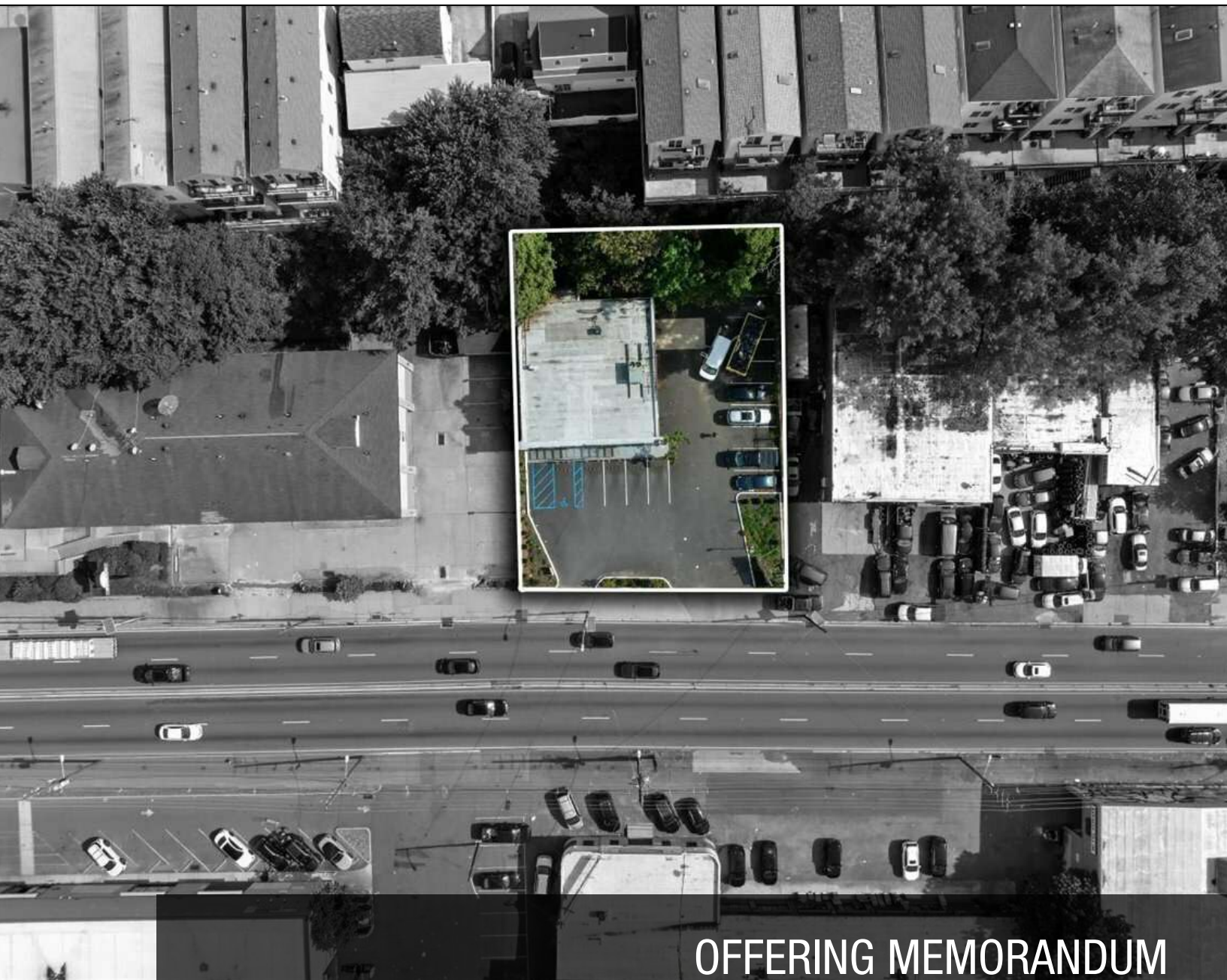


RARE: Jersey City Flex/Retail | 100' Tonnelle Ave Frontage

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

Property Summary



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 746 Tonnelles 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.

PROPERTY HIGHLIGHTS

- For sale: ±2,780 SF industrial/flex building
- Located on Tonnelles Avenue in Jersey City
- ±0.27-acre lot with on-site parking
- Property Delivered Vacant

OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	2,780 SF
Lot Size:	11,700 SF
Lot Frontage:	±100 FT
Ceiling Height:	20 FT
Zoning:	Commercial NEC
Parking Spots:	12

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



Exterior Photos



Property Details

Sale Price

\$2,250,000

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 Street	63,302
Waterfront	No

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

LOCATION INFORMATION

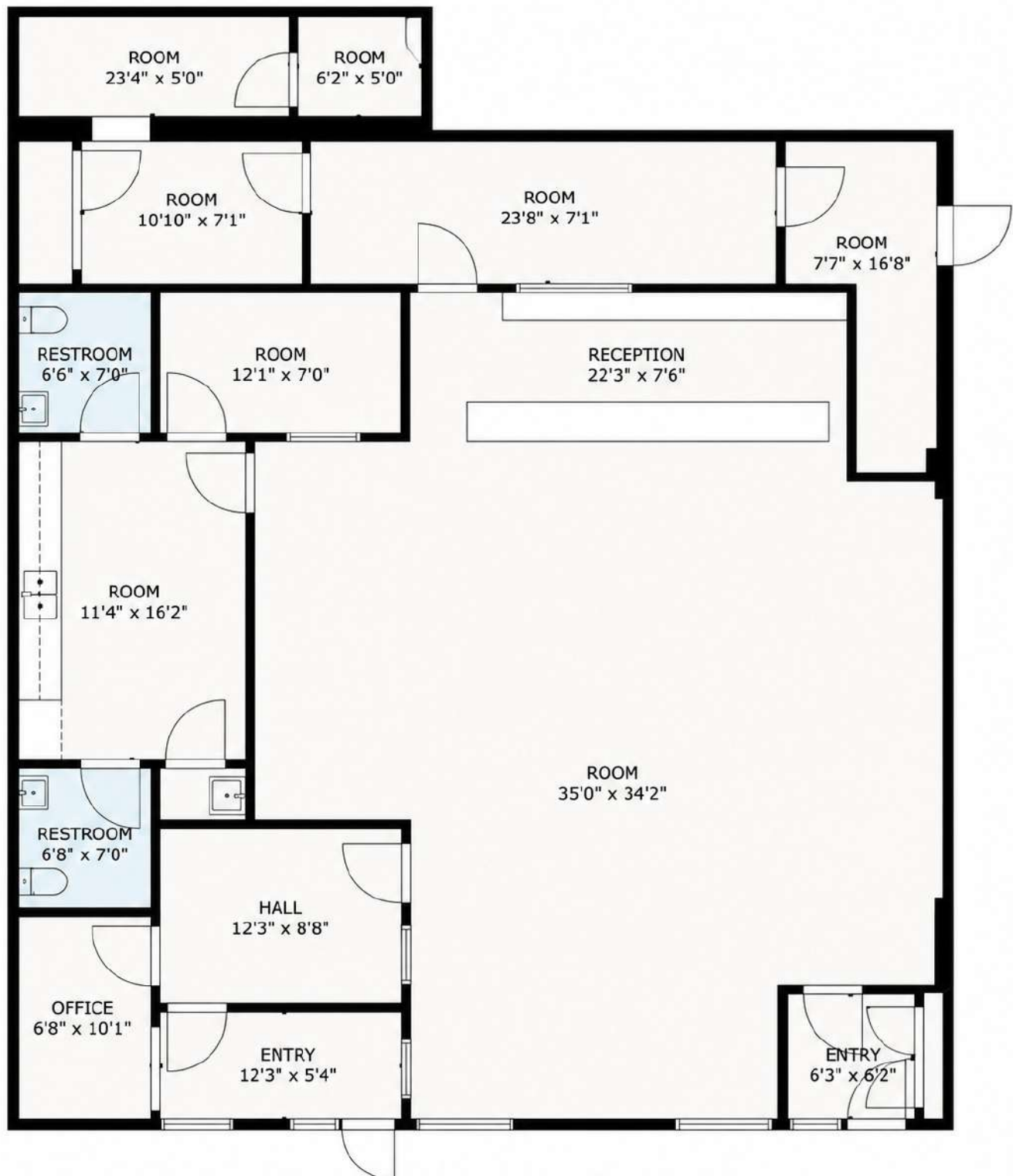
Building Name	RARE: Jersey City Flex/Retail 100' Tonnelle Ave Frontage
Street Address	746 Tonnelle Avenue
City, State, Zip	Jersey City, NJ 07307
County	Hudson County
Market	Northern New Jersey
Sub-market	Route 1&9 Corridor Submarket
Township	Jersey City
Side of the Street	West
Signal Intersection	No
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
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	10 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
Condition	Good
Roof	Good Condition
Free Standing	Yes



Floor Plans



Property Detail Report

For property located at

746-748 Tonnele Ave, Jersey City, NJ 07307

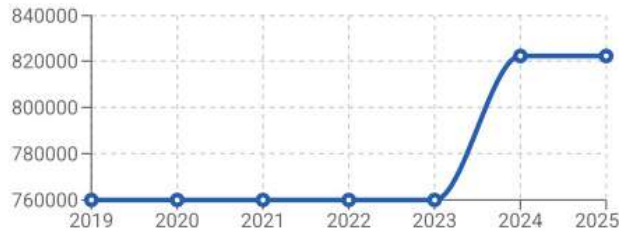
Property Records

APN: 06-01201-0000-00009-0000

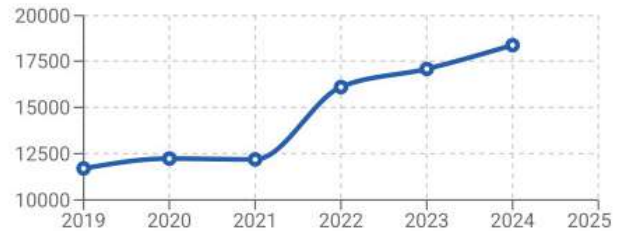
Generation date: 09/15/2025

Assessment History

Tax Assessment Value



Total Tax

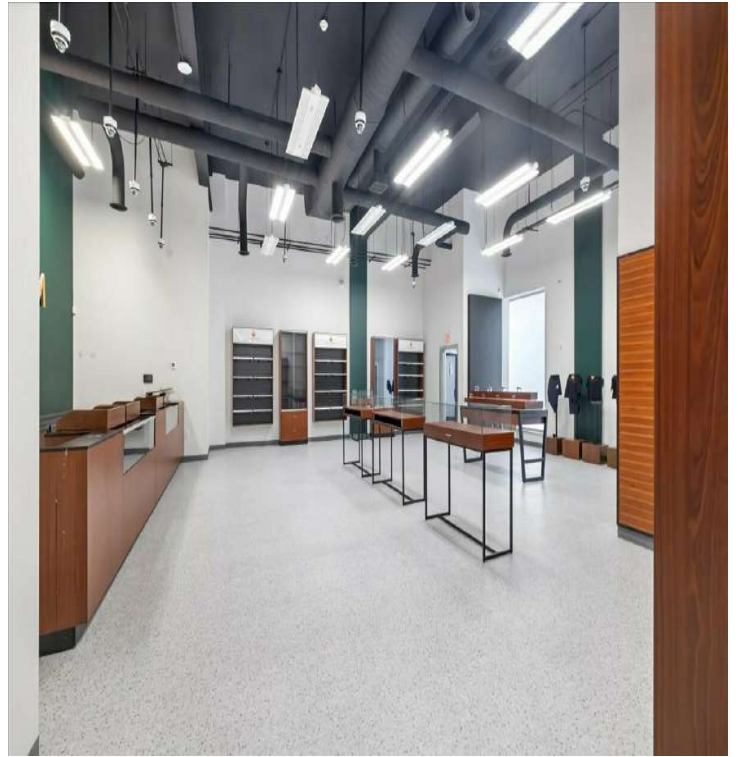


Tax History

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



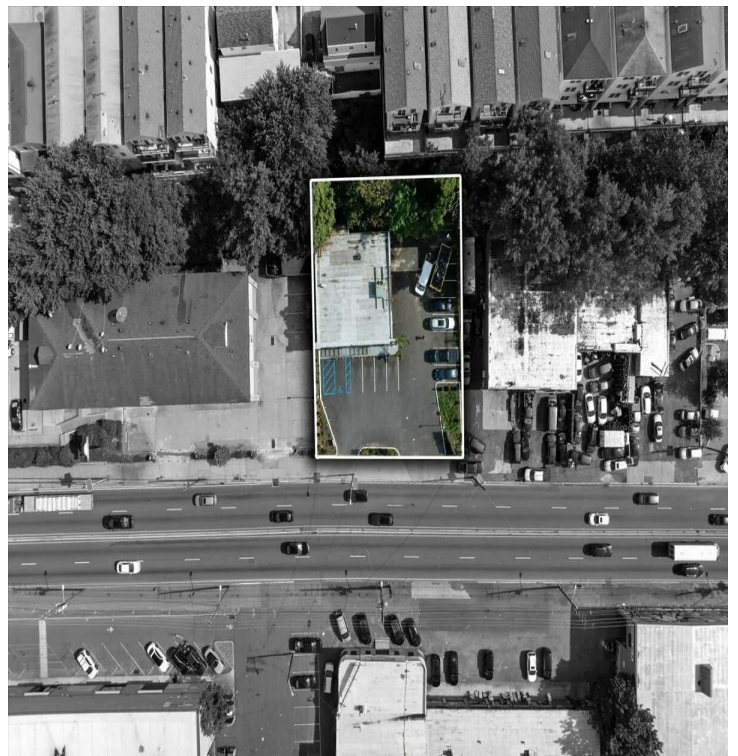
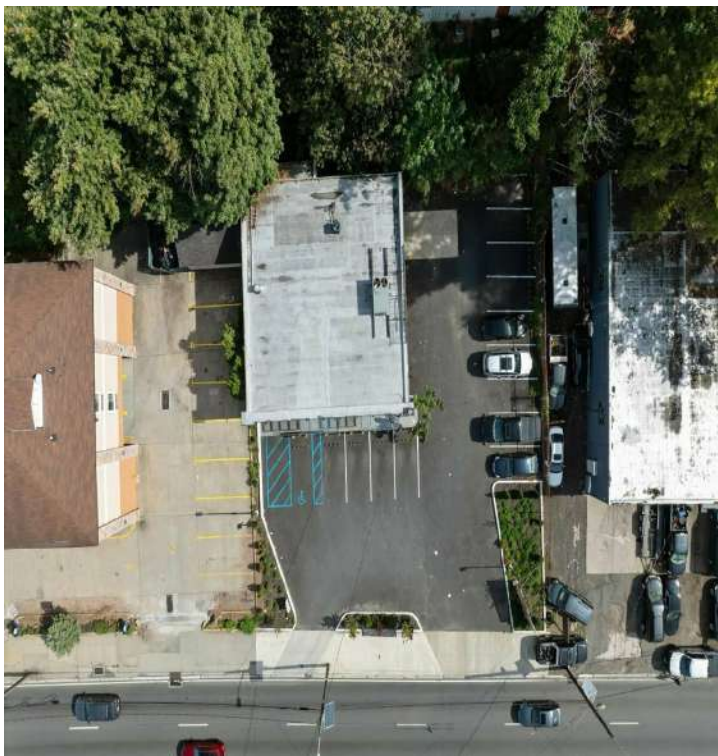
Interior Photos



Interior Photos



Drone Photos



FEMA Flood Map

Property Detail Report

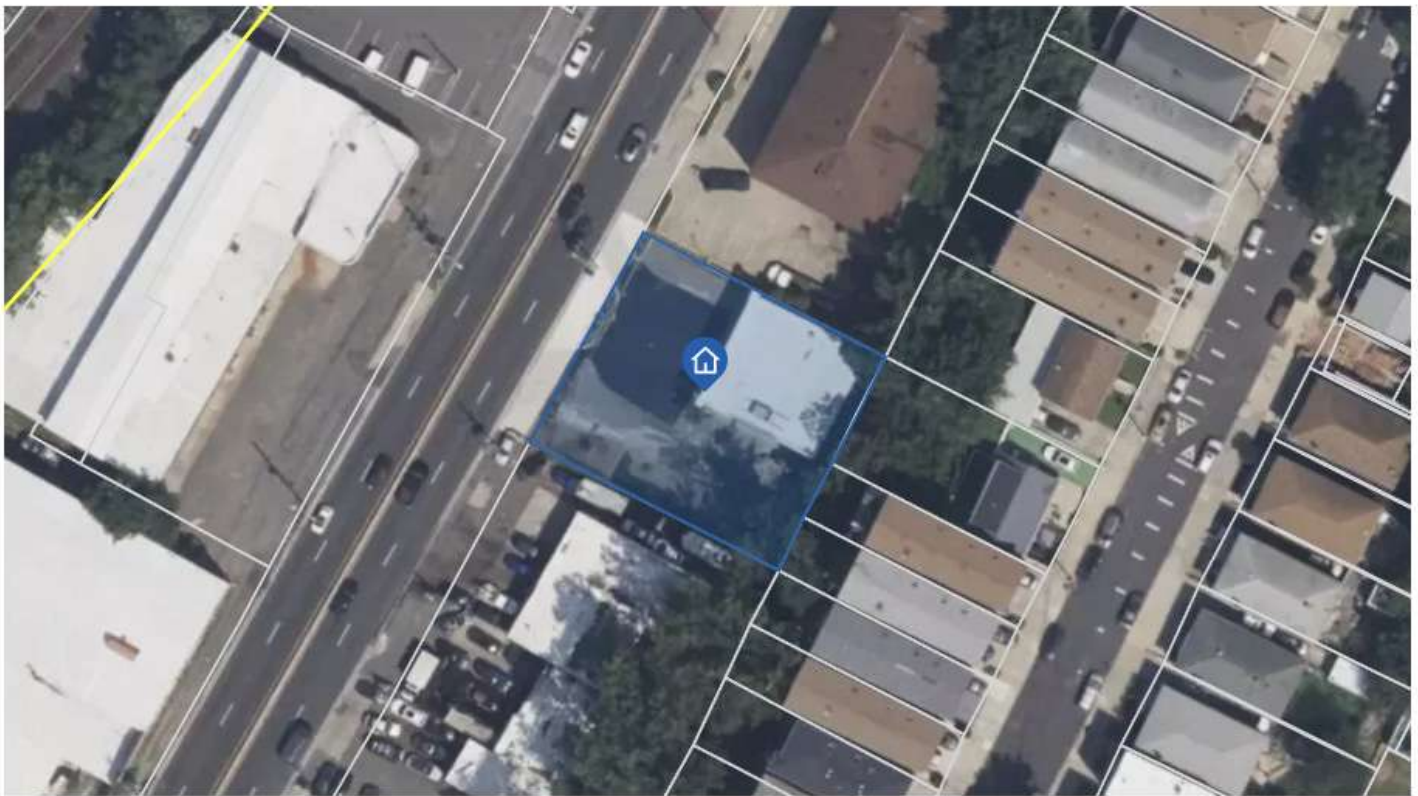
For property located at
746-748 Tonnele Ave, Jersey City, NJ 07307

 **PropertyRecords**

APN: 06-01201-0000-00009-0000

Generation date: 09/15/2025

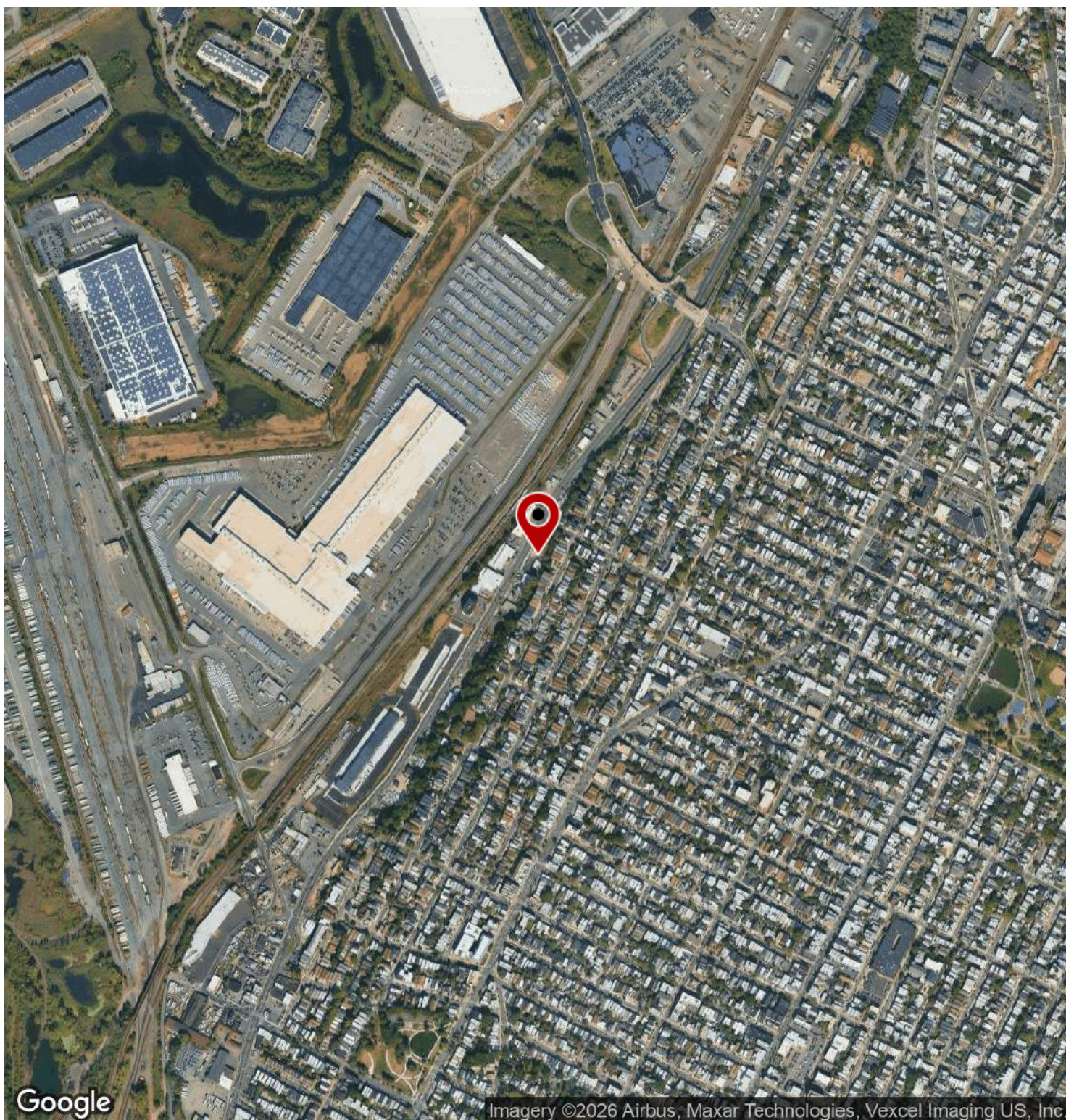
FEMA Flood



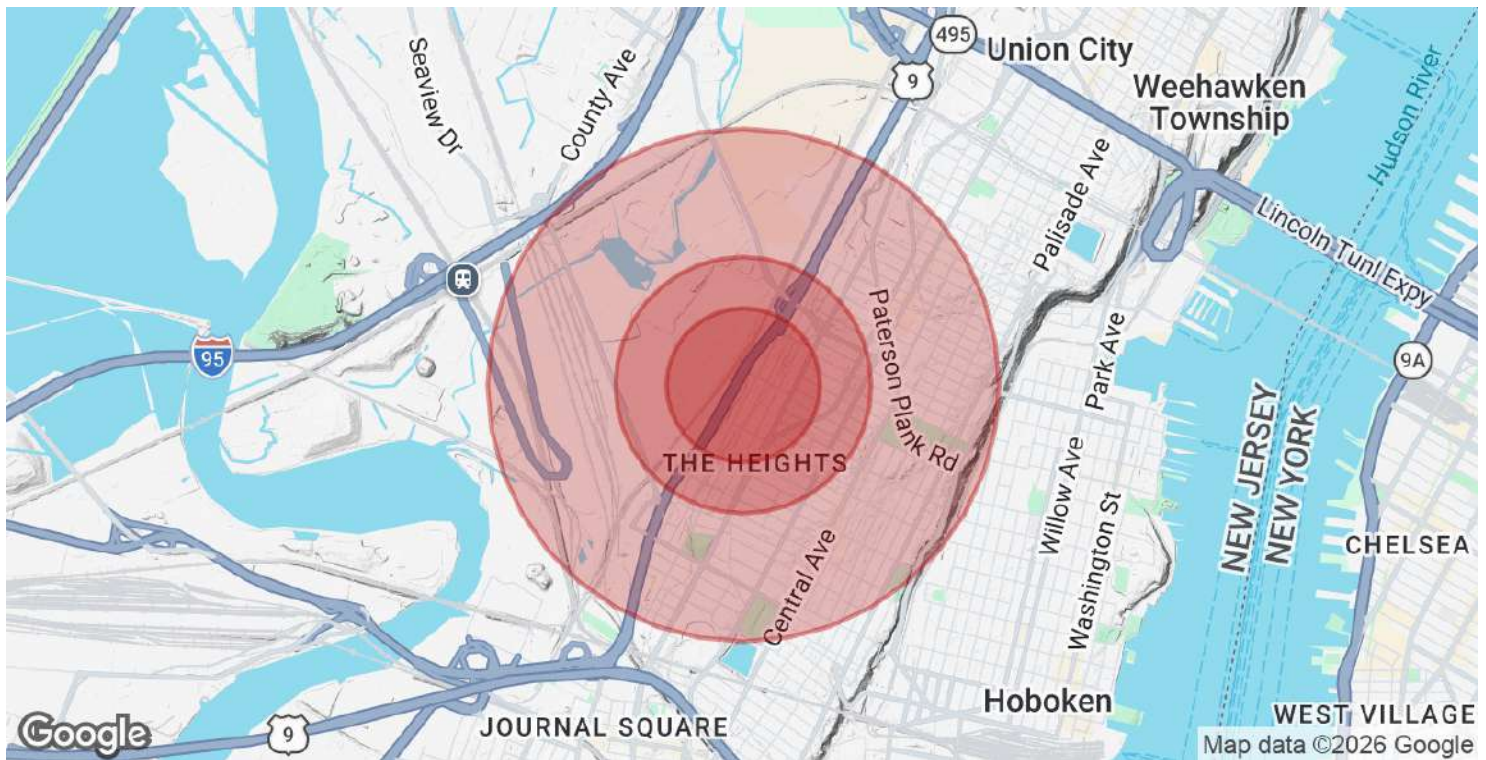
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.26 (100%)	34003C0268H	No	 Floodway  1% Annual Chance Flood Hazard  0.2% Annual Chance Flood Hazard  Undetermined



Aerial Map



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

2020 American Community Survey (ACS)



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

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Fort Lee, NJ 07024

