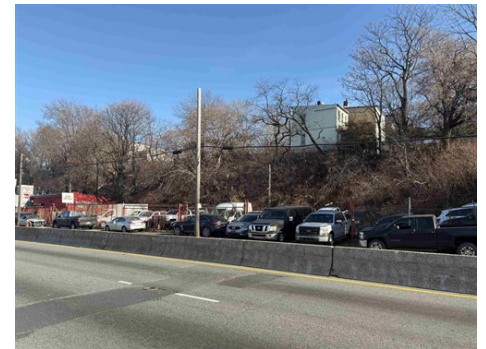




\$ 2,950,000



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632, 634, 636 Tonnelle Avenue | Jersey City, NJ- Block 2502 & Lots 20, 21, 22 An exceptional investment and development opportunity located along the highly traveled Tonnelle Avenue commercial corridor. This offering consists of three contiguous lots, each measuring 25.38 ft x 132 ft, for a combined total of 10, 050.48 sq ft of land area providing outstanding scale, frontage, and site flexibility for a wide range of commercial and redevelopment possibilities. This pivotal location is positioned within one of the region's most sought-after commercial zones and is ideally suited for a broad spectrum of permitted uses including retail sales of goods and services, office space, financial institutions, hotels, restaurants, service stations, self-storage facilities, and automotive repair or body shop operations. Featuring exceptional roadway visibility, consistent traffic volume, and strong surrounding commercial presence, this site offers premier exposure in a rapidly evolving marketplace. With its strategic location, versatile zoning potential, and rare assemblage of three adjoining parcels, the possibilities for this property are truly endless making it an outstanding opportunity for developers, owner-operators, and investors seeking a high-impact site in a dynamic growth corridor.

