



# Basking Ridge

## 59 S. Finley Avenue

NEW JERSEY

NEW PRICE **\$1,650,000**

Prime Corner Retail/Office Building For Sale

**±8,200 SF** TWO-STORY BRICK BUILDING ON  
A PROMINENT **1.08 ACRE** CORNER LOT

**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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±8,200 SF FREESTANDING RETAIL/OFFICE WITH 1.08 ACRES FOR SALE

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## Property Features

- ±8,200 SF retail/office building
- Two-story building plus basement
- ±4,100 SF ground floor retail space and ±4,100 SF on the 2nd floor served as office
- 1.08 acres
- Corner lot at intersection of S. Finley and W. Henry Street
- High visibility ensures maximum exposure
- Curb cut along the south side of W. Henry Street allows for ingress & along S. Finley Street allows for egress
- Excellent parking and drive-thru
- Classic brick design features attractive architecture



**EXCLUSIVE AGENT:**

**Joan Cenicola, Senior Vice President**

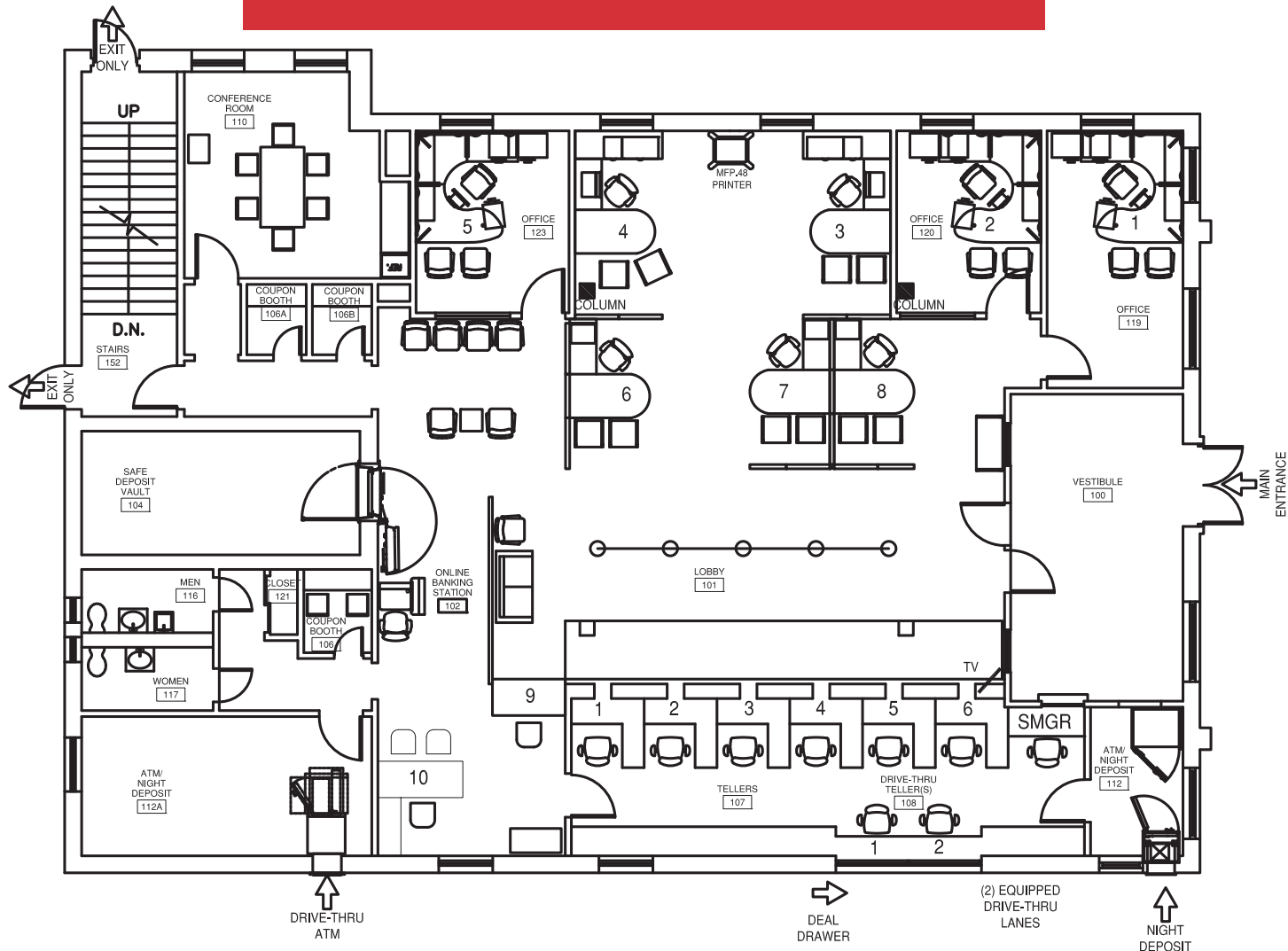
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FLOOR PLAN



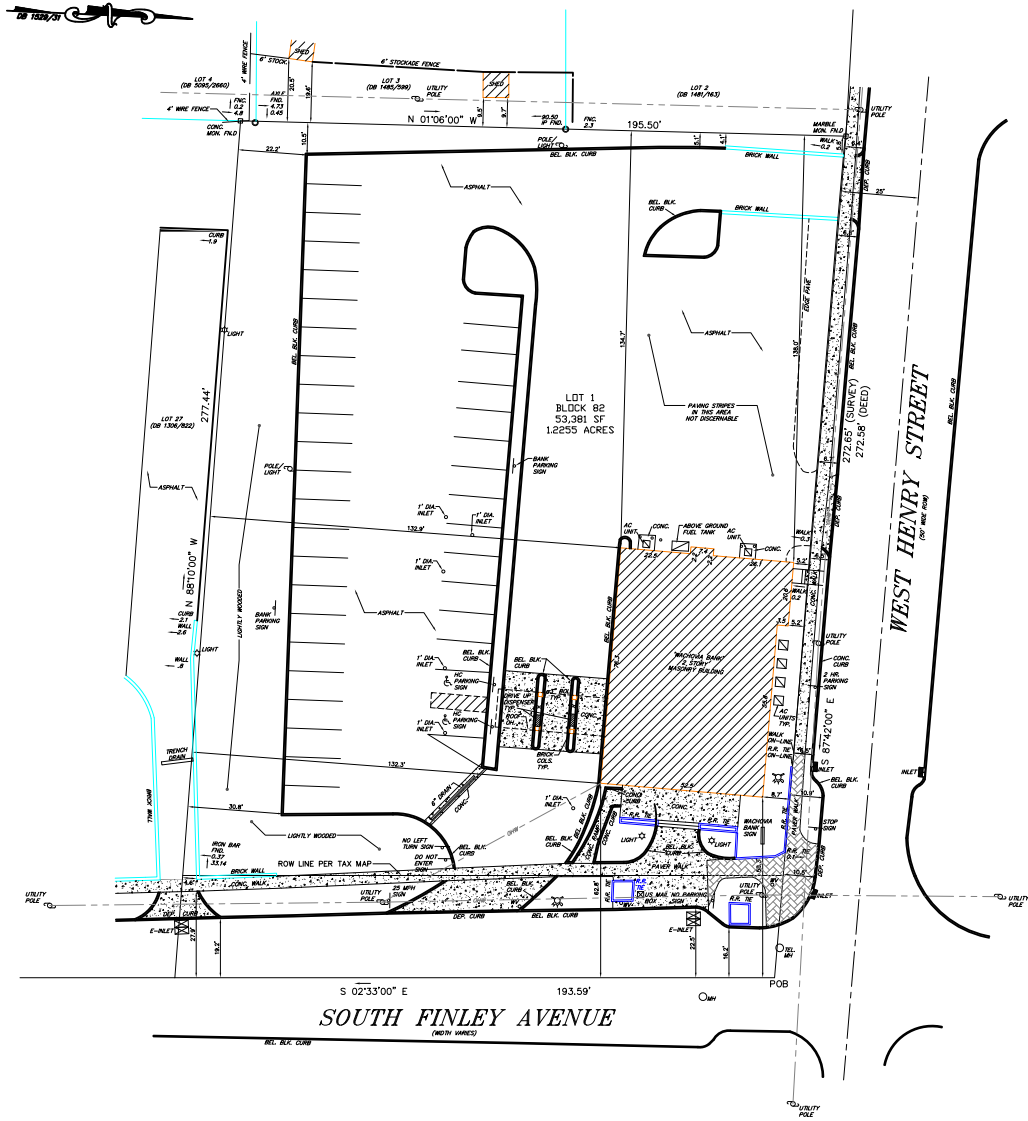
EXISTING FIRST FLOOR PLAN

Basking Ridge  
59 S. Finley Avenue  
NEW JERSEY



±8,200 SF FREESTANDING RETAIL/OFFICE WITH 1.08 ACRES FOR SALE

SITE SURVEY



Basking Ridge  
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MAP AND AERIAL



Demographics

	0.5 Miles	1 Mile
Population	1,466	4,187
Average Household Income	\$233,556	\$257,593

Basking Ridge  
59 S. Finley Avenue

NEW JERSEY

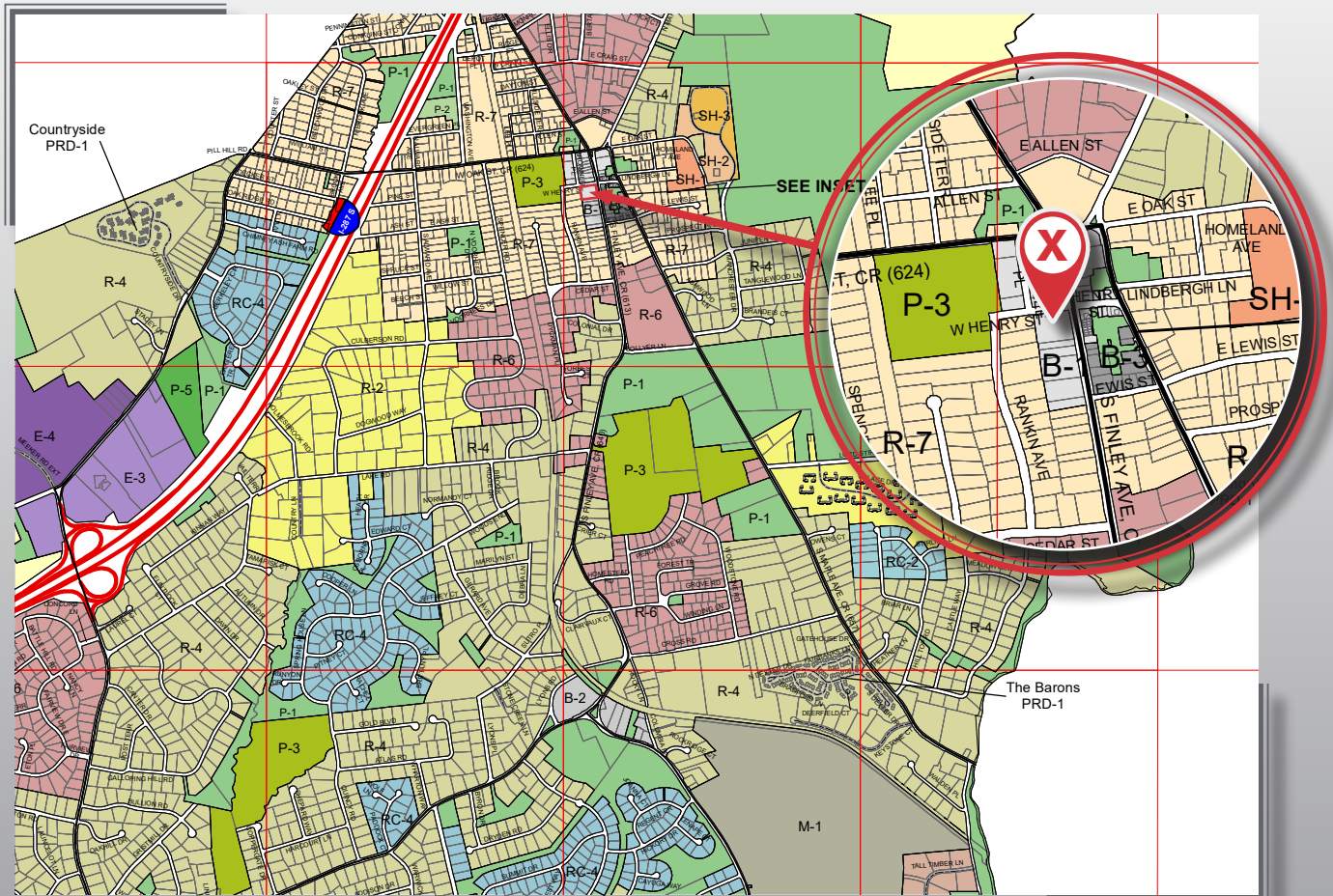




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### Permitted Uses in these zones are designed for retail sales and services. The following uses are permitted:

a) Retail sales and services, liquor stores; b) Professional offices; c) One dwelling unit within a building which also contains a business use; d) Public parks, roads and other public purpose uses; e) Restaurants; f) Reserved [1] Editor's Note: Former Subparagraph a1(f), Family day-care homes, was repealed by Ord. #1429, 5-29-2001; g) Child-care centers; The following additional uses are permitted in specific zones: h) In the B-1 Zone only, any residential use which is permitted in the R-7 Zone and which is constructed in accordance with the requirements for the R-7 Zone; i) Neighborhood shopping centers in the B-2 Zone only; Accessory uses customarily incidental to the above permitted uses. Conditional Uses: a) Automotive service stations in accordance with Section 21-12; b) Reserved [4]Editor's Note: Former Subparagraph a3(b), Restaurants in accordance with Section 21-12, was repealed by Ord. #1429, 5-29-2001; c) Public utilities in accordance with Section 21-12; d) Houses of worship and/or houses of worship with clergyman's residence on the same premises in accordance with Section 21-12.[Ord. #2242, 10-15-2013, added]; e) Public and private schools in accordance with Section 21-12; [Ord. #2242, 10-15-2013, added]. Requirements [5]: The requirements listed in Table 402 must be complied with in the B-1 and B-2 Zones. The table referred to herein is included as an attachment to this chapter. Click the link below for full zoning.

**B-1 Village Business and B-2 Neighborhood Business**



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