



JC Heights | Turnkey Restaurant-Bar | Rooftop & Liquor License | Night Life Opportunity

512 PATERSON PLANK RD, JERSEY CITY, NJ 07307



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

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
AERIAL MAP	10
FINANCIAL ANALYSIS	11
FINANCIAL SUMMARY	12
INCOME & EXPENSES	13
RENT ROLL	14
DEMOGRAPHICS	15
DEMOGRAPHICS MAP & REPORT	16
ADDITIONAL INFORMATION	17
ADVISOR BIO MANAGING DIRECTOR KW	18

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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.



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PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing 512 Paterson Plank Rd, a premier retail opportunity in Jersey City, NJ. This impeccably maintained 10,000 SF free-standing building, constructed in 2020, offers three units and is currently unoccupied. Zoned R-1, it presents a compelling investment in the thriving Northern NJ area. Boasting modern amenities and prime visibility, this property is an ideal choice for retail investors seeking a high-performing asset. Don't miss this chance to secure a prime piece of commercial real estate with solid returns.

PROPERTY HIGHLIGHTS

- Jersey City Hospitality Hub – 3 Floors, Rooftop, Bar & Liquor License
- 10,000 SF across four fully built-out stories plus a rooftop lounge/dining area
- Includes turnkey restaurant/bar with active liquor license
- Population: +/- 302,000 people (as of 2024) in Jersey City

OFFERING SUMMARY

Sale Price:	\$3,699,999
Lease Rate:	\$22.60 SF/yr
Common Area Maintenance (CAM)	\$11.00 SF/yr
Available SF:	2,500 - 10,000 SF
Lot Size:	4,420 SF
Building Size:	10,000 SF
NOI:	\$225,180.00
Cap Rate:	6.09%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,936	12,775	41,903
Total Population	13,465	34,687	104,424
Average HH Income	\$91,678	\$99,322	\$135,997



Property Description



PROPERTY DESCRIPTION

Introducing 512 Paterson Plank Rd, a premier retail opportunity in Jersey City, NJ. This impeccably maintained 10,000 SF free-standing building, constructed in 2020, offers three units and is currently unoccupied. Zoned R-1, it presents a compelling investment in the thriving Northern NJ area. Boasting modern amenities and prime visibility, this property is an ideal choice for retail investors seeking a high-performing asset. Don't miss this chance to secure a prime piece of commercial real estate with solid returns.

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Northern NJ market, where the property is ideally located. With a diverse mix of dining, shopping, and entertainment options, tenants can easily access everything they need.

The area is home to a variety of high-quality dining options, from trendy cafes to fine dining establishments, offering fantastic networking opportunities for professionals. Nearby parks and green spaces provide a peaceful escape for midday breaks or team-building activities, while convenient access to public transportation and major highways make commuting a breeze.

Additionally, the area is in close proximity to notable landmarks such as Liberty State Park and the renowned Newport Centre mall, ensuring a perfect blend of work and leisure for prospective office tenants.

SITE DESCRIPTION

Property sits flat in a thriving Heights Section of Jersey City

EXTERIOR DESCRIPTION

Modern Exterior Upscale Decor

PARKING DESCRIPTION

Valet Parking Services | Inquire if interested

POWER DESCRIPTION

400+ Amps

GAS DESCRIPTION

Natural Gas



Property Details

Sale Price	\$3,699,999
Lease Rate	\$30 SF/YR

LOCATION INFORMATION

Building Name	JC Heights Turnkey Restaurant-Bar Rooftop & Liquor License Night Life Opportunity
Street Address	512 Paterson Plank Rd
City, State, Zip	Jersey City, NJ 07307
County	Hudson
Market	Northern NJ
Sub-market	Hudson Waterfront
Township	Jersey City Heights Section
Section	Heights
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways 15 Minute Drive
Nearest Airport	Newark, La Guardia, JFK all drivable within 30-60 minutes

BUILDING INFORMATION

Building Size	10,000 SF
NOI	\$225,180.00
Cap Rate	6.09
Ceiling Height	20 ft
Number of Floors	4
Average Floor Size	2,500 SF
Year Built	2020
Roof	Flat Roof w/ Rooftop
Mezzanine	Yes Entrance Mezzanine
Office Buildout	Yes Small Office Area

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	R-1
Lot Size	4,420 SF
APN #	0906_503_21
Lot Frontage	61 ft
Lot Depth	100 ft
Corner Property	No
Amenities	Rooftop Lounge, 2 Story Glass Atrium
Waterfront	No
MLS #	Costar & Loopnet
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other
Number of Parking Spaces	0

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	Yes
Number of Elevators	1
Central HVAC	Yes
Restrooms	6
Landscaping	Professional Landscaping
Gas / Propane	Yes



Additional Photos



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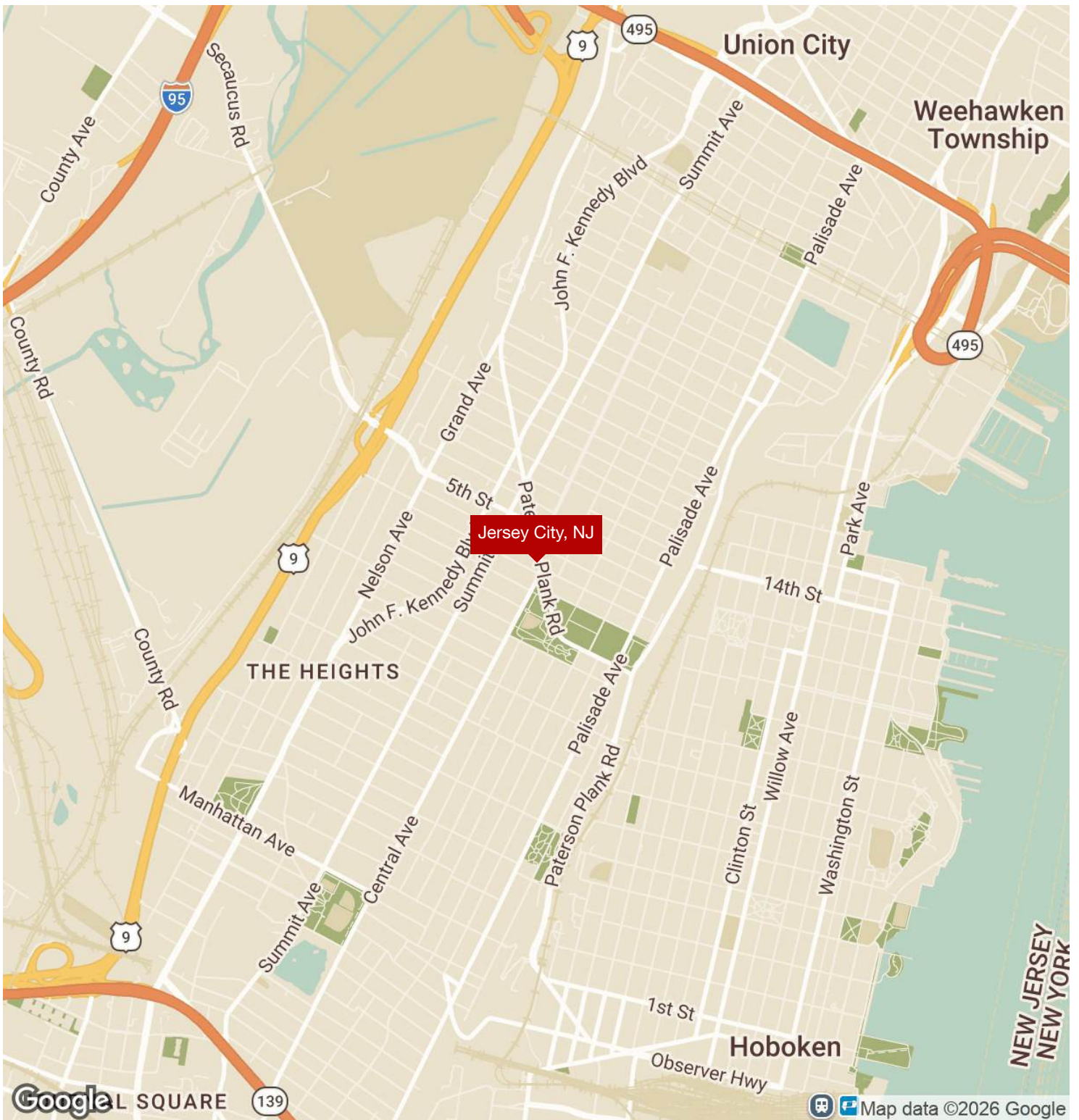
LOCATION INFORMATION

2

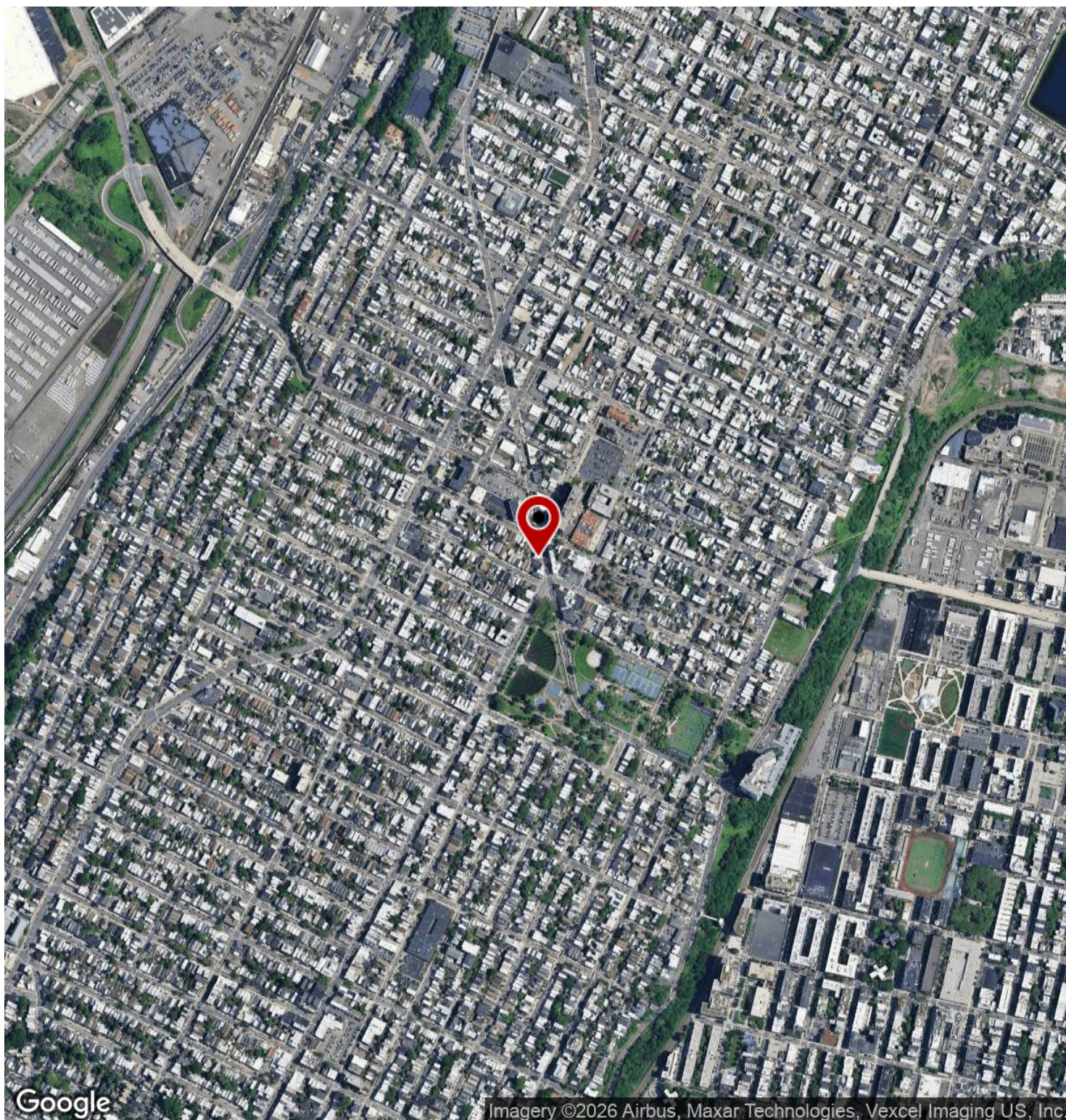
REGIONAL MAP

AERIAL MAP

Regional Map



Aerial Map



Google

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FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW	OFF-MARKET JERSEY CITY REDEVELOPMENT GEM — 512 PATERSON PLANK RD EXCLUSIVELY AT \$4M	
Price		\$3,699,999
Price per SF		\$370
GRM		12.33
CAP Rate		6.09%
Cash-on-Cash Return (yr 1)		6.09%
Total Return (yr 1)		\$225,180
OPERATING DATA	OFF-MARKET JERSEY CITY REDEVELOPMENT GEM — 512 PATERSON PLANK RD EXCLUSIVELY AT \$4M	
Gross Scheduled Income		\$300,000
Other Income		\$110,786
Total Scheduled Income		\$335,966
Gross Income		\$335,966
Operating Expenses		\$110,786
Net Operating Income		\$225,180
Pre-Tax Cash Flow		\$225,180
FINANCING DATA	OFF-MARKET JERSEY CITY REDEVELOPMENT GEM — 512 PATERSON PLANK RD EXCLUSIVELY AT \$4M	
Down Payment		\$3,699,999



Income & Expenses

INCOME SUMMARY		OFF-MARKET JERSEY CITY REDEVELOPMENT GEM — 512 PATERSON PLANK RD EXCLUSIVELY AT \$4M
Gross Scheduled Rent		\$225,977
Reconcile for CAM Charges		\$109,989
Vacancy Cost		\$0
GROSS INCOME		\$335,966
EXPENSES SUMMARY		OFF-MARKET JERSEY CITY REDEVELOPMENT GEM — 512 PATERSON PLANK RD EXCLUSIVELY AT \$4M
Taxes		\$93,786
Insurance		\$17,000
OPERATING EXPENSES		\$110,786
NET OPERATING INCOME		\$225,180



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Entire Building	To Be Leased	10,000 SF	100%	\$22.60	\$225,977	TBL	TBL
TOTALS		10,000 SF	100%	\$22.60	\$225,977		
AVERAGES		10,000 SF	100%	\$22.60	\$225,977		



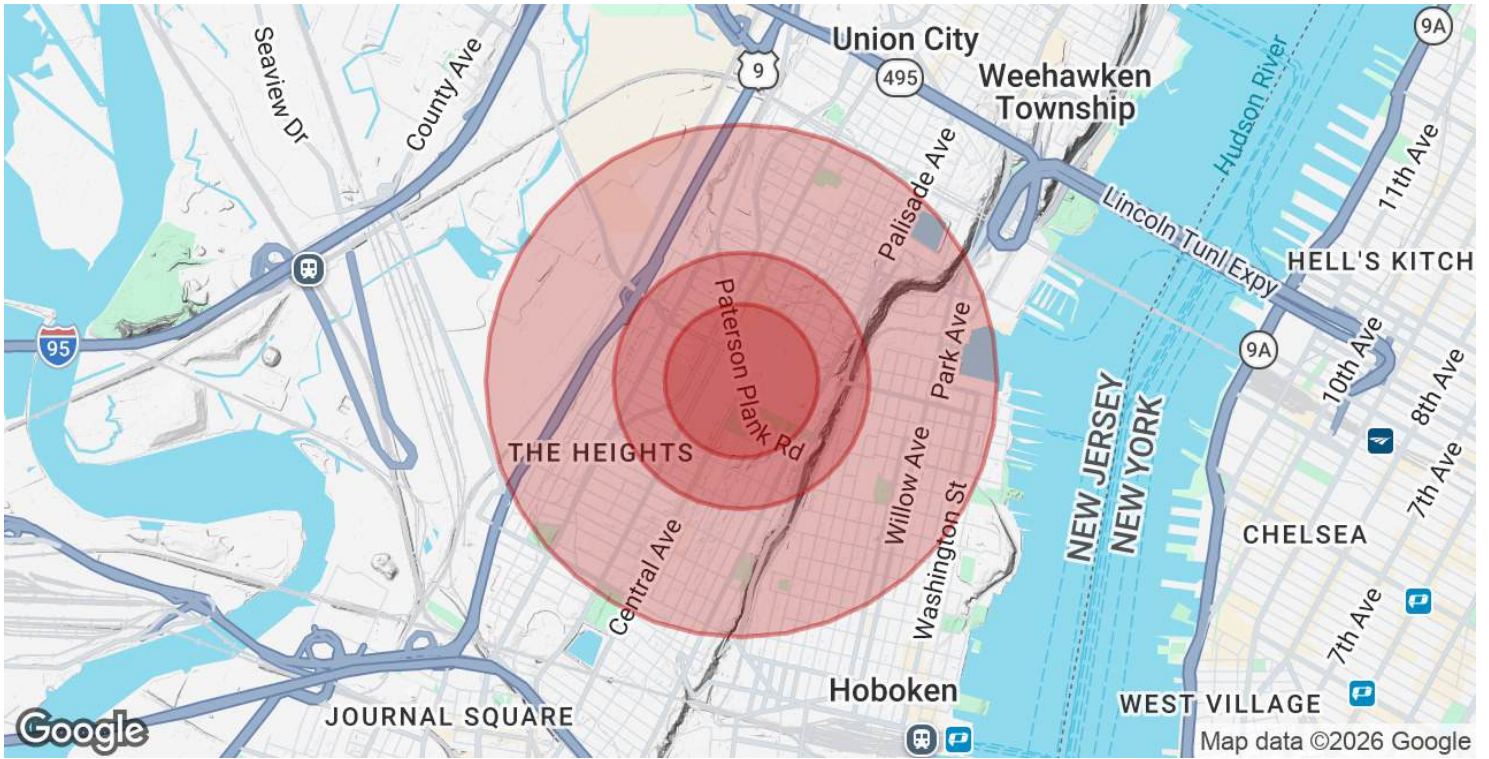
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DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,465	34,687	104,424
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,936	12,775	41,903
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$91,678	\$99,322	\$135,997
Average House Value	\$603,817	\$593,723	\$720,832

Demographics data derived from AlphaMap



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ADDITIONAL INFORMATION

5

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

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2200 Fletcher Ave Suite 500

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