

Specifications

±8,300 SF
BUILDING SIZE

±2.7 Acres
LOT SIZE

Cabinet and Stone Business
CURRENT USE

Highway Commercial (HC)
(Clayton NJ Parcel Zoned R-B
Medium/High Density Residential)
ZONING

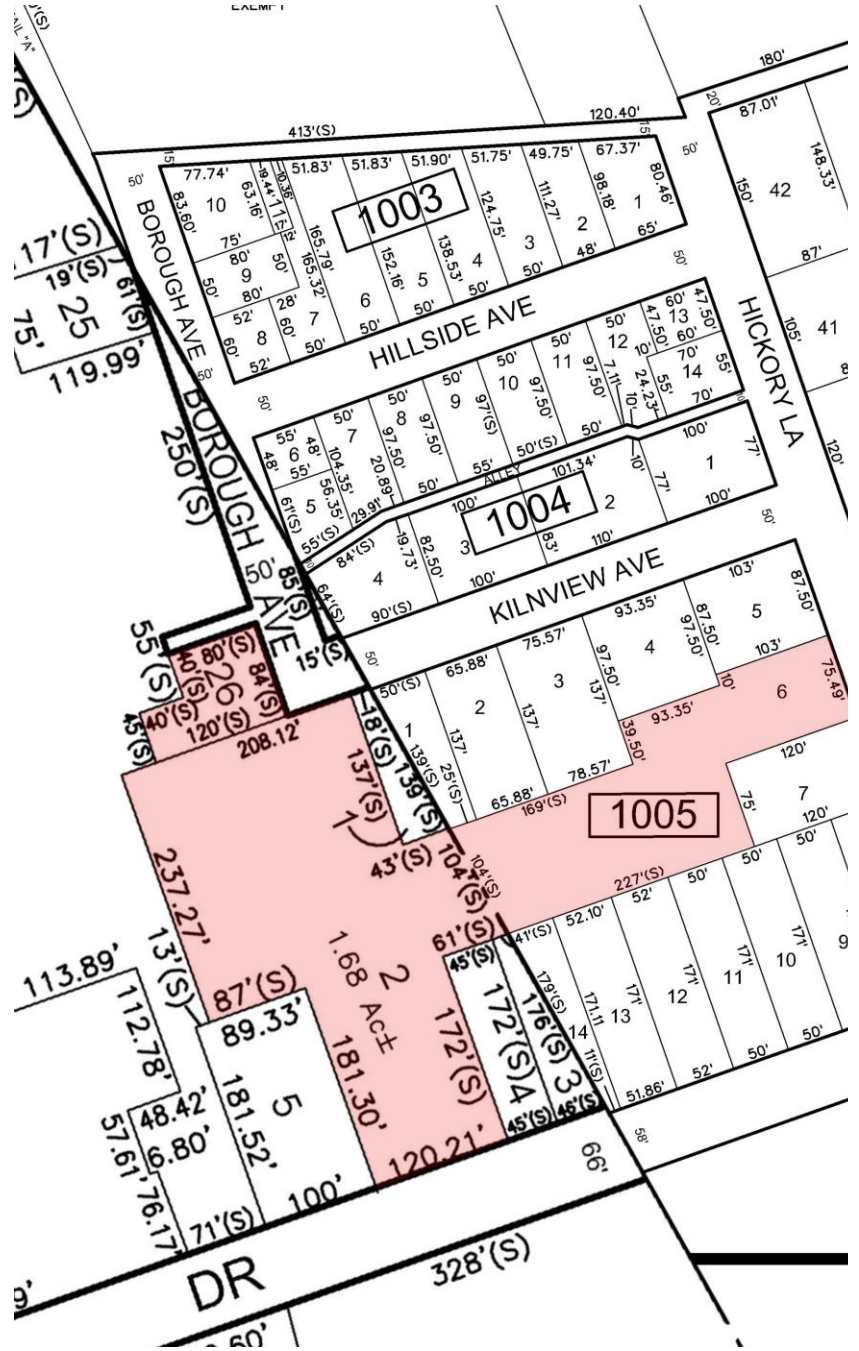
Great Visibility Along Delsea Drive
(Route 47)
COMMENT

\$18,869.97 (2024)
TAXES

1 Mile to Route 55
42 Miles to Atlantic City Airport
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com



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Permitted Uses

Permitted uses shall be as follows:

A. Principal uses.

1. Business and commercial uses (including but not limited to building materials, hardware, garden centers, general merchandise stores, food stores, apparel and accessory stores, furniture, home furnishings and equipment, miscellaneous retail, special trade contractors).
2. Professional and business offices (depository institutions, non depository credit institutions, security, commodity brokers and services, insurance carriers, real estate, holding and other investment offices, business services, health services, legal services, educational services, engineering and management services).
3. Personal services establishments.
4. Funeral homes, provided that each funeral home shall be entitled to a residential accessory use.
5. Diners and restaurants, including drive-through restaurants.
6. Bars, pubs and taverns.
7. Government buildings.
8. Public utilities and public utility substations.
9. Mass transit stations and depots.
10. Child-care centers.
11. Houses of worship.
12. Clubs, lodges and fraternal organizations.
13. Pet care services.
14. Self-storage facilities.

B. Accessory uses.

1. Indoor storage of goods that are sold on site (not warehousing).
2. Limited manufacturing and assembly incidental to the on-site retail business such as, but not limited to, bakery, silk screening, etc.
3. Parking.
4. Signs.
5. Enclosures for the storage of trash and recyclable materials.
6. Fencing.

C. Conditional uses.

1. Automobile fueling stations when part of a larger planned development.
2. New automobile sales and service facilities.
3. Kennels.
4. Local communications facilities when part of a larger planned development.
5. Assisted living centers, nursing homes and convalescent centers.
6. Planned villages: Residential uses are permitted as part of a planned village and, in no case, shall any residential use be permitted within 200 feet of the street lines of Delsea Drive or Harding Highway. Villages may include single-family detached, semidetached, townhouses and multifamily dwellings, provided that they are designed in accordance with the conservation subdivision standards provided for in this plan in § 253-107G. Up to 25% of the developed land in a village may be used for nonresidential purposes. A minimum tract area of 50 acres shall be required for a village.

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