

Tinton Falls Office Condo *For Sale*



ADDRESS: 2 Hartford Drive, Suite 201 & 202, Tinton Falls

DESCRIPTION: 2,078 (+-) square foot second floor corner office suite, concrete and brick construction with operable windows on three sides, 3 zone HVAC, fully wired, bright and open with perimeter offices, 2 lavatories (one with a shower), kitchenette, storage in basement, much more.

This is a sale of two condo units, Suite 201 consisting of 1,186 (+-) sq ft, 10.76% of the building; and Suite 202, consisting of 892 (+-) sq ft, 8.08% of the building, which has been combined into one suite. Total 18.84%

ASSESSMENT:	LAND:	\$137,100
	IMPROVEMENTS:	<u>\$271,400</u>
	TOTAL:	\$408,500

TAXES: \$5,939.64

CONDO FEES: \$1,400 monthly

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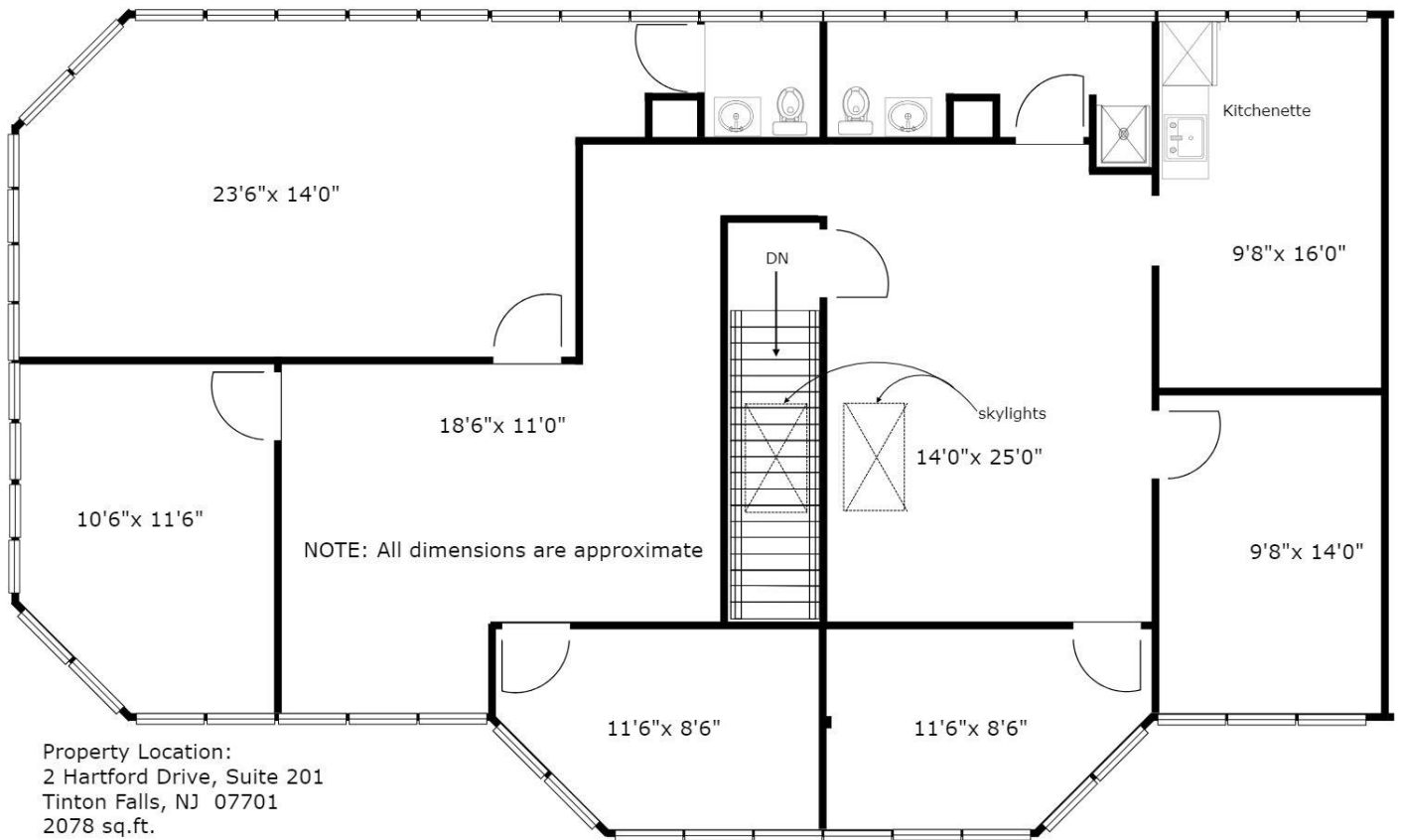
GEOFFREY M. BROTHERS, CCIM
LICENSED REAL ESTATE BROKER
BROTHERS COMMERCIAL BROKERAGE, INC.
227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575
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ZONING: IOP Zone

OTHER: On site parking lot with 55 shared spaces. Ideally located with access to Parkway 109, Red Bank, much more.

SALE PRICE: \$425,990

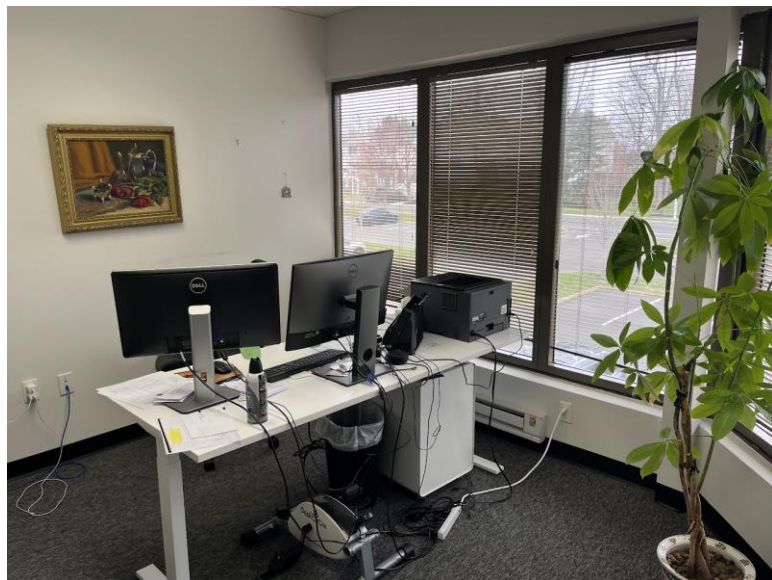


Philip J. Bowers & Co.
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732-741-7200

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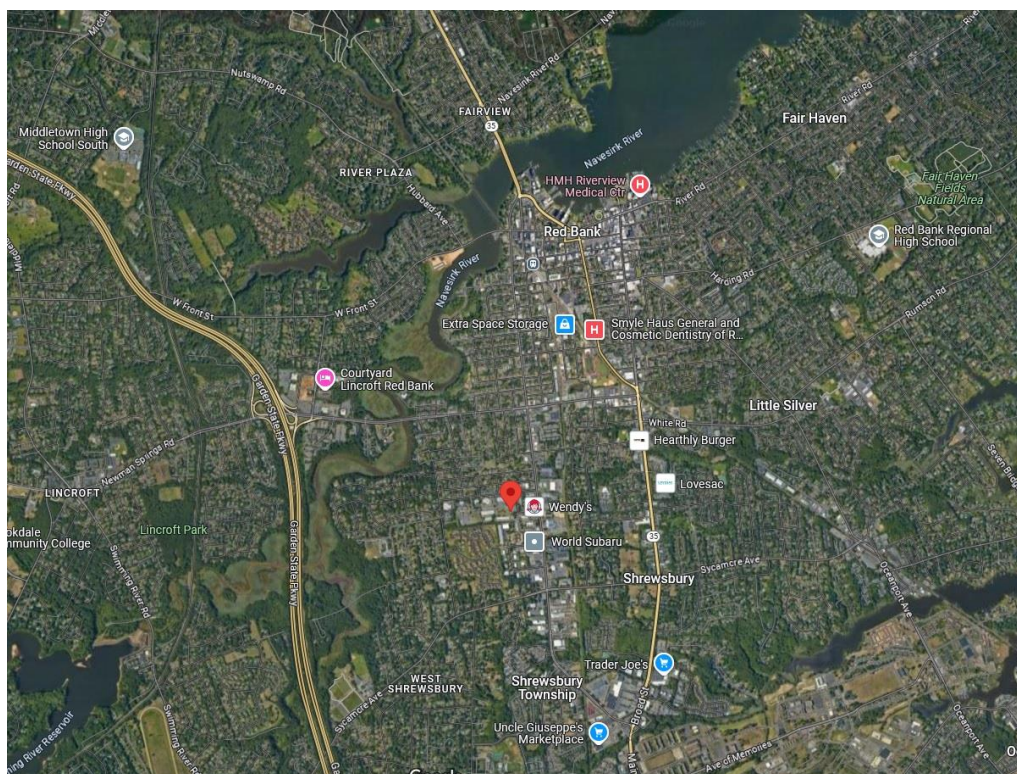
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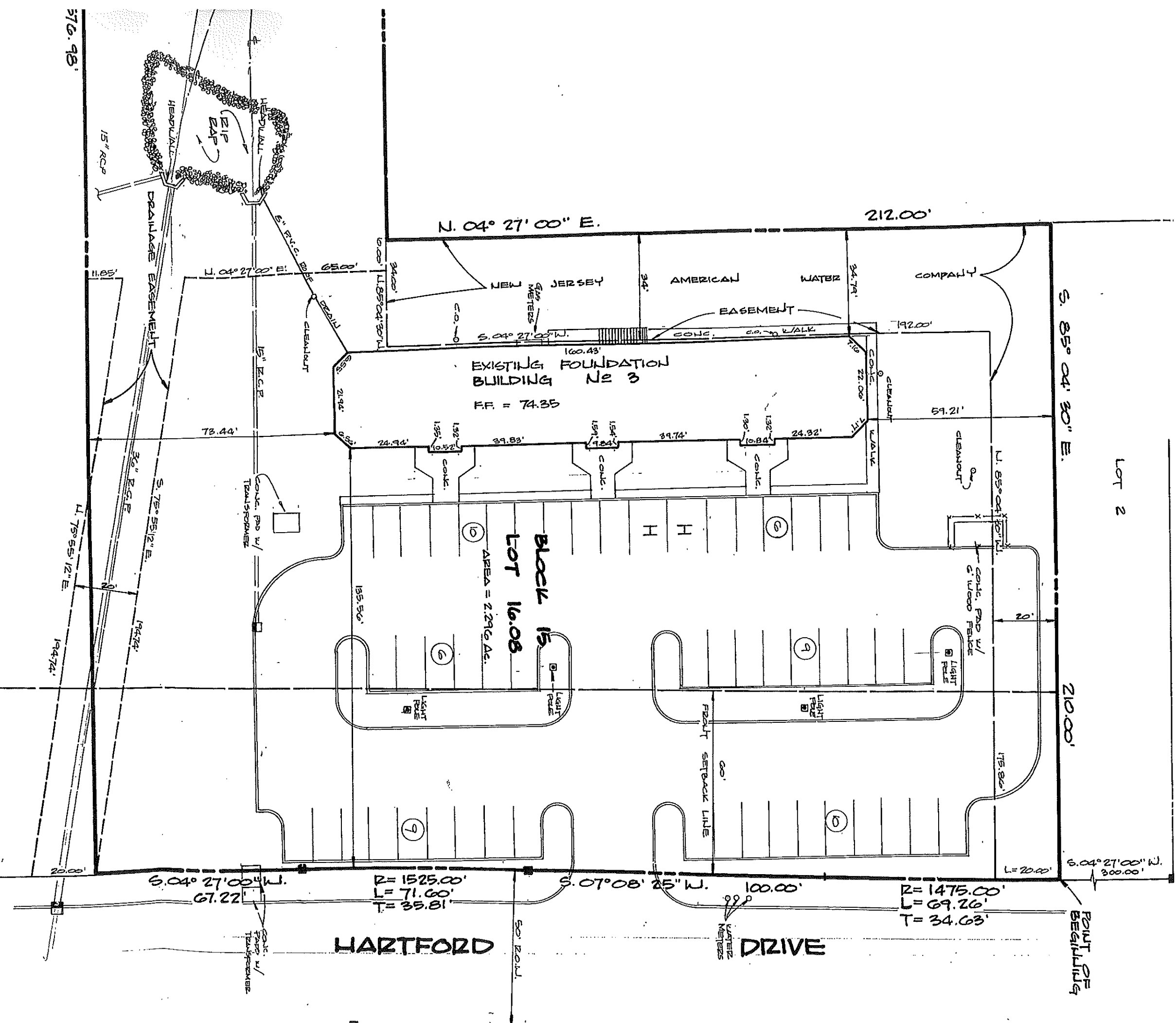
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SCHEDULE A - DISTRICT USE REGULATIONS –NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
(Section 40-28D)

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
HCC Highway/ Community Commercial (Continued)	17. Borough uses, firehouses, and first aid stations. 18. Child Care Centers		
IOP Industrial Office Park	<ol style="list-style-type: none"> 1. Offices such as professional, medical, veterinary and financial services. 2. Office parks. 3. Research facilities. 4. Hospitals. 5. Veterinary hospitals without outside kennels or runs. 6. Light Industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building. 7. Landscaping/ construction contractors and landscaping/ construction contractor storage yards. 8. Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios permitted only as indoor facilities. 9. Flex space buildings of a light industrial type. 10. Retail warehouse. 11. Public Library, parks, and playgrounds. 12. Borough uses, firehouses, and first aid stations. 13. Utility services. 14. Child Care Centers 15. Recreation and Sports Fields. 16. Assisted Living/Skilled Nursing Facilities. 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Supply and equipment storage within accessory structures 3. Cafeterias and eating areas accessory to permitted use facilities. 4. Fences and walls. 5. Parking garages 6. Wireless telecommunications equipment wholly installed within existing structures and utilizing fully screened antennas installed on top of or exterior to existing structures. 	<ol style="list-style-type: none"> 1. Hotels 2. Swim clubs and tennis clubs 3. Golf driving range, miniature golf and par-3 golf course. 4. Wireless telecommunications equipment utilizing new monopoles subject to the conditional use standards of the Wireless telecommunications equipment chapter. 5. Churches and places of religious worship. 6. Schools. 7. Convenience Store with Gas