



4018 Quakerbridge Road

Lawrence Twp, NJ 08648

Available for Sale:

- 5,000 SF 1-Story Retail Showroom Building with 500 SF detached Warehouse
- Lot Size .69 Acres; Built 1960
- 3 Roof HVAC Units
- Well Water; City Sewer
- 2 Bathrooms
- Parking: 32 Cars
- Taxes: \$17,662
- Frontage: 150'
- Traffic Count 25,000 Cars per Day
- Good for Retail, Medical, Showroom
- Construction: Block, Metal
- Signage: 4' x 6' 10' High Electric Sign
- High Traffic, Large Population and Purchasing Power where Businesses Perform at Optimum Levels
- Zoning: NC-2 Neighborhood Center (Details on Back)

Sale Price: \$1,200,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

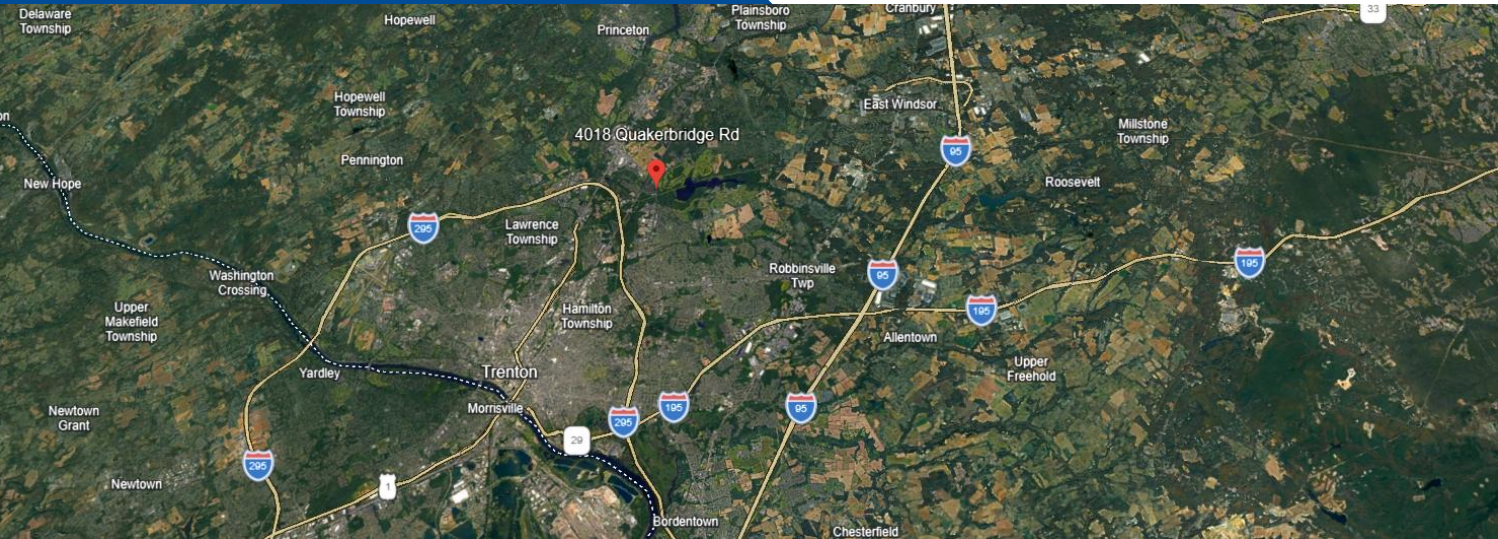
Gerard Fennelly

For Sale

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Neighborhood Center 2 (NC-2) District.

The NC-2 district, like the NC-1 district, is intended to create through redevelopment a more urban character that combines residential and commercial uses in an integrated fashion even though the development occurs over an extended time. The NC-2 district differs from the NC-1 district by requiring a larger lot size that would provide sufficient area to allow adequate parking and buffers to residential areas. Because of the larger lot size, limited commercial uses oriented to automobiles are permitted. The NC-2 district is particularly established for the west side Alternate Route 1, south of Whitehead Road where the goal is to eventually create a commercial boulevard with a unified architecture and landscaped median strip.

Permitted Uses.

- Retail sales of goods and services
- Banks, including drive-in facilities
- Offices and office buildings
- Restaurants
- Taverns and bars
- Professional offices
- Indoor recreational facilities
- Post offices
- Convenience stores
- Beauty parlors and barber shops
- Single family detached dwelling
- Semi-detached and duplex dwellings
- Apartments on second or higher floors
- Child care center
- Funeral home
- Combinations of the above



Accessory Uses Permitted.

May be permitted when used in conjunction with a principal use:

1. Off-street parking and private garages.
2. Fences and walls.
3. Signs. Home occupation.
4. Storage buildings.
5. Satellite dish and television antennae.
6. Outdoor seating.
7. Accessory uses customarily incidental to a principal use.

