



24 W HAMILTON PLACE

HAMILTON PARK • DOWNTOWN JERSEY CITY, NEW JERSEY

OFFERING MEMORANDUM | \$2,300,000

4

RESIDENCES

3,538 SF

BUILDING

1862

YEAR BUILT

Exclusively Listed By
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Investment Overview

A rare four-family investment directly overlooking Hamilton Park. 24 W Hamilton Place combines the enduring appeal of a historic Downtown Jersey City brick row home with four generously proportioned one-bedroom residences, updated building systems, individually controlled utilities, and an exceptional park-front location. The property offers an investor the opportunity to acquire a distinctive multifamily asset in one of Jersey City's most established and walkable residential neighborhoods.

Asking Price	\$2,300,000	Property Type	Multifamily
Units	4	Building Area	3,538 SF
Stories	4	Year Built	1862
Class	B	Location	Downtown

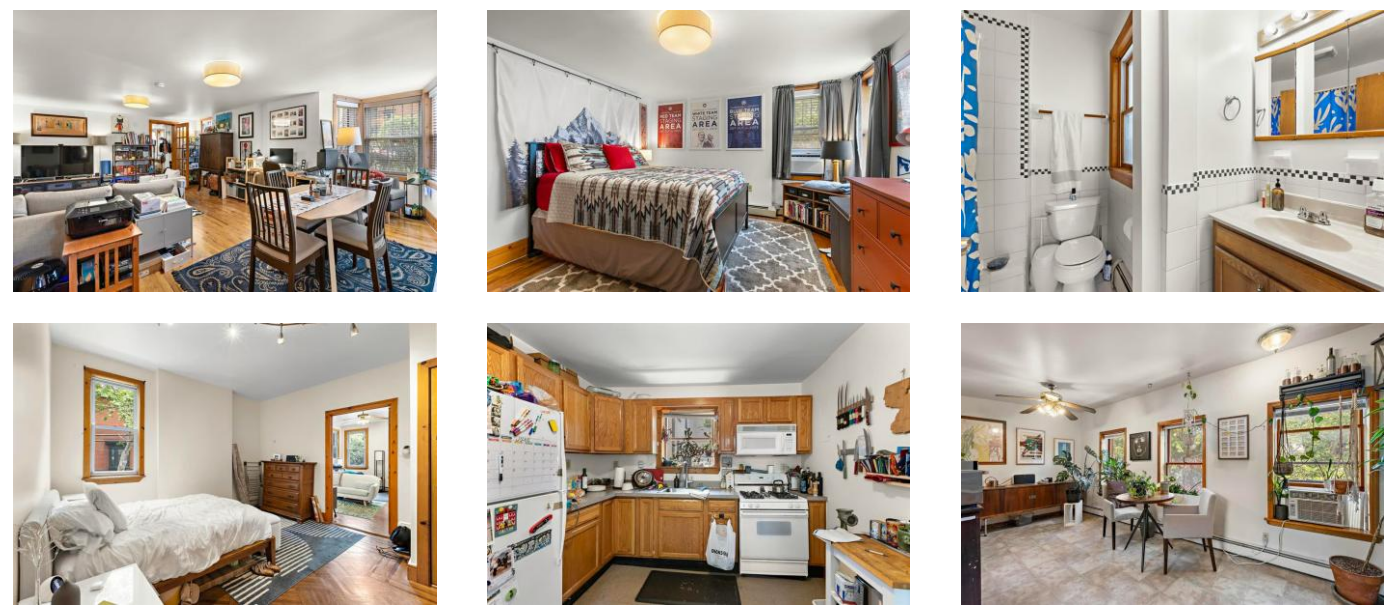
Investment Highlights

- Four comfortably sized one-bedroom / one-bath residences with living rooms and eat-in kitchens.
- Directly on Hamilton Park, with views overlooking the park and its mature tree canopy.
- Separate electric meters for each apartment.
- Separate gas-fired heating systems and hot water heaters for each residence.
- Individual thermostats and hot-water baseboard heat provide resident control and operating separation.
- Updated / newer utility equipment supports efficient ownership and reduces shared-system complexity.
- Spacious layouts, high ceilings, hardwood floors and abundant natural light.
- Prime Downtown Jersey City location convenient to dining, shopping, neighborhood services and Manhattan transportation.



The Residences

The building is configured as four residential apartments. Each residence includes one bedroom, one full bath, a living room and an eat-in kitchen. The units offer individual character while sharing the scale, ceiling height and natural light associated with the property's historic row-home architecture.



Individual Utility Infrastructure

A notable ownership advantage is the degree of utility separation among the four apartments. Each unit has separately metered electricity as well as its own gas-fired heating system, hot water heater and thermostat. Heat is delivered through hot-water baseboard systems. The property's utility equipment has been updated / renewed over time, providing a practical infrastructure for long-term multifamily operation.

Electric	Separately metered by apartment
Heat	Individual gas-fired systems
Distribution	Hot-water baseboard
Controls	Individual thermostats
Domestic Hot Water	Individual hot water heaters

Hamilton Park Location

A park-front address in the heart of Downtown Jersey City. The property sits directly on Hamilton Park, giving residents immediate access to one of Downtown's signature green spaces and a direct view of the park. The surrounding Hamilton Park neighborhood combines residential character with convenient access to restaurants, cafés, shopping and everyday services.

Grove Street - the center of Downtown Jersey City - and the Grove Street PATH station are nearby, providing convenient access to Manhattan. The property is also well positioned for Newport Centre, the Newport waterfront district and the Newport PATH station, creating multiple transportation and retail options.



Location Advantages

- Direct frontage on and views of Hamilton Park.
- Walkable Downtown Jersey City setting with restaurants, cafés, shopping and neighborhood amenities nearby.
- Convenient access to Grove Street PATH service to Manhattan.
- Close to Newport Centre and Newport PATH service.
- Established residential neighborhood with a distinctive historic streetscape.

Offering Summary

24 W Hamilton Place presents an opportunity to acquire a four-family asset in a premier Downtown Jersey City location, combining historic architectural character, spacious one-bedroom residences, separated utility systems and direct Hamilton Park frontage. Its location, unit configuration and infrastructure create a compelling long-term ownership opportunity in a highly desirable urban residential setting.



FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR

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