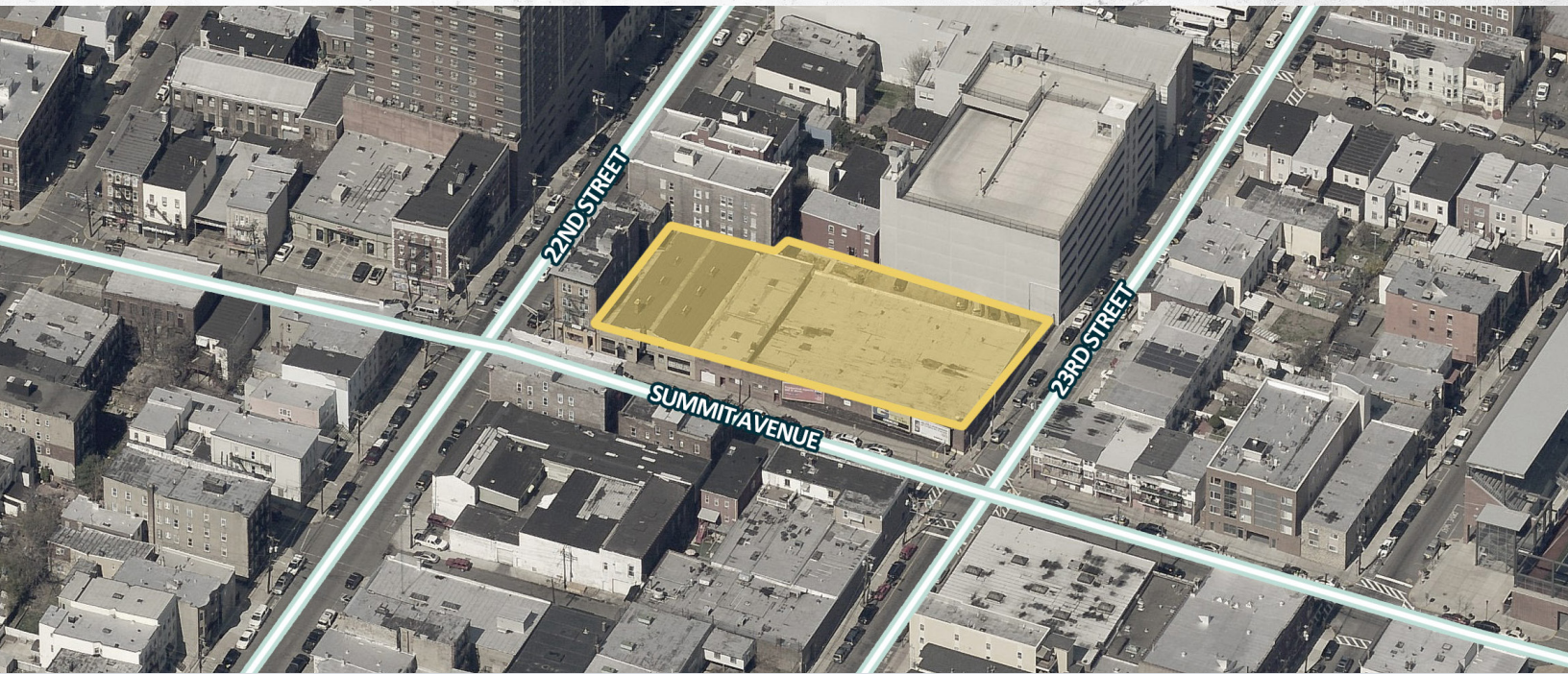


For Sale

Union City, NJ

2207 Summit Avenue



Fully entitled 18 story mixed use development site in Hudson County, NJ | FOR SALE

ADDRESS

2207 Summit Avenue, NJ

AVAILABLE

346,500 gross square feet + 6,000 square feet of rooftop amenities (approved 18 story development site)

ASKING PRICE

\$6,500,000

LOT SIZE

26,328 square feet

AREA RETAIL

Dunkin' Donuts, Dollar General, Subway, Advance Auto Parts, STS Tire & Auto Center, Wells Fargo and more

Demographics	0.25 mile	0.50 miles	0.75 miles
Population	8,796	28,423	52,410
Median HHI	\$53,270	\$50,889	\$60,182
Daytime Population	1,275	5,483	11,784

- Approved by the city planning board and in the redevelopment zone
- 208 apartments
- 8 minute bus ride to Port Authority
- 2 blocks from Union City High School with 2,449 students/Roosevelt Stadium which hold 24,000 people
- Close proximity to John F Kennedy Boulevard with 25,358 vehicles per day
- Easy access to Route 495 with 143,515 vehicles per day
- Approximately 3 miles to Meadowlands Sports Complex and American Dream development

For Sale

Union City, NJ

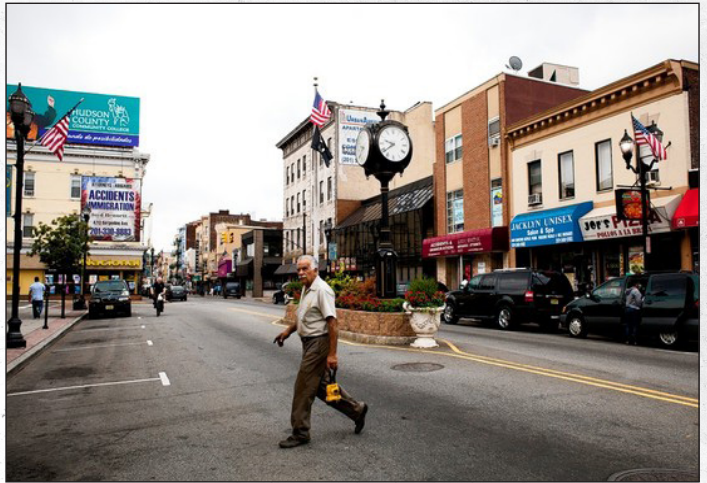
2207 Summit Avenue

EXECUTIVE SUMMARY

The property has been approved for an 18 story development site. The development will include 2 spaces for retail and 208 apartment units. It is located two blocks from Union City High School with 2,449 students. The school has a full football field and full parking garage.

NEIGHBORHOOD HIGHLIGHTS

Union City is a city in Hudson County, New Jersey. The 2014 census-estimated population of Union City was 68,668, constituting its highest population ever and representing a 3.3% increase from the 2010 census. Union City is known as a working class community.

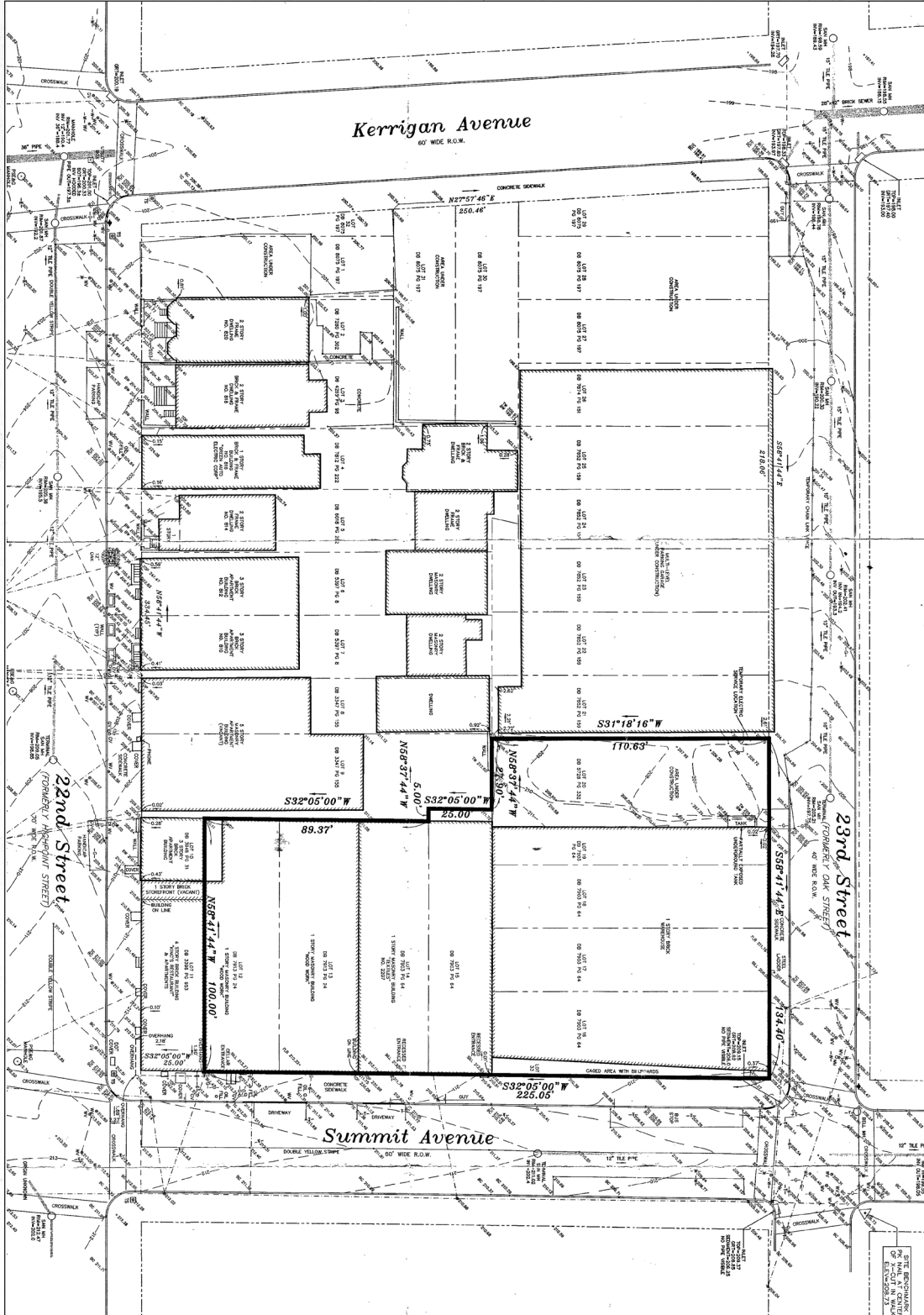




For Sale

Union City, NJ

2207 Summit Avenue

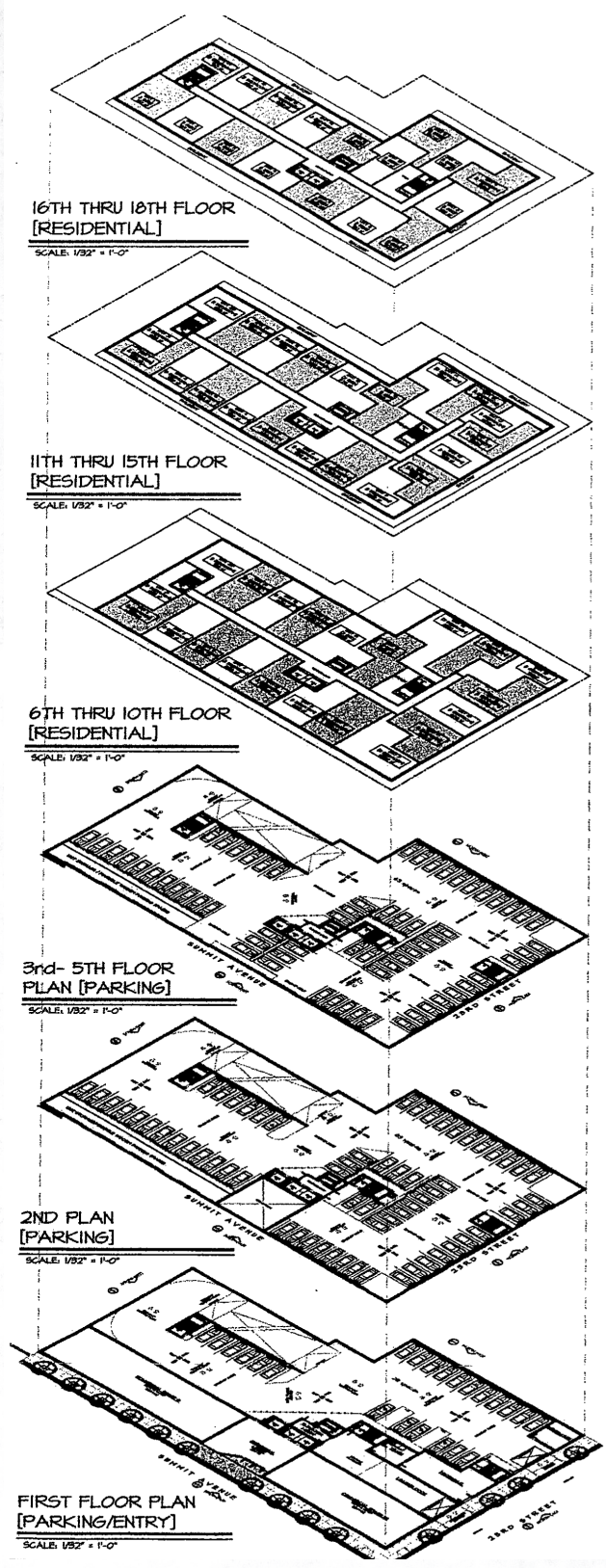




For Sale

Union City, NJ

2207 Summit Avenue





For Sale

Union City, NJ

2207 Summit Avenue

PROPOSED RENDERINGS





For Sale

Union City, NJ

2207 Summit Avenue

Account # 1147869
Ad # 4119385

State of New Jersey
Hudson County

Christie Lau, of full age and being
duly sworn according to law, on her
oath deposes and says that she is the
Accounting Clerk of:

THE JERSEY JOURNAL

A newspaper published in Jersey City,
County and State aforesaid and that a
notice, a true copy of which is annexed,
was published in the said newspaper
on the following date(s): 3/25/16

Christie Lau

**CITY OF UNION CITY
PLANNING BOARD
NOTICE OF DECISIONS**

The following are decisions rendered by the Planning Board of their Regular Meeting held on Tuesday, March 22, 2016 at 6:00 p.m. in the Municipal Chambers of City Hall, located at 3715 Palisade Avenue Union City, New Jersey.

RESOLUTIONS

1. PBG Realty Associates LLC. 2207 Summit Avenue Block 120 - Lots 12-20 & 33. Proposed 18 Story Mixed use Building. 260 Residential Units & 2 Commercial Units. 367 Parking Spaces. Approved.

APPLICATIONS/ HEARINGS:

1. Robert Hazoga. 514 2nd Street. Bloc: 9 Lot: 42. Addition to and conversion of an existing two family to a three family residence. Approved.
2. Jacobo and Maria Meis. 211 34th street. Block: 209, Lot: 29. Construction of a three (3) story 20' 10 1/2" x 43' 1 1/2" addition in the rear portion of an existing two (2) family house. Approved.
3. G.H.G. Patel, Inc. 2117 Bergenline Ave. Block: 114 Lot: 8. Legalization of an existing apartment in a mixed use commercial and residential building. The Applicants Withdrew the Application.
4. Pollos Mario Restaurant LLC. 4215 Bergenline Avenue. Block: 244 Lot: 51. New Mezzanine at existing restaurant. Approved.
5. 1901 Summit Avenue, LLC. / 1901 Summit Avenue Block 104 Lots 1-4, 33. Proposed four (4) Story, 21 unit multifamily dwelling. Ground floor parking level (21 cars). Basement parking level (15 cars) Total 36 parking spaces. Approved.

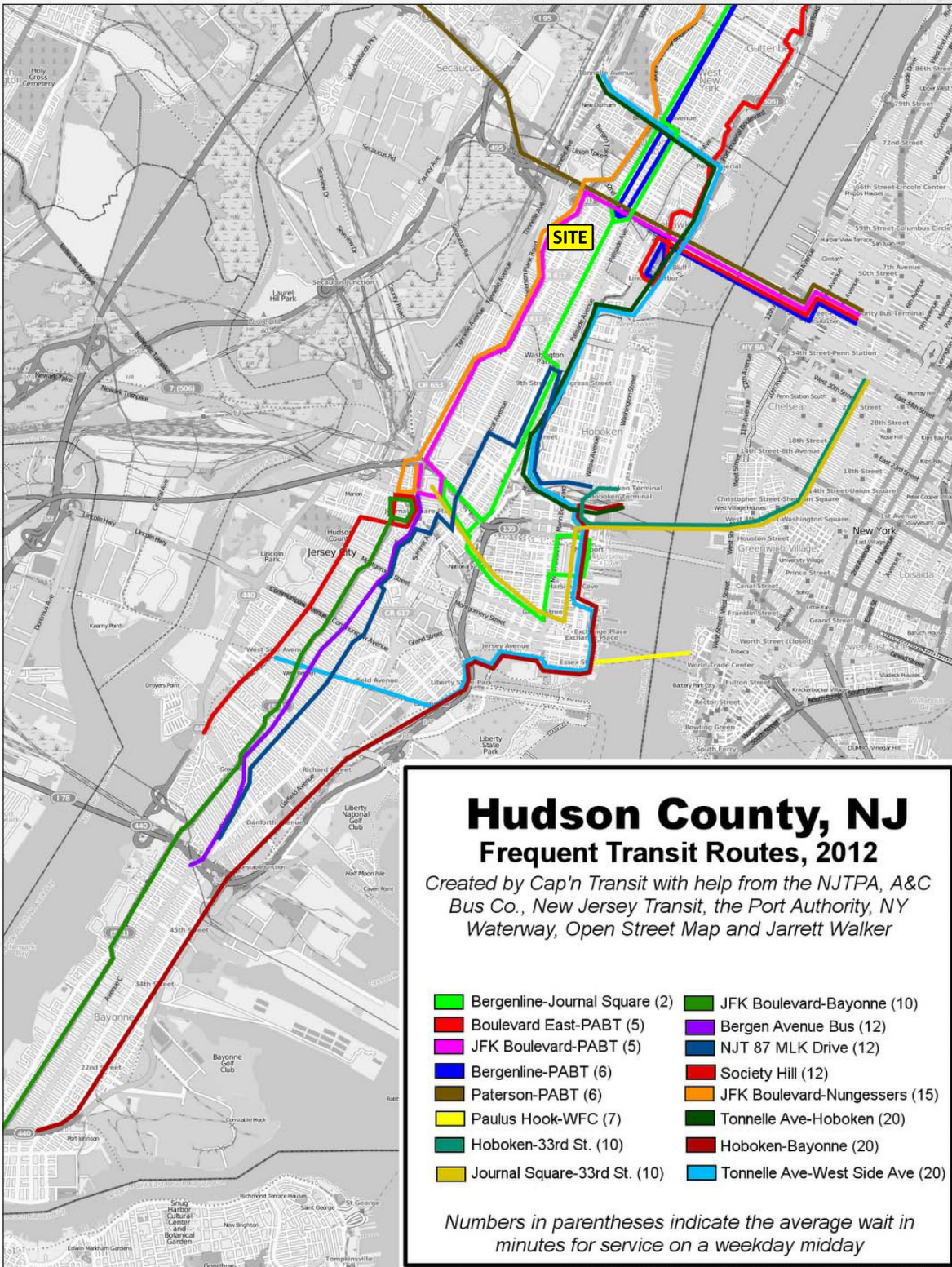
03/25/16 \$64.99

Sworn to and subscribed before me
this 25th day of March, 2016

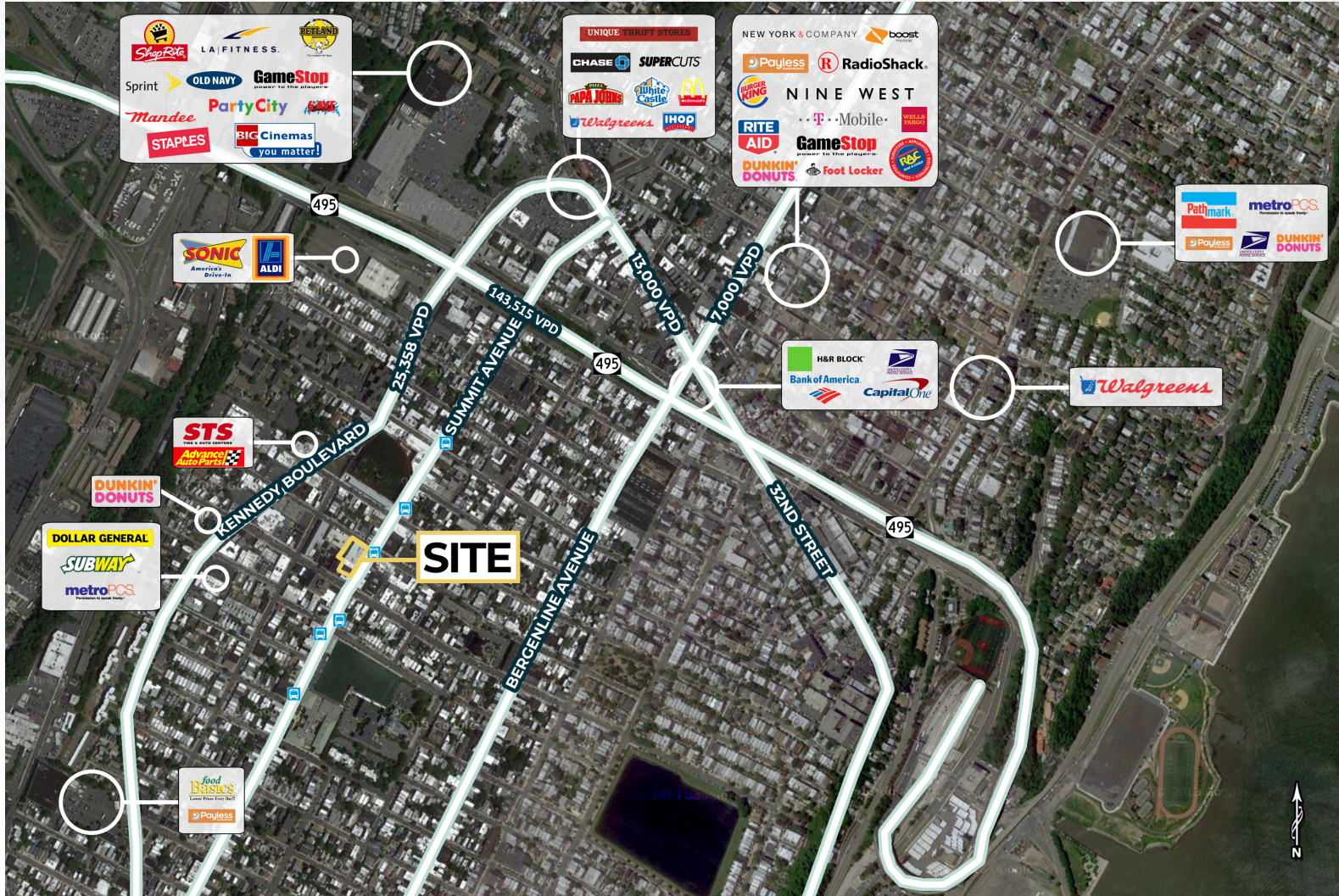
Notary Public of New Jersey

SHAWN MILLER
NOTARY PUBLIC OF NEW JERSEY
I.D. # 50015502
My Commission Expires 5/11/2020

For Sale
 Union City, NJ
 2207 Summit Avenue



For Sale
 Union City, NJ
 2207 Summit Avenue



SABRE

James Aug
 aug@sabre.life | T 201 249 8911 x 1540

SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530

sabre.life

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