

FOR SALE
ASKING PRICE \$2,950,000



119 45TH STREET

Union City, NJ 07087 | **New Jersey**

ONE+ ACRE
DEVELOPMENT SITE
IN HUDSON COUNTY,
NEW JERSEY

RIPCO
INVESTMENT SALES

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INVESTMENT HIGHLIGHTS

#1

Rare Development Opportunity

One acre+ assemblage of 16 lots primed for multifamily homes

#2

Strong demand for new construction housing in Hudson County

#3

Several Public Transportation Options

Located within walking distance to the Port Imperial/Weehawken Ferry & Bergenline Avenue NJT Light-Rail Station

#4

Convenient Location

Within minutes to the Lincoln Tunnel with easy access to New York City

#5

Abundant Retail

Surrounded by local, regional, and national retailers and diverse restaurants options



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	119 45th Street, Union City, NJ 07087
Location	Assemblage is located on the eastern blockfront of Hudson Avenue between 44th & 45th Street
Block / Lot	259 / 1-5 & 20-30 (16 total lots)

PROPERTY INFORMATION

Gross Lot SF	46,175 SF (approx.)
Lot Dimensions	270.19' x 249.10' (Irregular)
Zoning	Residential - Multi-Family (R-MF)
Maximum Building / Lot Coverage	85% / 100%

TAX INFORMATION

Property Taxes - Lot 1-5&20-23 ('23)	\$15,378
Property Taxes - Lot 28-30 ('23)	\$6,855
Combined Annual Property Tax ('23)	\$22,233
Property Class	1

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RETAIL MAP

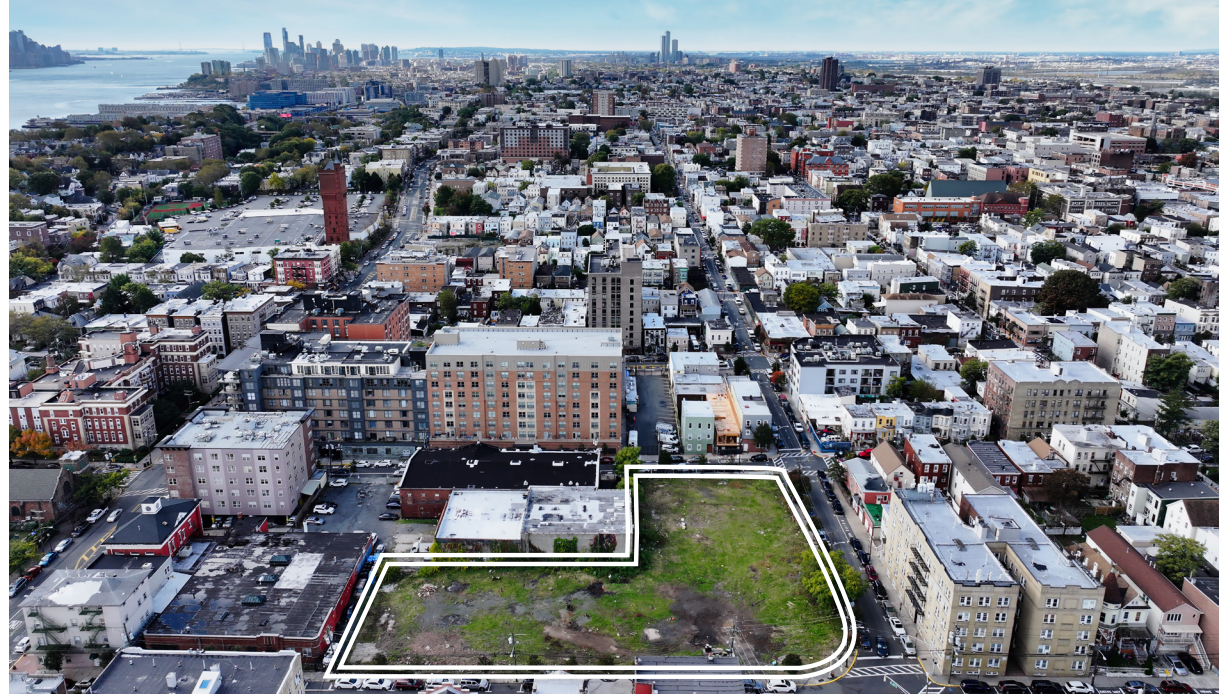


**119
45TH STREET**

NEARBY POINTS OF INTEREST	DISTANCE	TRAVEL TIME
Port Imperial Ferry	0.7 mi	3 min
Interstate-495	0.9 min	6 min
Lincoln Tunnel	1.2 min	8 min
New Jersey Turnpike (I-95)	1.5 min	8 min
Meadowlands	1.6 min	10 min

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PROPERTY PHOTOS



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CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ERIC DELAFRAZ

edelafranz@ripcony.com
718.663.2653

FOR FINANCING INQUIRIES:

STEVEN SPERANDIO

sls@ripcony.com
917.975.3260

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611 RIVER DRIVE 3RD FLOOR, ELMWOOD PARK, NJ 07407 | RIPCONY.COM

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