



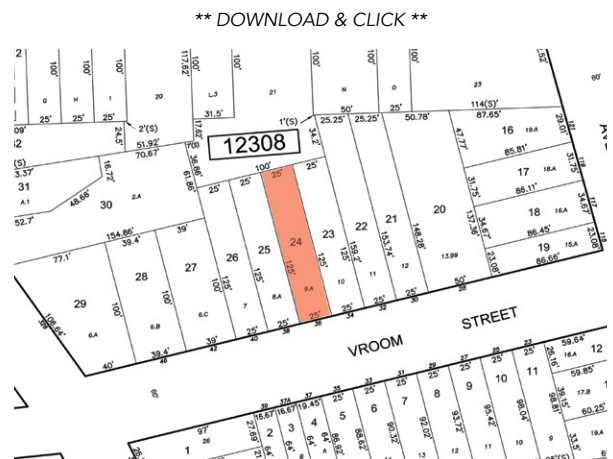
## THE LAND

36 VROOM STREET is a shovel ready development site located in Zone 4 of the Journal Square 2060 Redevelopment Plan. This oil tank free site can build as of right a 4 Story building .5 miles away from the PATH station. Start your entitlement process today. See below for zoning yield study.

## ZONING REVIEW

- 4 Story Building
- 44' Tall
- 4 Residential Units
- No Parking
- Gross Square Footage: ~5,880
- Net Square Footage: ~ 4,615

**See Rendering On Reverse**



**Price**  
**Lot Square Footage**  
**Lot Width**  
**Lot Depth**  
**Taxes (2018)**  
**Improvements**  
**Condition**

**Contact Listing Agents**  
 3,250 SF  
 26'  
 125'  
 \$2,148.67  
 None  
 Cut Grass

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

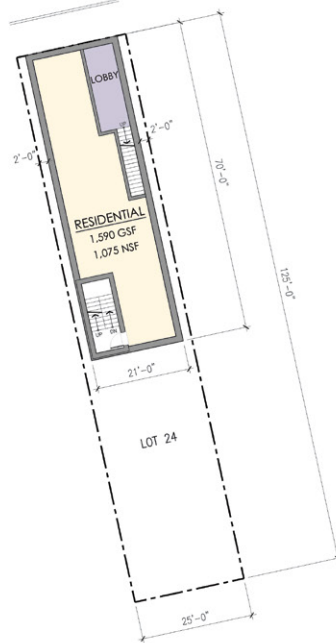
## ZONING REVIEW - JSQ 2060 RDP

ZONE	= 4
PERMITTED USES	= RESIDENTIAL
FRONT YARD SETBACK	= 0' (PREDOMINANT)
SIDE YARD SETBACK	= 2
REAR YARD SETBACK	= 70' FROM ROW
BUILDING HEIGHT	= 4 STORIES / 44'
PARKING	= NOT PERMITTED

## PROJECT CALCULATIONS

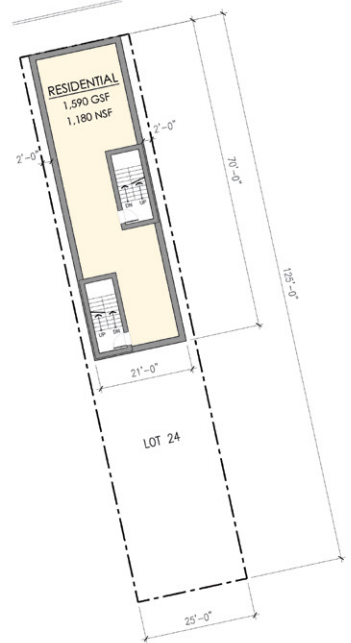
GSF	= 5,880 SF
RESI NSF	= 4,615 SF
LOT AREA	= 3,125 SF
LOT WIDTH	= 25'
UNITS	= 4
BUILDING HEIGHT	= 4 STORIES / 44'
PARKING SPACES	= 0

VROOM STREET  
(50' R.O.W.)



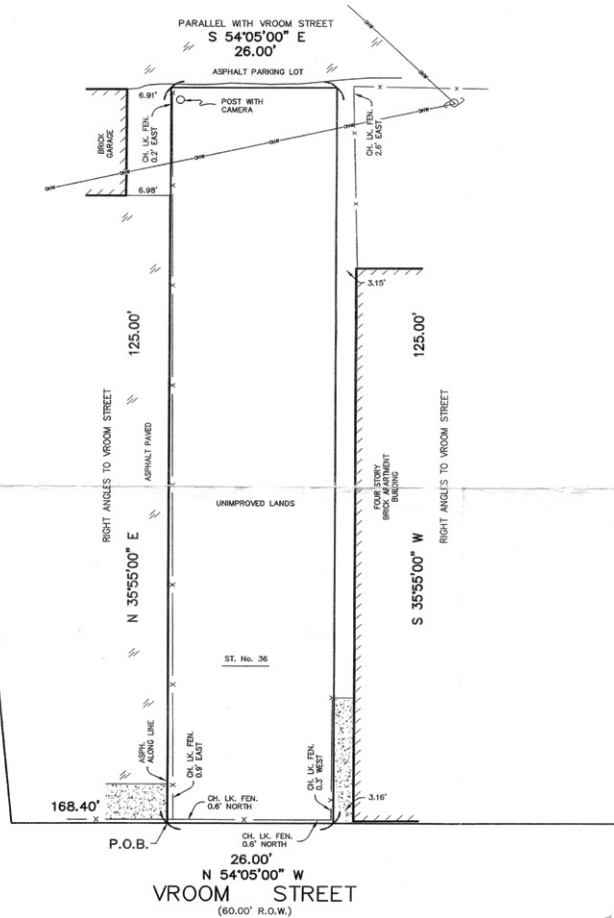
1. GROUND FLOOR PLAN

VROOM STREET  
(50' R.O.W.)



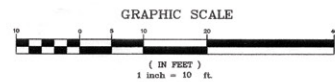
2. 2ND - 4TH FLOOR PLAN

14'



### GENERAL NOTES

1. Total lot area = 3,250 sq. ft. or 0.075 acres.
2. This survey is subject to the facts and findings of a complete title search.
3. This survey is not valid unless signed and sealed by the licensed surveyor.



NO.	DATE	DESCRIPTION	BY

### LOCATION SURVEY

OF  
36 VROOM STREET  
LOT 9A IN BLOCK 1884 ON TAX MAPS OF  
CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY

DRAWN BY: M. PRONESTI	DATE: 9-10-04
CHECKED BY: G. PRONESTI	SCALE: 1"=10'
JOB No. 4358X	SHEET 1 OF 1