



188 AVENUE B

BAYONNE, NEW JERSEY

MIXED-USE INVESTMENT OPPORTUNITY

\$650,000

LIST PRICE

3 INCOME STREAMS

RETAIL + TWO APARTMENTS

NICO ARONSON

SERHANT, NEW JERSEY | 862-226-2104 | nico.aronson@serhant.com

Investment Overview

188 Avenue B is a Bayonne mixed-use property offering three separate income streams: a ground-floor commercial space, a one-bedroom rear apartment with yard access, and a four-bedroom upper apartment. The retail space is scheduled to be delivered vacant, creating flexibility for a new tenant or owner-user.

\$650,000 LIST PRICE	\$4,400 MONTHLY RENT ROLL	3 INCOME STREAMS	25 x 100 LOT SIZE
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Property Type	Mixed-use / 3-family classification
Income Streams	Ground-floor commercial + 1BR + 4BR
Lot	25 x 100 (2,500 SF)
Block / Lot	68 / 7
2025 Taxes	\$13,697.28 actual
Residential Status	Unit 1: \$1,600 MTM; Unit 2: \$2,000 MTM
Commercial Status	\$800/month rent roll; retail scheduled vacant 8/1/2026
Transit / Access	Near JFK Boulevard bus routes and 45th Street Light Rail

Offering highlight: The property combines a large four-bedroom apartment, a rear one-bedroom with yard access, and a ground-floor retail space scheduled to become vacant.

Interior Highlights



The residential interiors are clean and bright, with updated white walls, neutral flooring, stainless steel range and microwave, and flexible room configurations.

Residential Spaces



Generous room sizes and multiple closets support both conventional residential use and flexible work-from-home arrangements.

Exterior & Outdoor Space



The property combines a street-level brick storefront with residential access and a deep 25 x 100 lot. The rear yard includes a raised deck and mature greenery.

Offering Terms & Contact

OFFERING PRICE	\$650,000
PROPERTY	188 Avenue B, Bayonne, NJ 07002
SHOWINGS	By appointment only; minimum 24-48 hours notice
OFFERS	Submit with proof of funds to nico.aronson@serhant.com
LISTING AGENT	Nico Aronson
BROKERAGE	SERHANT. New Jersey LLC
PHONE	862-226-2104
EMAIL	nico.aronson@serhant.com

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