



# FOR SALE

**1178-1182 TEANECK RD.  
TEANECK, NJ**

**ASKING PRICE: \$1.5 MILLION**

- 7,534 SF Building
- B-R Zone - Special Business - Residential
- Medical Permitted
- Taxes: \$32,986.98 (2023)
- Gross Income: \$138,900
- 13 Parking Spaces Plus Garage
- # of Tenants: 8
- Short-Term Leases will allow Buyer to occupy space if desired.
- Parking Lot Recently Paved
- Possible Residential Conversion



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**Sec. 33-24.11. B-R Special Business - Residential District.**

- (a) Permitted principal uses. The following principal uses shall be permitted in the B-R Zoning District:
- (1) Single-family dwellings, detached;
  - (2) Single-family dwellings, attached;
  - (3) Two-family dwellings;
  - (4) Retail sales of goods and services, subject to the conditions of the conditional uses provided by § 33-25, and except as specifically prohibited within this section as well as § 33-26 of this chapter;
  - (5) Offices and business schools; provided, however, that said uses shall not be permitted on the first floor along the Teaneck Road frontage;
  - (6) Restaurants, with the exception of fast-food drive-through restaurants;
  - (7) Funeral homes;
  - (8) Theaters and assembly halls;
  - (9) Municipal, county, state and federal buildings and uses, subject to the conditions for the conditional uses provided by § 33-25, and except as specifically prohibited within this section and § 33-26 of this chapter;
  - (10) Public and private schools serving grades K-12; child-care centers and nursery schools, subject to the conditional uses provided by § 33-25 of this chapter;
  - (11) Financial institutions.
- (b) Permitted accessory uses: uses customarily incidental to permitted principal uses.
- (c) Conditional uses: subject to the conditions for the conditional uses provided by § 33-25 except as specifically prohibited within this section and § 33-26 of this chapter:
- (1) The conditional uses permitted, subject to the same conditions thereof, within the R-S Residential Single-Family Detached District.
  - (2) Nursing homes.
  - (3) Motor vehicle service stations.
  - (4) Satellite antennas, subject to the B-2, business office accessory use, conditions.
  - (5) Drive-through facilities, subject to the provisions of § 33-25 of this chapter.  
**[Added by Ord. No. 5-2021, 2-23-2021]**
- (d) Prohibited uses as identified within § 33-26 of this chapter, as well as the following:

- (1) Fast-food drive-through restaurants;
  - (2) Fortune-tellers and palm readers;
  - (3) Amusement centers and bowling alleys;
  - (4) Adult bookstores, tattoo parlors, massage parlors;
  - (5) Out-patient treatment and/or rehabilitation centers for alcoholics, drug abusers, sex offenders, the mentally ill and parolees from federal, state, county or municipal penal institutions or juvenile detention centers and facilities;
  - (6) Bail bondsman, pawnshops;
  - (7) Businesses engaged in bill paying and/or check cashing as either their principal or ancillary business;
  - (8) Car washes, tire distribution centers, auto body shops, and commercial automobile service centers whose primary or ancillary business is not the sale and refueling of gasoline for automotive use;
  - (9) Retail sale of alcoholic beverages under a plenary retail distribution license;
  - (10) Bars, taverns, lounges, clubs operating for the sale of alcoholic beverages where the preparation and consumption of food is not the primary business;
  - (11) Wireless communication towers;
  - (12) Stand-alone public parking decks/garages; underground parking garages;
  - (13) Motels and/or hotels; and
  - (14) Mixed-use development containing retail/office and residential uses.
- (e) Dimensional, density and other bulk restrictions.
- (1) Single-family detached dwellings: as set forth in the R-S Residential Single-Family Detached District.
  - (2) Single-family attached and two-family dwellings: as set forth in the R-M Residential Multifamily District.
  - (3) Office/business/retail/mixed-use:
    - a. Front yard setback (minimum): the average of existing setbacks along the same side of the street between the nearest intersections.
    - b. Building coverage (maximum): 25% unless off-street parking is not required under § 33-28(b)1, in which case maximum building coverage shall be 80%.
    - c. Lot coverage (maximum): 80% unless off-street parking is not required under § 33-28(b)1, in which case maximum lot coverage shall be 100%.

- d. Building height, principal building (maximum): 24 feet and two stories.
  - e. Building height, accessory building (maximum): 15 feet.
  - f. Lot area (minimum): none.
  - g. Lot width (minimum): none.
  - h. Side yard width (minimum): none.
  - i. Rear yard depth (minimum): 20 feet.
- (f) Other provisions and requirements.
- (1) Signs in accordance with § 33-18(c) of this chapter.
  - (2) Off-street parking, loading and unloading in accordance with § 33-28 of this chapter. If the subject property abuts a residential zoning district, a buffer and screening shall be provided in accordance with the standards and specifications of § 33-15(s).