

SERHANT.

363 Broadway, Bayonne NJ

07002

Price: \$750,000

1
Apartment

1
Commercial

Mixed-Use



Building / Lot Information

Block/Lot	240/23
Lot Dimensions	20.83 x 100
Taxes	\$11,232
Lot SF	2,083
Building GLA	2,845
Stories	2
Zoning	ORS
Year Built	1900
Building Class	4A
Laundry	None
Parking	None

Property Description

- ▶ Fully cash flowing, value-add, residential/commercial
- ▶ Commercial storefront boasts a large main entry in addition to three (3) separate rooms, a kitchenette, and full bathroom
- ▶ One 4B/1Ba apartment, presents upside renting 70% of market
- ▶ Short term leases and no rent control allow for mostly immediate Owner-User opportunity

Location Highlights

- ▶ Situated in the heart of Bayonne's attractive Broadway, the city also boast new additions like the welcomed Manhattan ferry and Paramount Studios
- ▶ Access to Hudson-Bergen Light Rail stations, NJ Transit bus lines, and NJ Route 440

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Aerial/Commercial Frontage

Property Photos



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Apartment - Second Floor - 4B/1Ba



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Commercial Entry, Rooms 1 & 2



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Commercial Bathroom/Room 3



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Aerial/Frontage



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1 1 Mixed-Use
Apartment Commercial

For Further Information Please Contact:



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