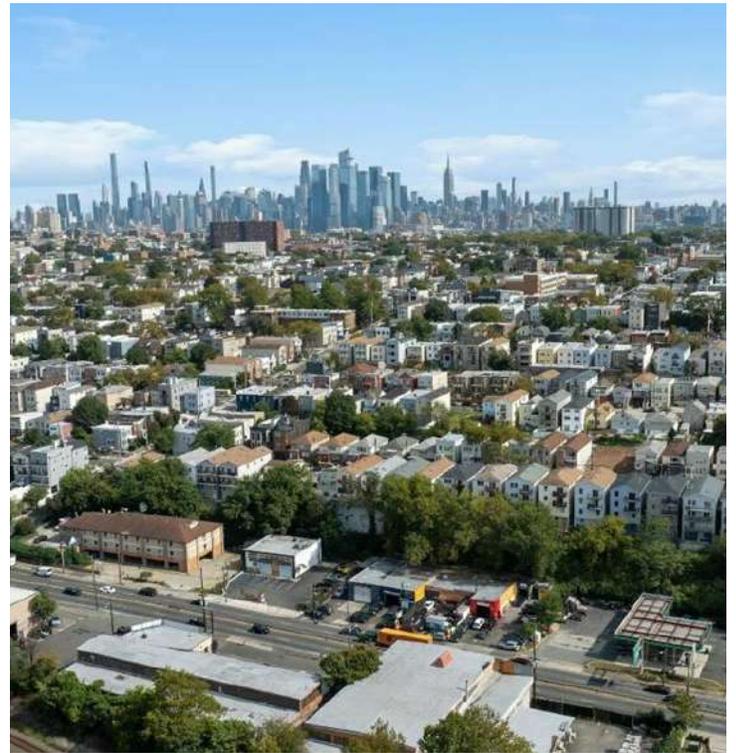
ADDITIONAL PHOTOS

REGIONAL MAP

AERIAL MAP

RENT ROLL

Drone Photos



FEMA Flood Map

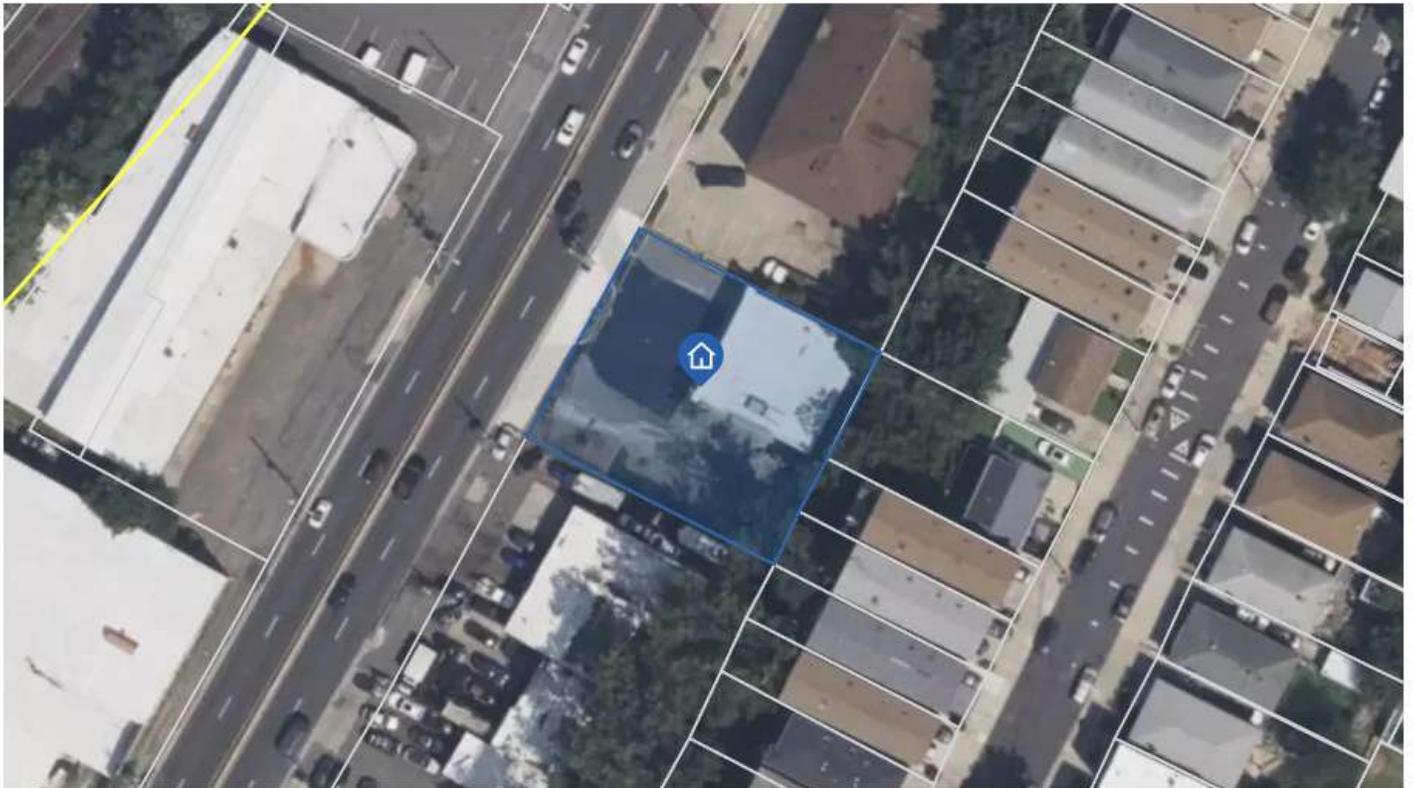
Property Detail Report

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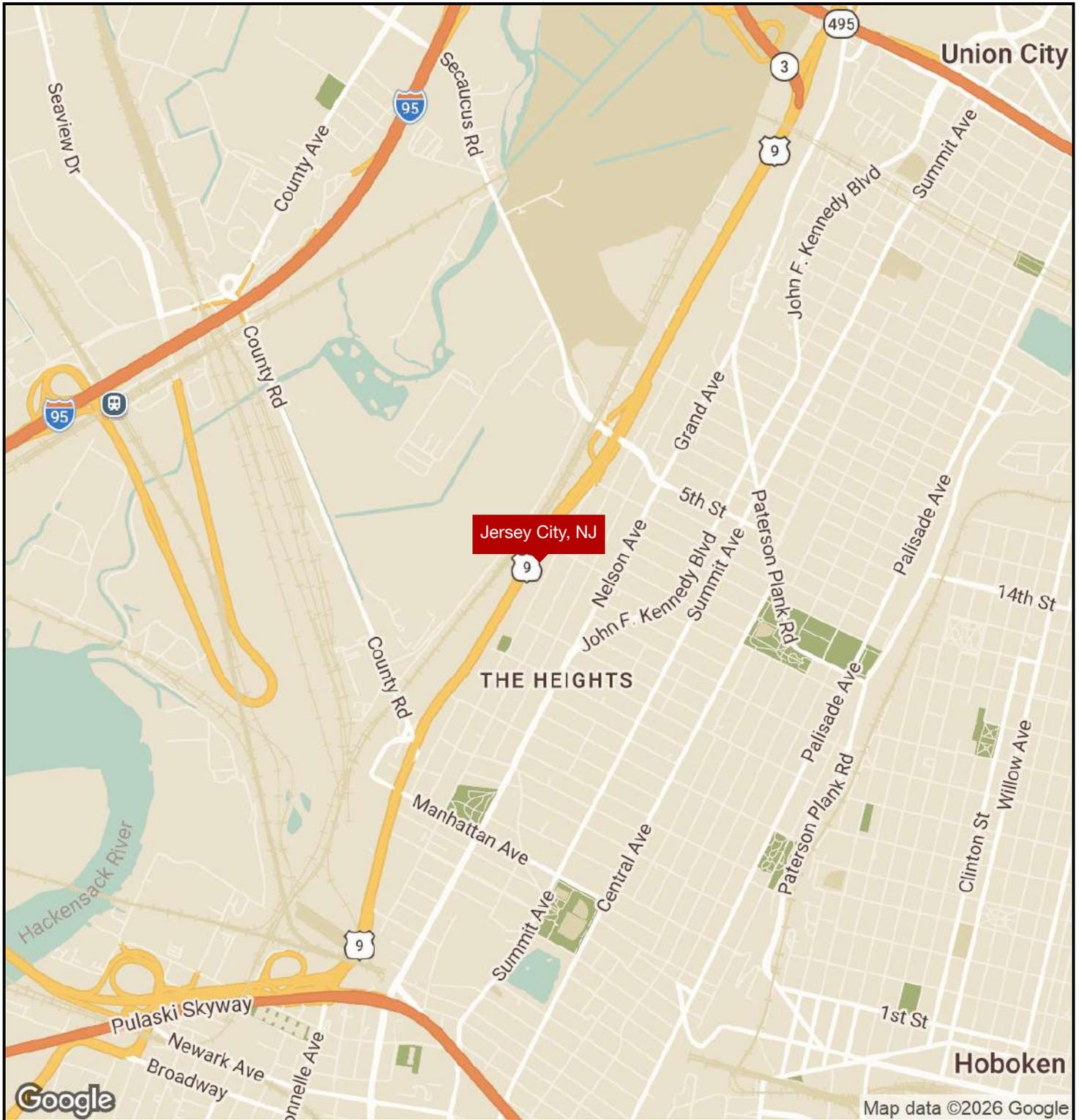
FEMA Flood



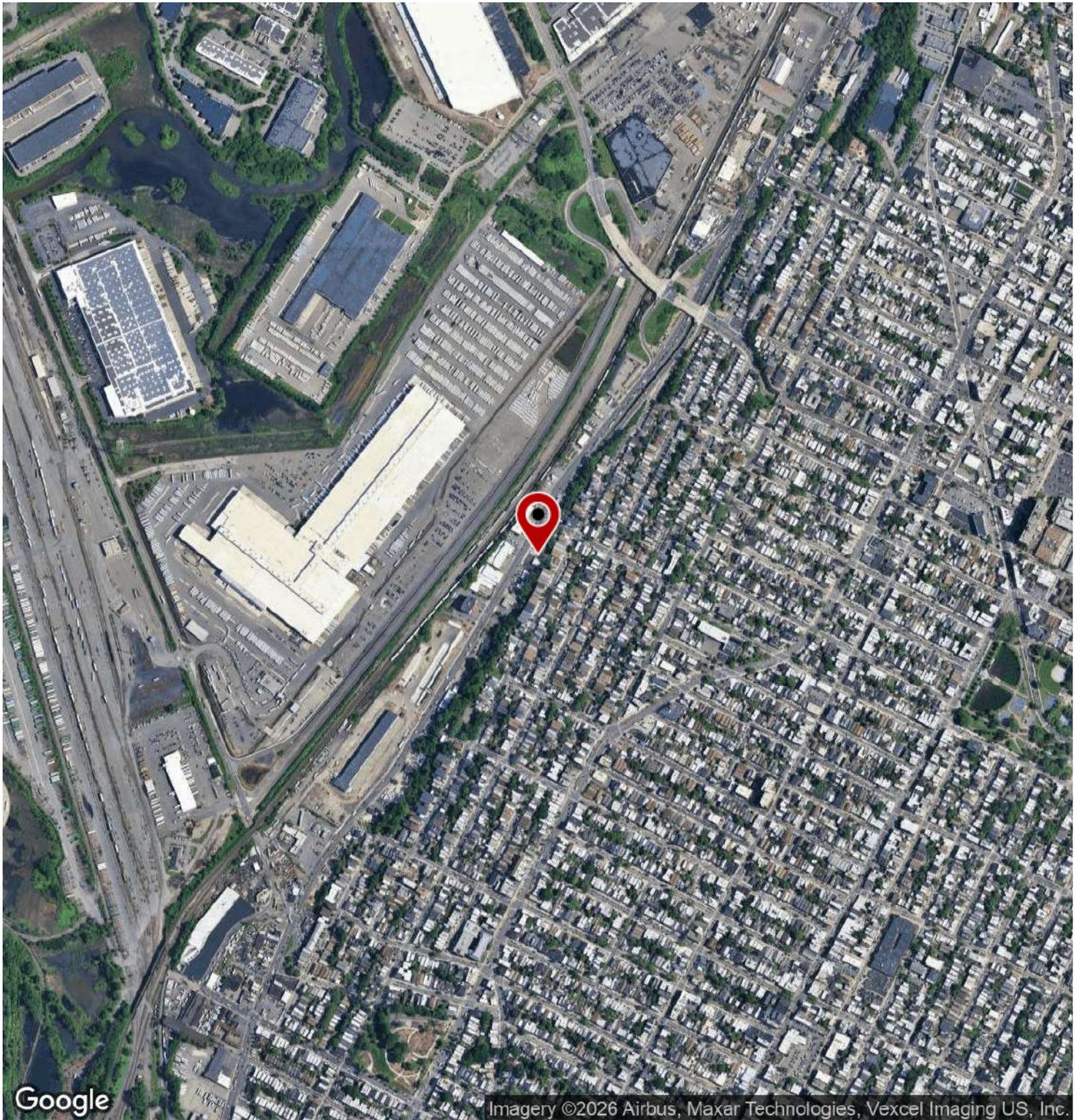
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.26 (100%)	34003C0268H	No	● Floodway
					● 1% Annual Chance Flood Hazard
					● 0.2% Annual Chance Flood Hazard
					● Undetermined



Regional Map



Aerial Map



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		



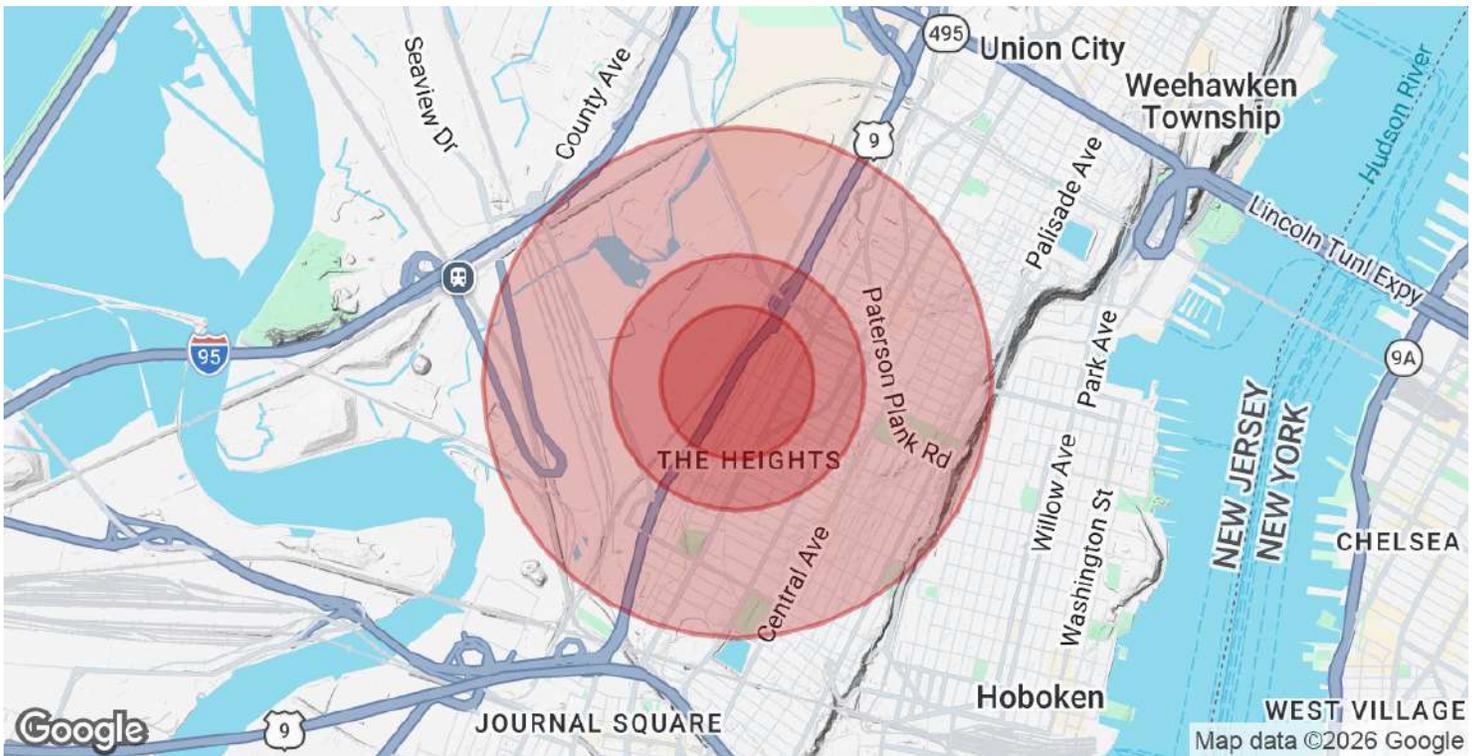
RETAIL + CANNABIS READY | 2,780 SF FREESTANDING BUILDING W/ PARKING | JERSEY CITY CORRIDOR LOCATION

DEMOGRAPHICS

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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

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VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

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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

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

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

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