



\$850,000



Renovated Commercial Building in Downtown Highlands NJ located in the Redevelopment Zone & Close to NYC Ferry. Many potential residential and commercial uses

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205 Bay Avenue Highlands NJ

- **Renovated building**
- **Numerous Retail and Professional Uses**
- **Located in the Redevelopment Zone creating Condo Project Potential with Permitted Building Height of over 50 feet**
- **2nd Floor can be a One Bedroom Apartment or Office Space**
- **Open Floor Plan**
- **Public Utilities**
- **Central Business District Zoning**
- **Display Window**
- **Relaxing Outdoor Space**

Foyer Leading to Both Spaces



2nd Floor Full Bathroom



2nd Floor Kitchen



2nd Floor Open Space



2nd Floor Bedroom or Private Office



1st Floor Retail Space Front



1st Floor Retail Space Rear



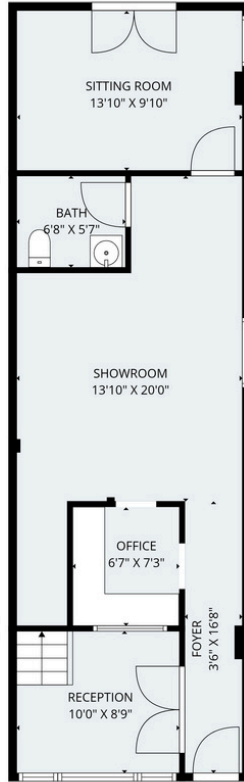
1st Floor Powder Room



NYC Ferry Just Blocks Away



1st Floor Retail Space



2nd Floor Apartment or Office Space

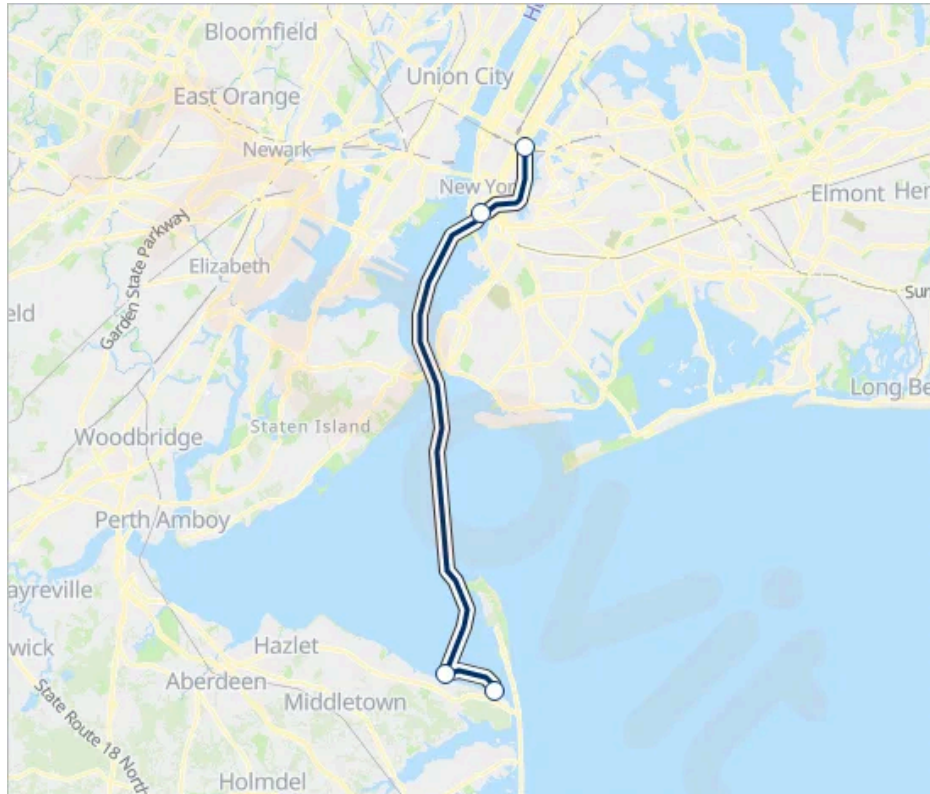


**Scan Below to View
the Virtual Tour**



www.tourfactory.com/idxr3237512

Seastreak Ferry Service to NYC



ZONING AND LAND USE REGULATIONS

21 Attachment 1

[Ord. No. O-10-8 § 1; Ord. No. O-2018-01; Ord. No. O-2018-06]

| BOROUGH OF HIGHLANDS | | | | | | | | | | |
|---|-------------------------|---------------------|-----------|----------------------|--------------|--------------|------------|--------------|-------------------|------|
| Schedule I – Bulk and Area Requirements | | | | | | | | | | |
| Zone | Minimum | | | | | | | Maximum | | |
| | Lot Size | Lot Frontage /Width | Lot Depth | Front Setback | Side Setback | Rear Setback | Height *** | Lot Coverage | Building Coverage | FAR |
| | sq. feet | feet | feet | feet | feet | feet | feet | | | |
| RESIDENTIAL | | | | | | | | | | |
| R-1.01 | 5,000 | 50 | 100 | *35 | 8/12 | 25 | 30 | 70% | 30% | – |
| R-1.02 | 7,500 | 70 | 100 | *35 | 8/12 | 25 | 30 | 60% | 25% | – |
| R-1.03 | 14,000 | 75 | 200 | *35 | 8/12 | 25 | 30 | 60% | 25% | – |
| Single Family | | | | | | | | | | |
| R-2.01 | | | | | | | | | | |
| R-2.02 | 3,750 | 50 | 75 | *20 | 6/8 | 20 | 30 | 75% | 33% | – |
| R-2.03 | 4,000 | 50 | 75 | *20 | 6/8 | 20 | 30 | 75% | 33% | – |
| PB | 5,000 | 50 | 100 | *20 | 6/8 | 20 | 30 | 75% | 30% | – |
| MF | 5,000 | 50 | 100 | 35 | 8/12 | 25 | 30 | 70% | 22% | – |
| MH | 1 acre | 150 | 200 | 35 | 25/25 | 50 | 35 | 65% | 20% | 0.45 |
| | 5 acres | – | – | 35 | 15/15 | 25 | 30 | 50% | | 0.20 |
| NON-RESIDENTIAL | | | | | | | | | | |
| CBD | – | – | – | 0 | ** | 12 | 36 | 80% | 35% | 0.65 |
| B | – | – | – | 20 | 10 | 10 | 36 | 80% | 35% | 0.65 |
| HO | 15,000 | 100 | 100 | 50 | 10 | 10 | 36 | 80% | 35% | 0.65 |
| WT-R | See R-1.01 | | | | | | | | | |
| WT-C | Residential: See R-2.02 | | | | | | | | | |
| Nonres | – | 50 | 400 | 20 | 6/8 | – | 36 | 65% | 25% | 0.60 |
| WT-C/T | – | 100 | 150 | 20 | Same as WT-C | – | 36 | 65% | 25% | 0.60 |
| WC-1 | – | 100 | 150 | 20 | 8/8 | – | 36 | 70% | 25% | 0.60 |
| WC-2 | | | | See Section 21-96.01 | | | | | | |
| MXD | | | | | | | | | | |

*Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per Section 21-80.

**See Section 21-91A.4

***Where a dwelling is constructed or reconstructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half (2 1/2) feet.

ZONING AND LAND USE REGULATIONS

21 Attachment 5

ZONING MAP

Rev. Ord. Supp. 12/18

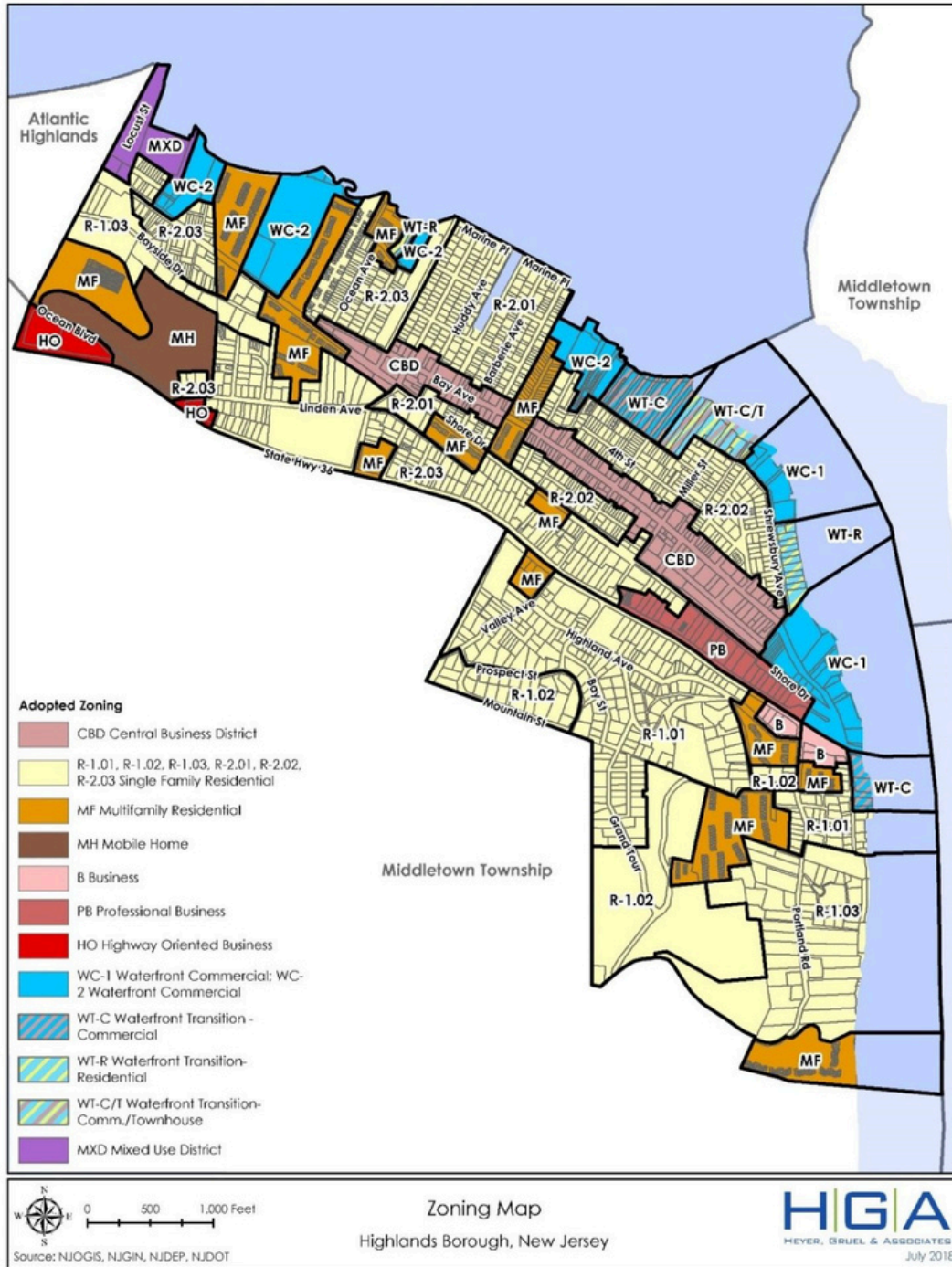
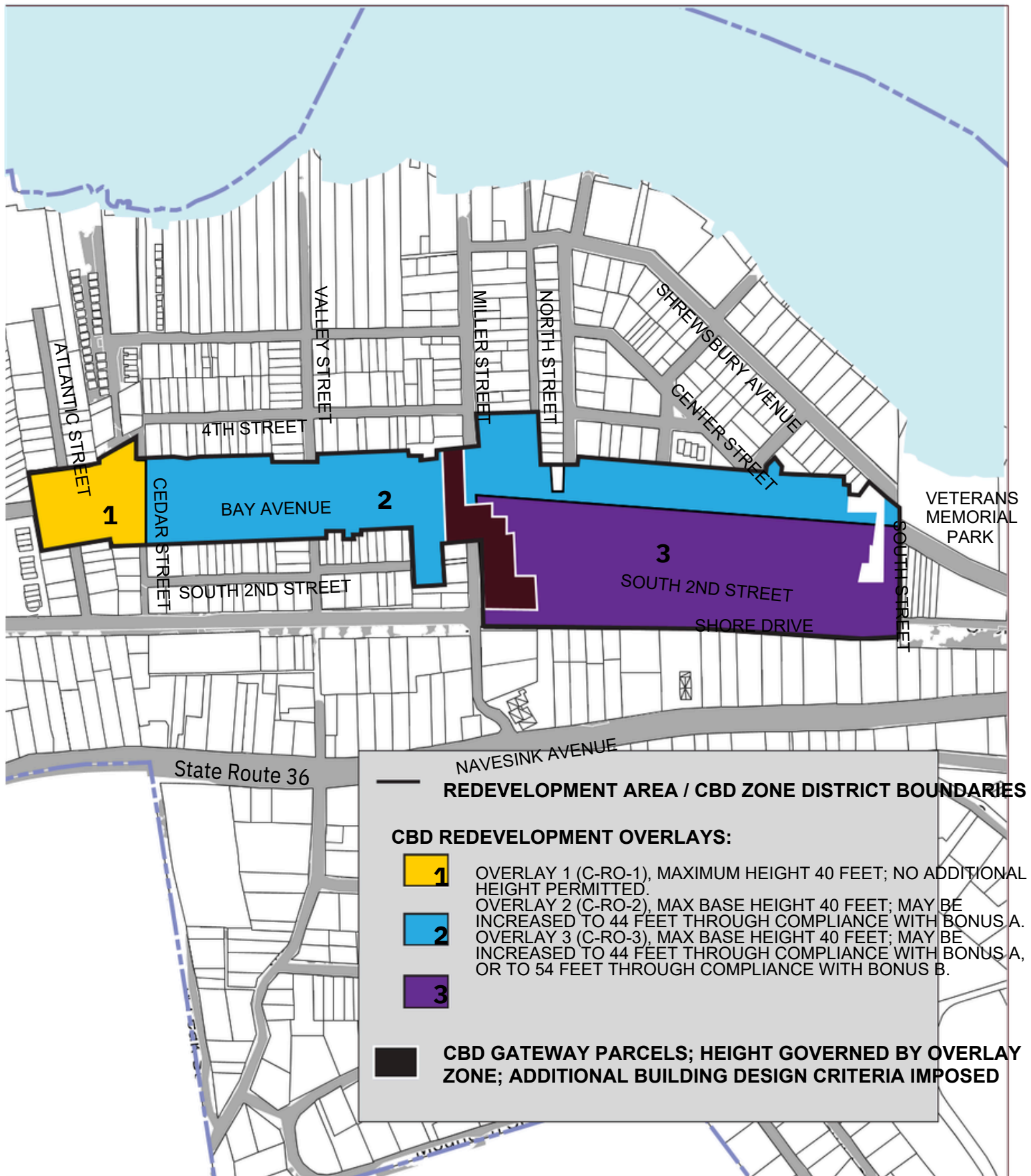


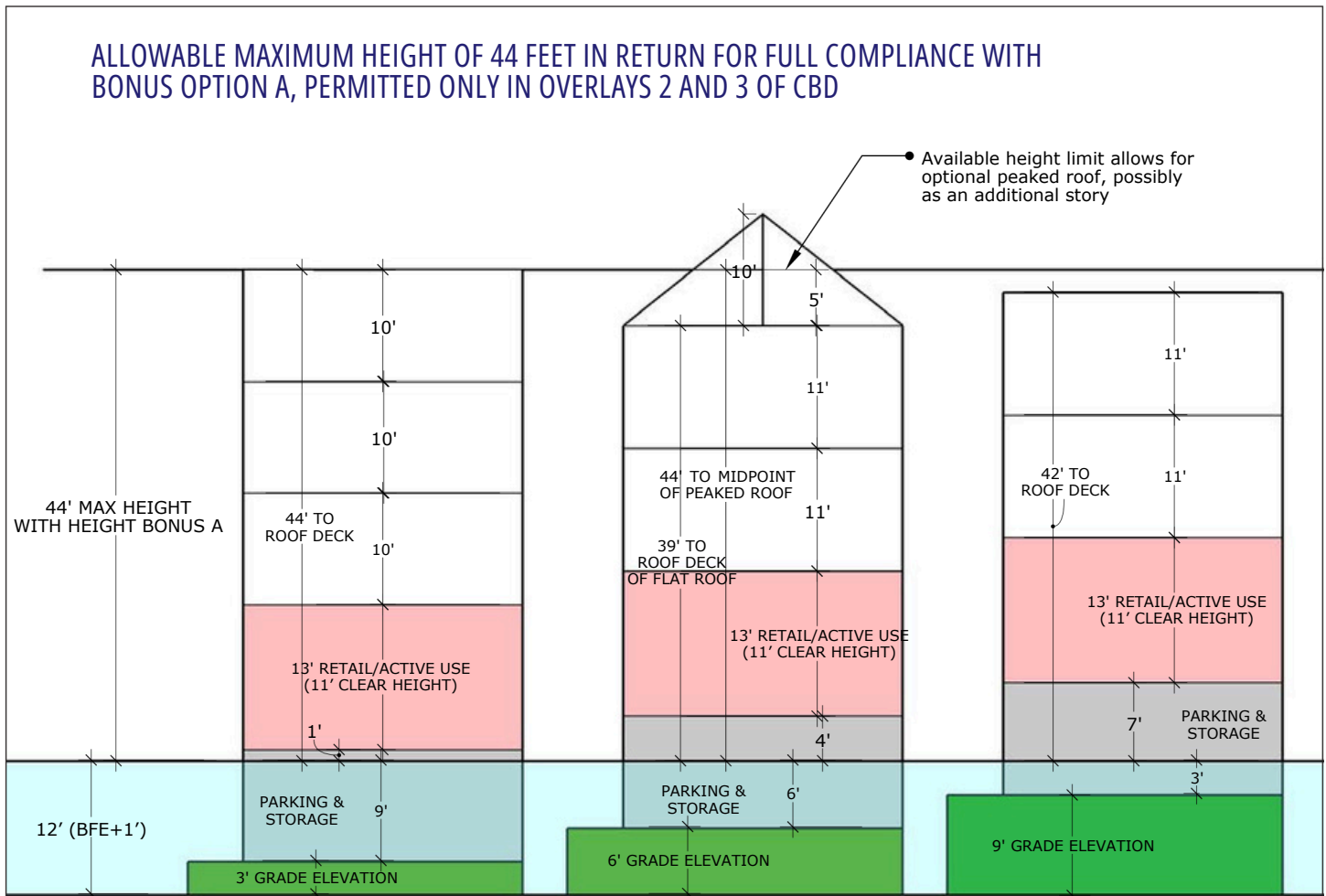
FIGURE 6. REDEVELOPMENT OVERLAY ZONES, GATEWAYS, AND HEIGHT: EASTERN PORTION



- The top floor of buildings that use the Height Bonus Option A shall comply with front and rear Stepbacks, as defined in **Section IX.A.4. Massing and Articulation / Stepbacks**, below.

Figure 8 shows how buildings may be constructed within Height Bonus Option A’s allowable maximum height of 44 feet, as well as how total maximum possible building height will vary depending on the finished grade of a particular site.

FIGURE 8. ILLUSTRATION OF 44 FEET MAXIMUM HEIGHT WITH OPTIONAL BONUS A, AS PERMITTED ONLY IN OVERLAYS 2 AND 3



This is not an architectural design, but rather a schematic height diagram. For simplicity and to save space, this diagram depicts buildings on the narrowest 25-foot wide lots in downtown Highlands.

This diagram is only intended to depict the likely number of stories of livable space and parking/storage space possible at different finished grades and within the allowable maximum height of 44 feet based on full compliance with the requirements of Height Bonus A. This 44 feet of height is only permitted within Overlays 2 and 3 of the CBD.

For the CBD zone, building height is measured from Base Flood Elevation plus one foot = 12 feet. Because different properties are located at different grade elevations, this diagram includes three examples of how buildings could be configured at different grade elevations.