



## Retail Space for Lease

47 Washington Avenue

NUTLEY, NJ

**Building Size:** +/-6,000 SF

**Available Space:** +/- 409 SF

**Lease Price:** \$1,500 per month

**Features:**

- Ideal for retail or service use, boutiques, salon services, professional services and more
- Benefit from steady daily traffic and high visibility in a densely populated township
- Totally renovated in 2021

**Location:** Prime location on main thoroughfare, walking distance to NJ Transit bus to NYC, schools and shops, excellent connectivity to Garden State Parkway, 17, 21 and Route 3

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Exclusive Broker

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## Permitted Uses

### § 700-19. Permitted uses in B-4 Zoning District.

- A. The following uses and buildings shall be permitted in B-4 District:
- (1) Neighborhood retail stores and personal and household service establishments, as defined in Article III. No loading or unloading across any sidewalk is permitted. No crating, outdoor display and/or outdoor sales are permitted, except that occasional outdoor sales may be held as provided by Ordinance No. 1845.<sup>1</sup>
  - (2) Storage and sales facilities for building materials.
  - (3) Laboratories for research, analysis, design and/or experimentation.
  - (4) Bar, restaurants and take-out food establishments.
  - (5) Automotive sales agencies for the sale of new motor vehicles and parts within a building and external building sales of vehicles only.
  - (6) Laundries, dry-cleaning and dyeing plants.
  - (7) Printing establishments, provided that no individual motor exceeds 10 horsepower.
  - (8) Commercial greenhouses.
  - (9) Commercial schools.
  - (10) Light assembly as follows: the manufacture, compounding, processing, packaging or treatment of apparel, art goods, photographic equipment, millinery, precision instruments, musical instruments, housewares and similar items.
  - (11) Amusement devices as an accessory use as defined in § 700-38 hereof.
  - (12) Mixed use commercial and retail (residential prohibited). [**Amended 2-19-2019 by Ord. No. 3414**]
  - (13) Service establishment - business.
- B. A dense evergreen screening at least five feet in height and width shall be provided and maintained along the side and rear lot lines of any premises in the B-4 District devoted to commercial or industrial use where abutting a residence or an R Zoning District.
- C. No outdoor storage operation shall utilize a front yard.
- D. Automobile parking lots on premises other than those upon which the use is located and which are needed for partial or complete compliance to minimum off-street parking requirements of Article XIII, subject to the following standards:
- (1) The Zoning Official must review the proposed off-premises site and make a determination of suitability.
  - (2) All such spaces through ownership or long-term lease shall be under the control of the

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owner or operator of the use to which such spaces are appurtenant. The legal instrument containing proof of ownership or lease shall be filed with the application. The certificate of occupancy for use or uses served by the off-premises parking spaces granted under this subsection shall be valid only for such time period as the facilities are available as required, unless application is made for an alternate location or variance, as the case may be.

- (3) All such parking areas shall be located on the same street and within 500 feet of the entrance to the building which the parking area serves.
- (4) No such parking areas shall be located in any district where the use it serves is prohibited.
- (5) During or prior to approval, reports from the Department of Public Safety concerning policing, traffic and pedestrian activity shall be received and considered. The Construction Official may impose conditions in approving the use to insure that the parking lot shall be properly integrated and sufficiently screened so as not to be offensive or detrimental to adjoining residential properties. The Construction Official shall also have the authority to specify any conditions as to security and operations it may deem reasonably necessary.
- (6) Notwithstanding any other section of this chapter, where an off-premises parking lot adjoins a residential use or residential zone, there shall be a minimum of a six-foot-wide landscaped strip adjoining the residential lot line, unless a wider buffer is specifically required. The landscaping shall consist of densely planted evergreens at least a minimum of six feet high at planting.

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## Key Facts

