

The Heights



100% Vacant

628 Palisade Ave

Jersey City, NJ 07307

Pre-Market Brochure

Building Highlights

- 3 Family Building
- 100% Vacant
- Lot Size: 25 X 109
- 8 Bedrooms, 3 Full Baths and 2 Half Baths
- Unit 2 has a Deck
- Ground Floor has Access to the Backyard
- 1-Car Garage + Driveway Spot
- Washer/Dryer in All Units
- Roof Recoated in Spring 2025
- Units redone in last 10 years
- Hot Water Heaters Replaced Recently
- Tenants Pay for all Utilities Except for Water/Sewer
- Situated in Jersey City Heights on Palisade Ave with Manhattan Views

Convenient Transportation

- The building is approximately 2 - minute walk to Congress St at Palisade Ave Bus Stop which provides a 20-minute trip into Midtown Manhattan.



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MATTHEWS™

3 Family Building | Condo Conversion Opportunity | Prime Location in the Heights

\$1,575,000
Offering Price

100%
Vacant

±25,109 SF
Lot Size

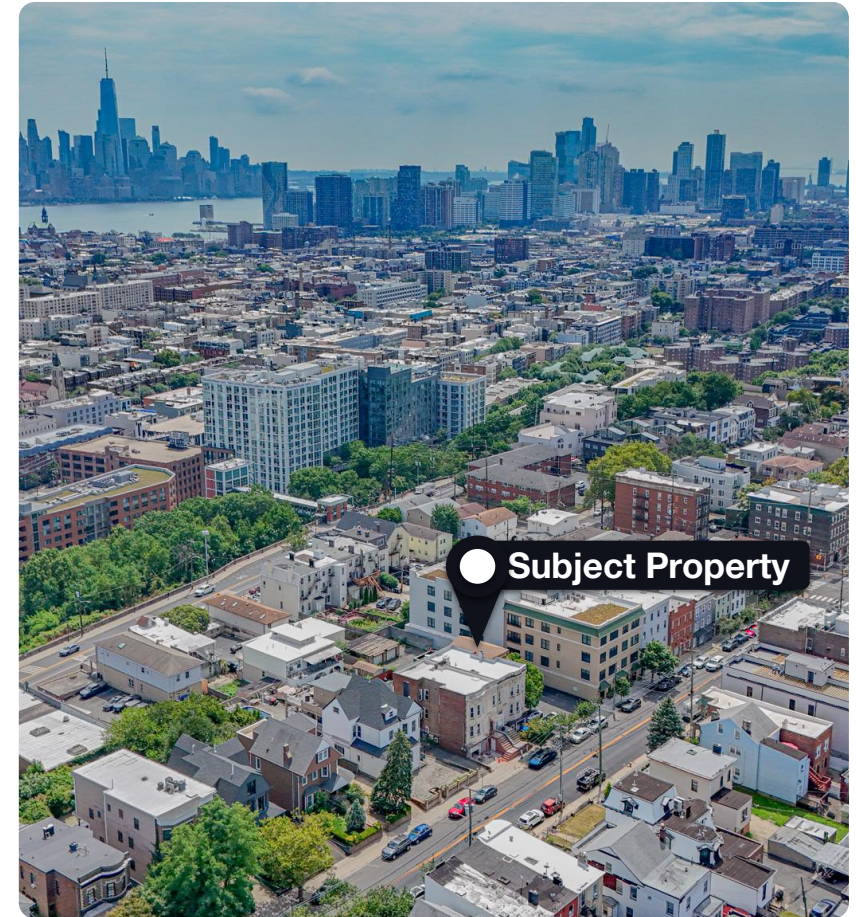
1-Car Garage
Plus Driveway Spot

8 Bathrooms

3 Full Bathrooms & 2 Half Baths

Executive Summary

Property Address	628 Palisade Ave Jersey City, NJ 07307
Rentable SF	±2,600 SF
Block / Lot	1703 / 52
Number Of Units	3
Property Taxes	\$14,340



Projected Rent Roll

Unit #	Bedrooms	SF (approx)	Projected	\$/PSF
1	2 Bed/1Bath & 2 Half Baths	1,083	\$3,200	\$35
2	3 Bed/1 Bath	1,371	\$3,400	\$30
3	2 Bed/1Bath + Den	1,131	\$3,100	\$33
Total Projected Monthly			\$9,700	
Total Project Annually			\$116,400	

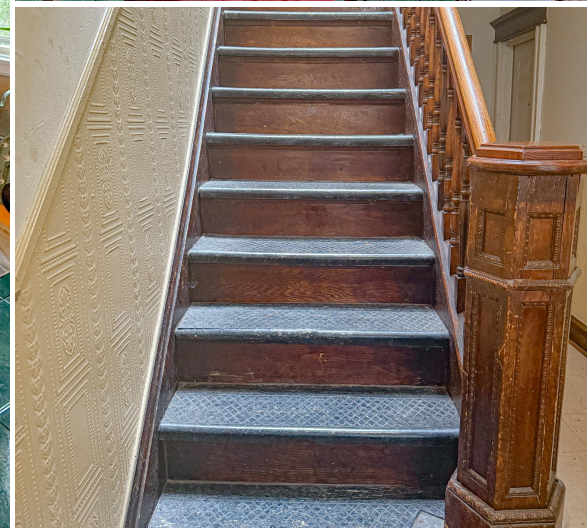
Recent Sale Comparables - The Heights

Address	Date	Sale Price	# of Bedrooms	Units	P.P.B (1)	P.P.U (2)
630 Palisade Ave, Jersey City	3/27/2026	\$1,475,000	6	3	\$245,833	\$491,667
23 Cambridge Ave, Jersey City	10/17/2025	\$1,375,000	7	2	\$196,429	\$687,500
266 Ogden Ave, Jersey City	8/26/2025	\$1,739,000	7	2	\$248,429	\$869,500
59 Booraem Ave, Jersey City	5/9/2025	\$1,175,000	5	2	\$235,000	\$587,500
Average					\$230,560	\$640,444

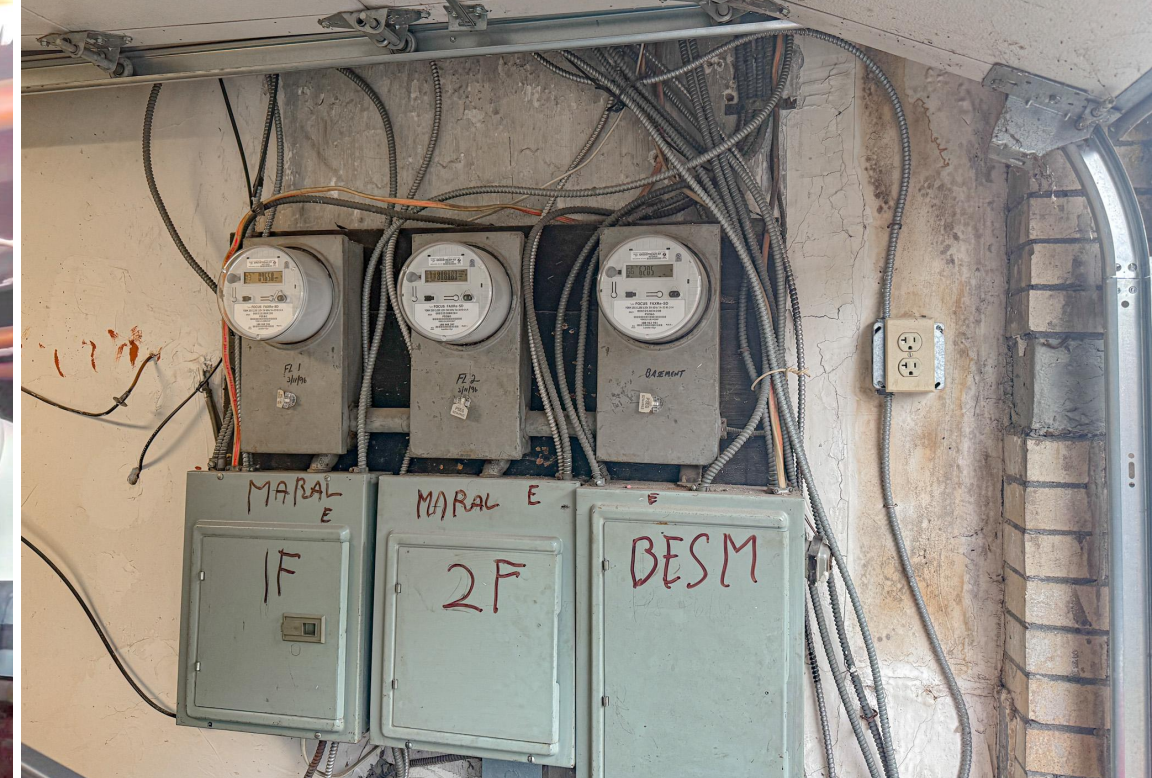
(1) Price per bedroom

(2) Price per unit

Subject # of Bedrooms	8
Average P.P.B Value Based on Comps	\$230,560
Location Premium - 12%	\$258,227
Value Based on Comps	\$2,065,818
Subject # of Units	3
Average P.P.U Value Based on Comps (3 Fam)	\$640,444
Value Based on Comps	\$1,921,333



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