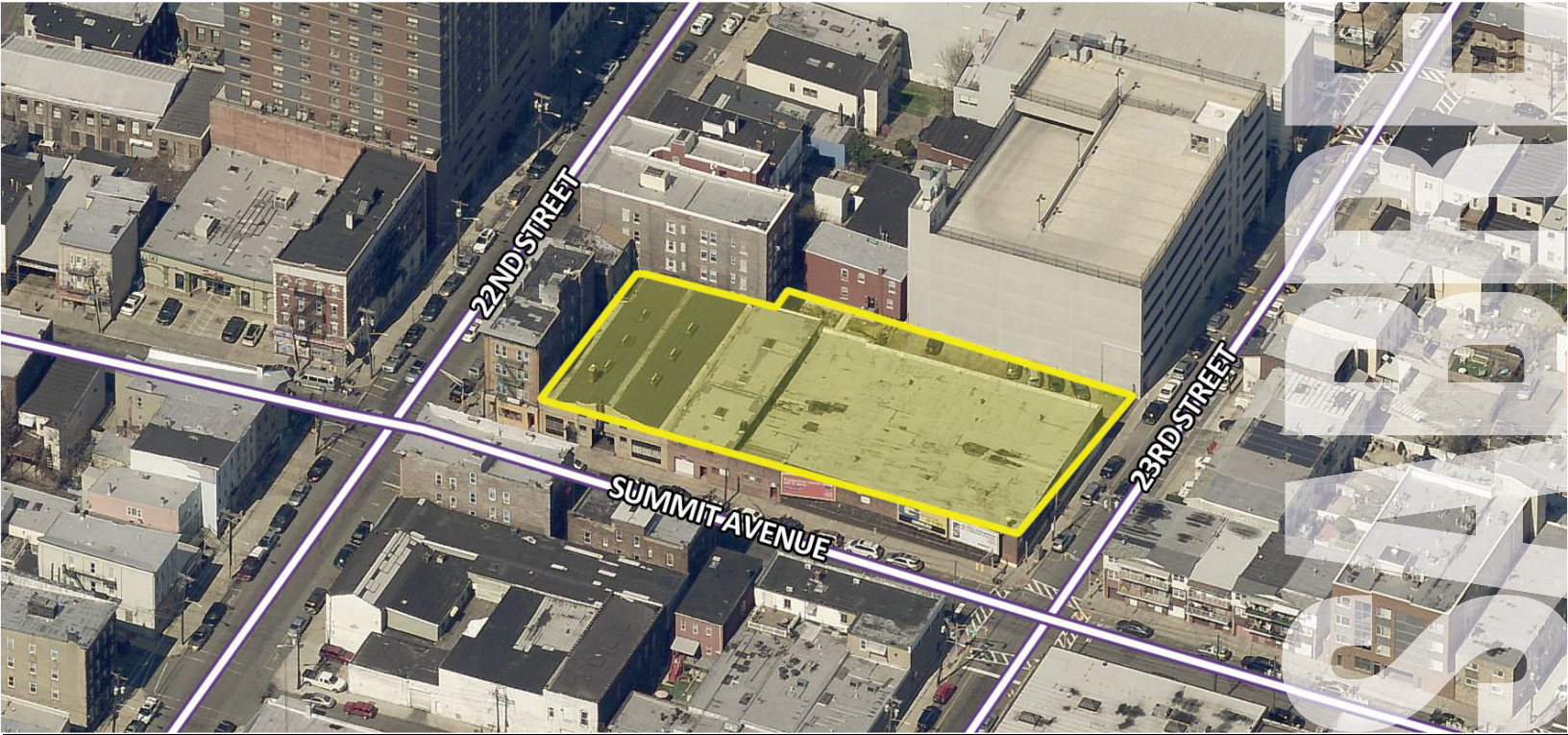


# union city, nj

## 2207 summit avenue

fully entitled 18 story mixed use development site | for sale



DEMOGRAPHICS	0.25 MILE	0.50 MILE	0.75 MILE
Population	8,805	27,921	53,636
Median HHI	\$45,144	\$45,847	\$46,524
Daytime Population	1,641	6,654	13,639

Building Size	346,500 gross square feet + 6,000 square feet of rooftop amenities (approved 18 story development site)
Lot Size	26,328 square feet
Asking Price	Upon Request
Area Retail	Dunkin' Donuts, Dollar General, Subway, Advance Auto Parts, STS Tire & Auto Center, Wells Fargo and more
Comments	<ul style="list-style-type: none"><li>• approved by the city planning board and in the redevelopment zone</li><li>• 208 apartments</li><li>• 8 minute bus ride to Port Authority</li><li>• 2 blocks from Union City High School with 2,449 students/Roosevelt Stadium which hold 24,000 people</li><li>• close proximity to John F Kennedy Boulevard with 25,358 vehicles per day</li><li>• easy access to Route 495 with 143,515 vehicles per day</li><li>• approximately 3 miles to Meadowlands Sports Complex and American Dream development</li></ul>

For More Information:

Sabre Real Estate Group | T 201 249 8911

[sabre.life](http://sabre.life)

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# union city, nj

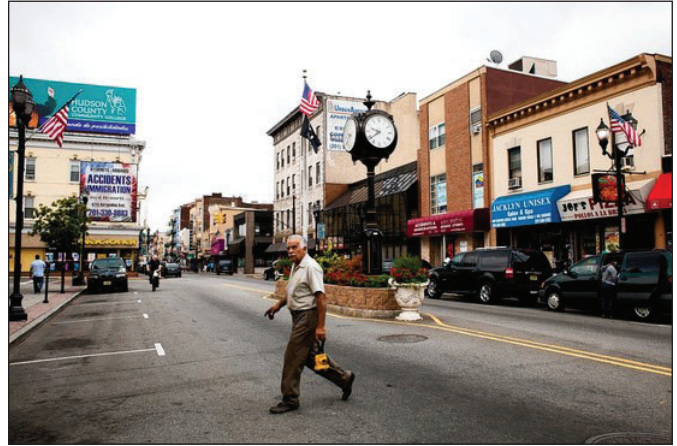
## 2207 summit avenue

### 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 More Information:

Sabre Real Estate Group | T 201 249 8911

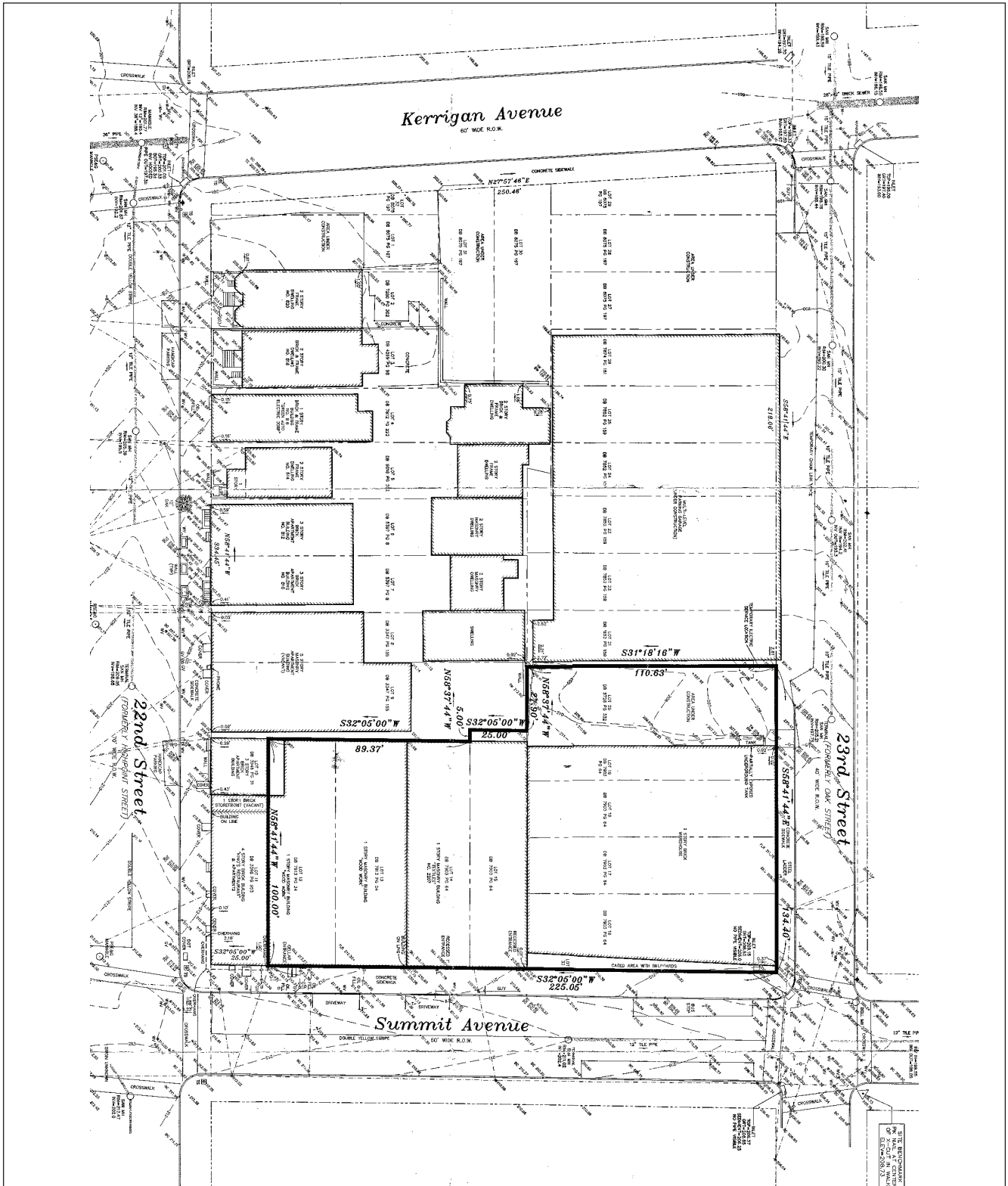
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# union city, nj

## 2207 summit avenue



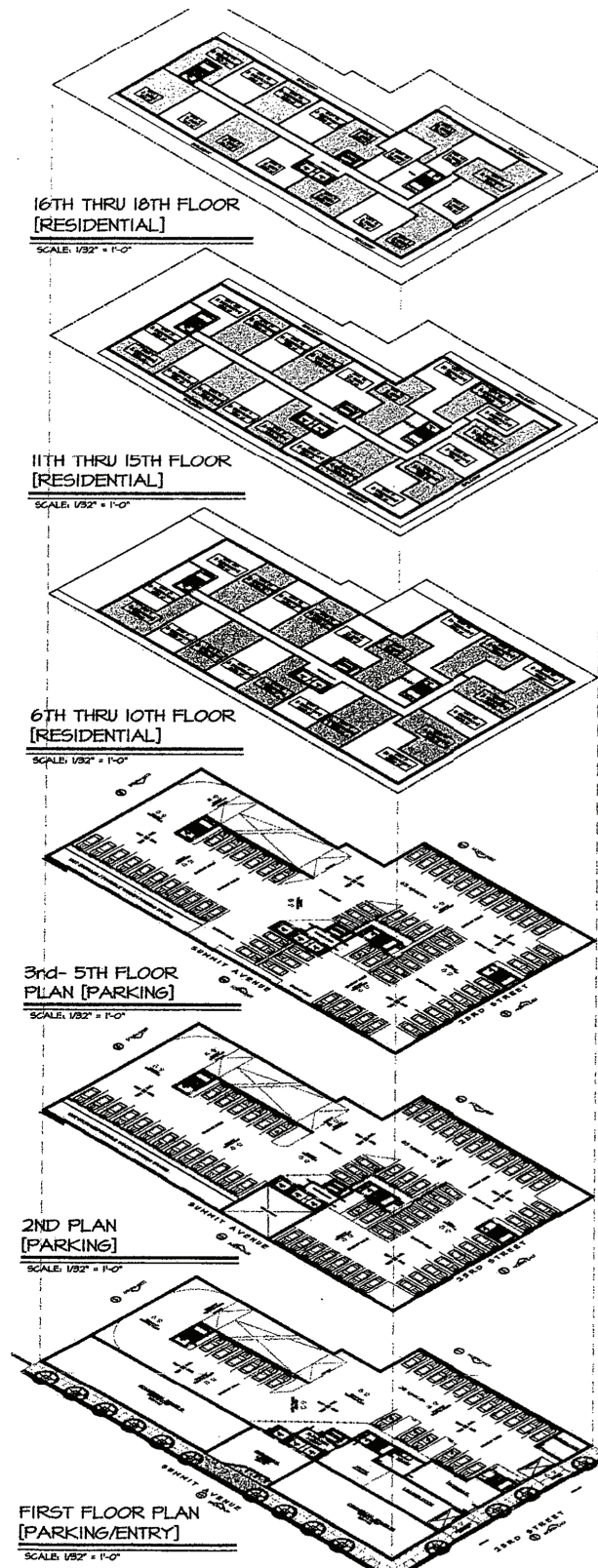
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# union city, nj

2207 summit avenue



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# union city, nj

2207 summit avenue

PROPOSED RENDERINGS



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# 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

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

### CITY OF UNION CITY PLANNING BOARD NOTICE OF DECISIONS

The following are decisions rendered by the  
Planning Board at their Regular Meeting  
held on Tuesday, March 22, 2016 at 6:00 p.m.  
in the Municipal Chambers of City Hall, lo-  
cated 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. 307 Parking  
Spaces. Approved.

#### APPLICATIONS/ HEARINGS:

1. Robert Hazogo, 514 2nd Street. Bloc: 9  
Lot: 42. Addition to and conversion of an ex-  
isting two family to a three family residence.  
Approved.

2. Jacobo and Maria Meis, 211 34th street.  
Block: 200, 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 With-  
drew the Application.

4. Pollos Mario Restaurant LLC, 4215  
Bergenline Avenue. Block: 244 Lot: 51. New  
Mezzanine of 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). Base-  
ment parking level (15 cars) Total 36 parking  
spaces. Approved.

03/25/16

\$64.99

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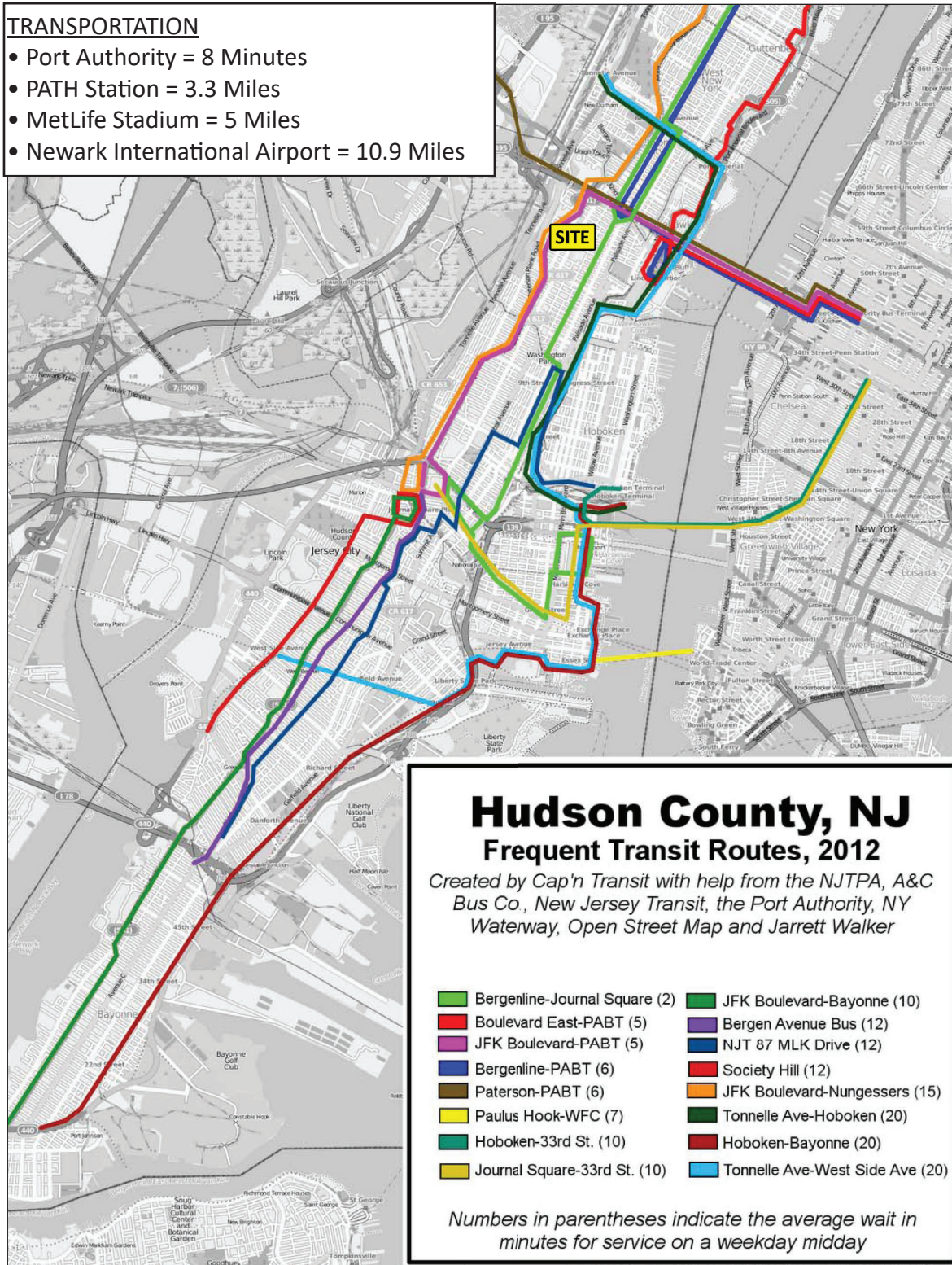


# union city, nj

2207 summit avenue

## TRANSPORTATION

- Port Authority = 8 Minutes
- PATH Station = 3.3 Miles
- MetLife Stadium = 5 Miles
- Newark International Airport = 10.9 Miles



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2207 summit avenue



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Sabre Real Estate Group, LLC

500 Route 17 South Hasbrouck Heights NJ 07604

500 Old Country Road Garden City NY 11530

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