

EMORY

HISTORIC STRUCTURE MEETS MODERN LIVING

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Project Overview

36 Emory St., Jersey City, NJ 07304

- Lot Size: 32,800 SF
- Building Size: 17,538 SF
- R1 Zone
- Parking spaces: 40

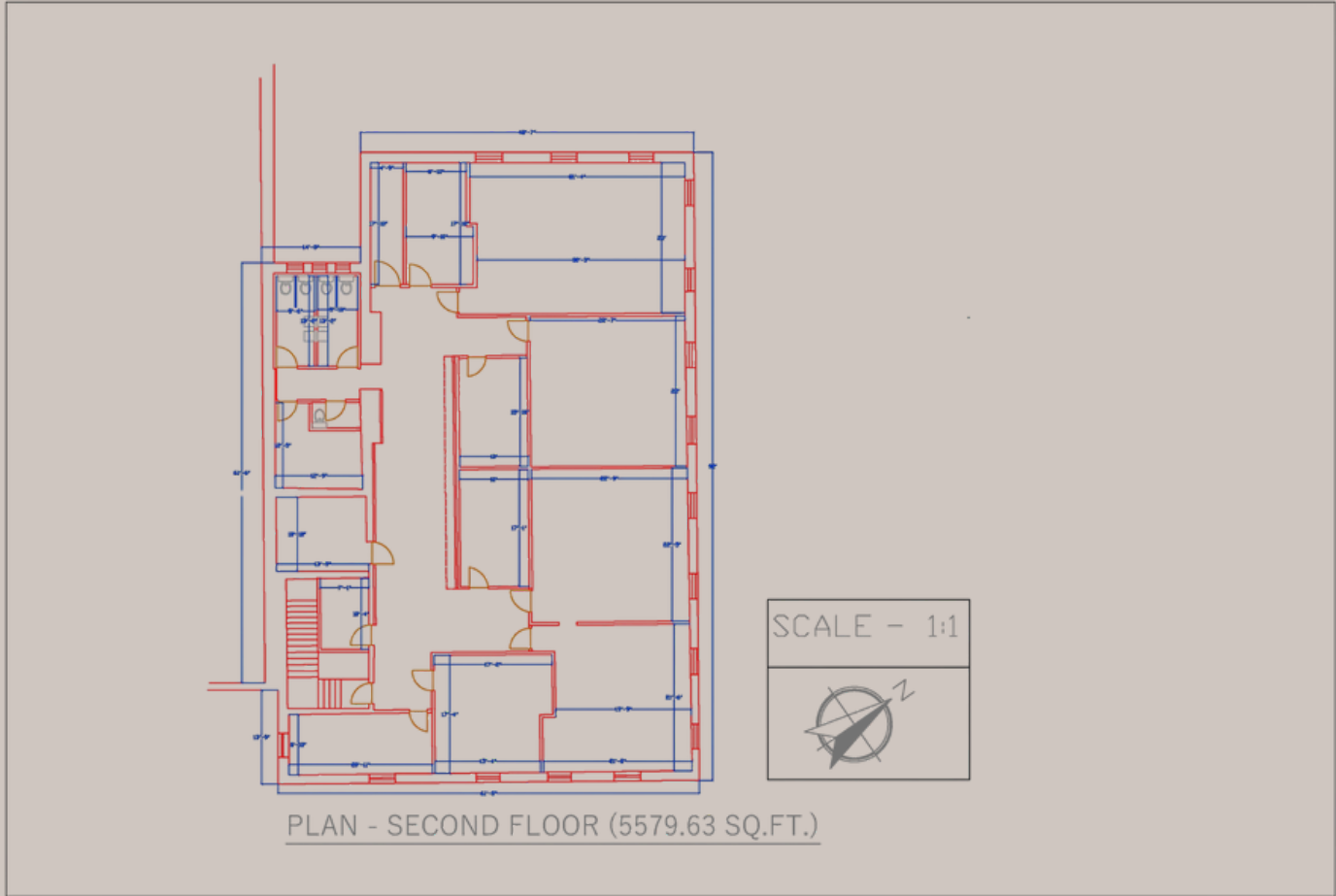
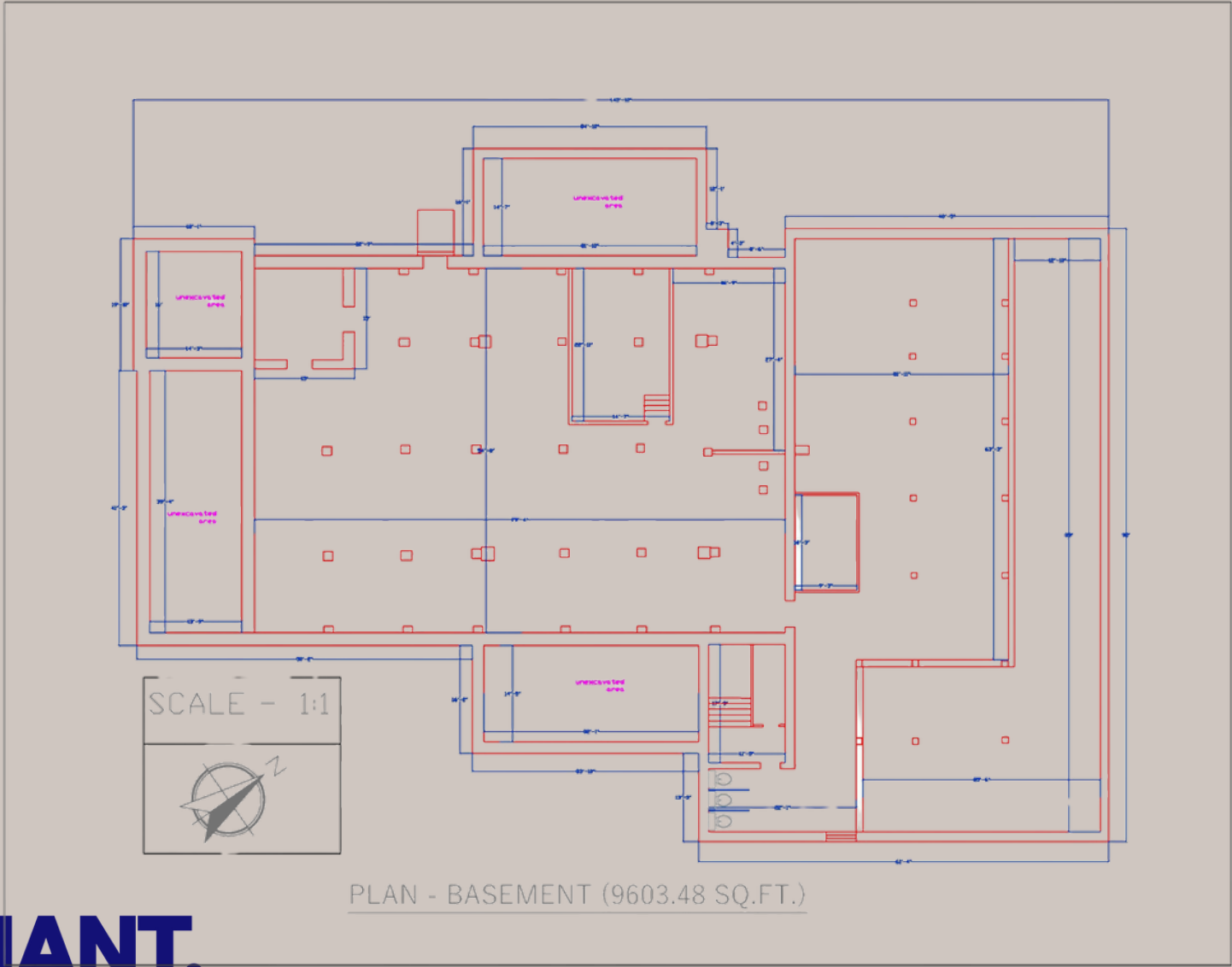
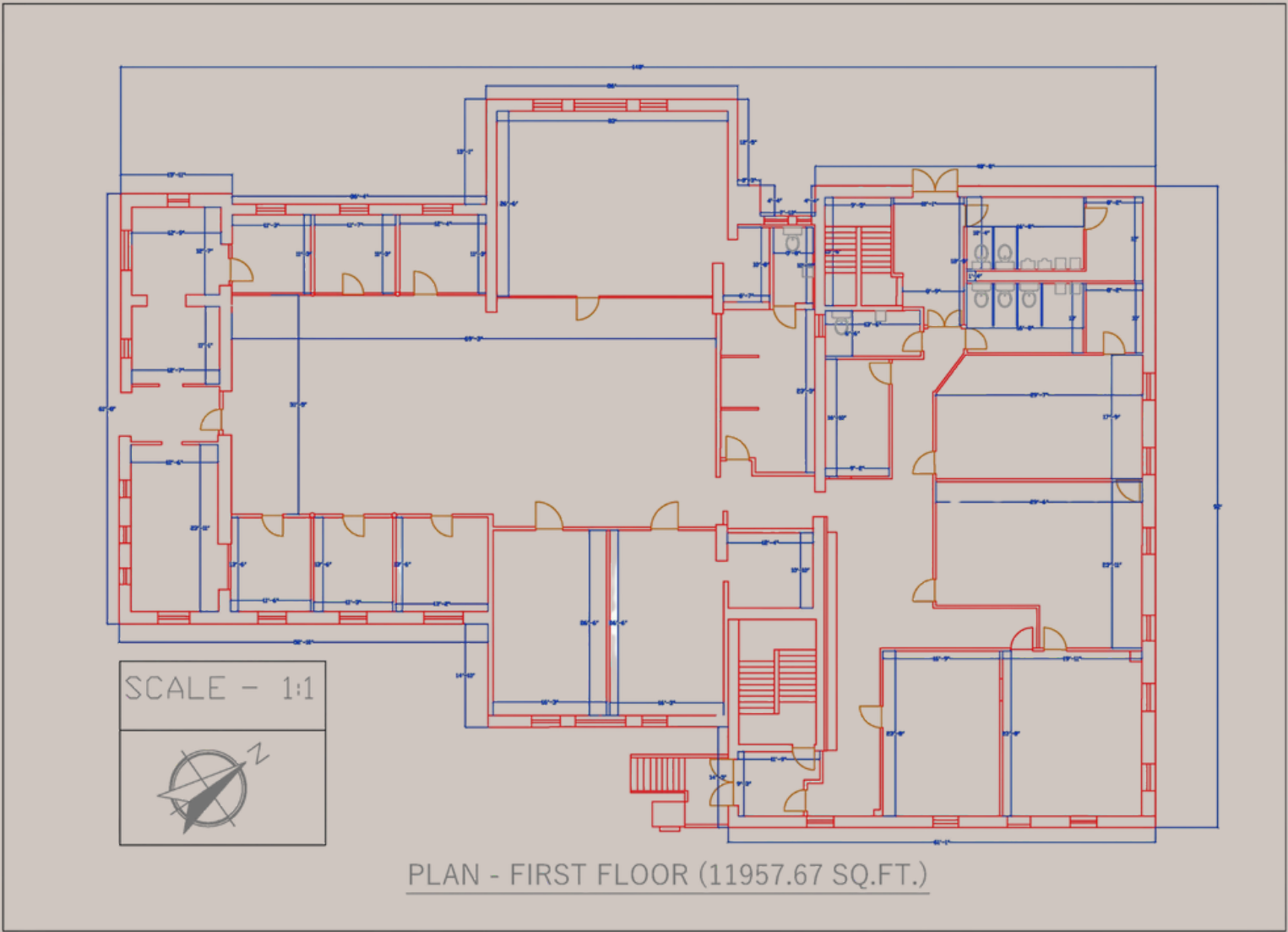
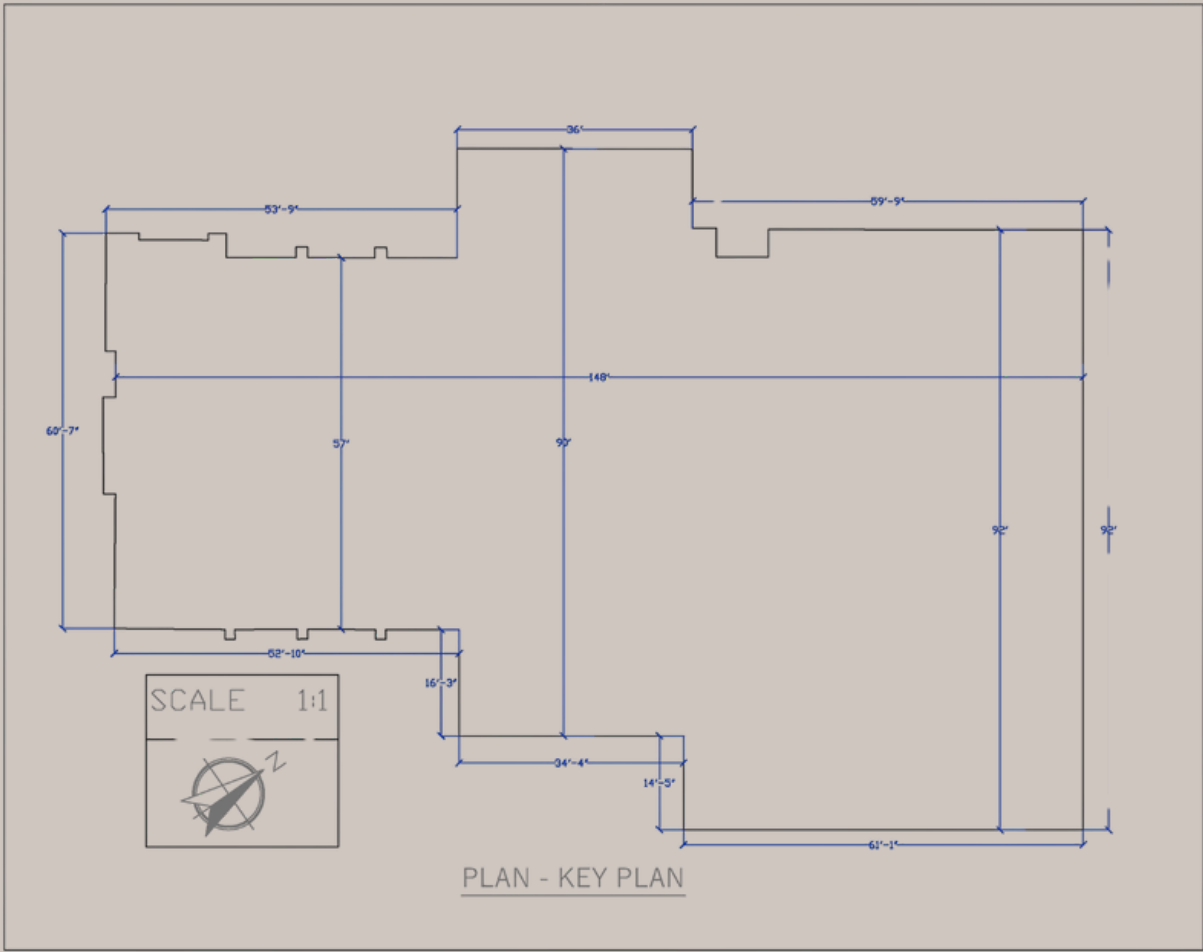
at the Bergen School . . .

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“Located in the heart of Jersey City, this historic building offers a rare opportunity that can blends rich architectural heritage with modern luxury. Instead of a vanilla new-construction unit, you’re buying a piece of the city’s story — vaulted ceilings, original masonry, stained glass and all — thoughtfully re-imagined for today’s resident. With housing demand strong and resident sentiment in favor of preservation, this project is not just an investment in a home, but in the neighborhood’s future”





Untapped Potential

An extraordinary development, adaptive reuse, or investment opportunity on a 32,800 SF oversized lot with an existing 17,538 SF structure ready for repositioning. 36 Emory St. is primed for a wide range of high-value uses including multifamily conversion, community facility, education, religious use, wellness/fitness, arts/culture, or commercial programming.

The property offers:

- Large flexible floor plates
- High ceilings and significant natural light
- Extensive on-site parking
- Expansive outdoor area
- Operable structure with potential for renovation or full redevelopment

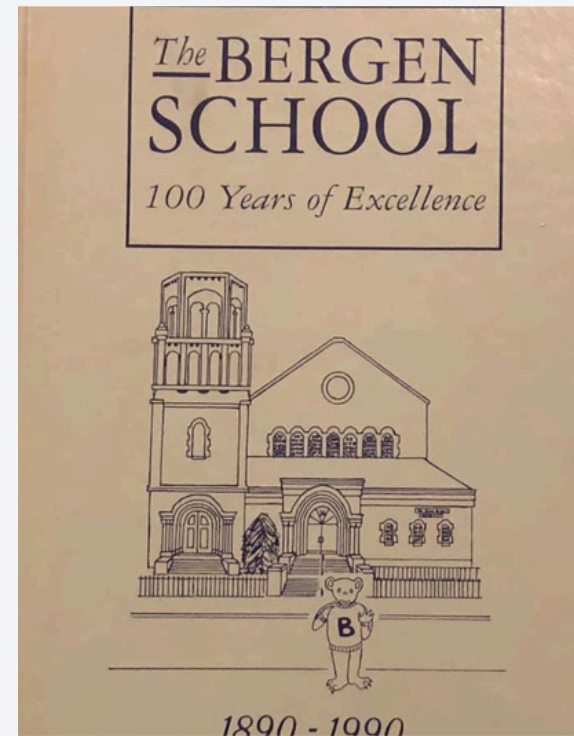
Located within Jersey City's West Side near new residential projects, schools, parks, and transit, this property delivers a rare combination of scale, location, and potential.

Why converting to residential:

- Preservation of character and history
- Meeting housing demand in a unique way
- Community uplift & positive neighborhood response
- Efficient use of prime locations
- Unique product offering for buyers



Emory vision





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