



**2137 Hamilton Avenue**  
**Hamilton, NJ 08619**

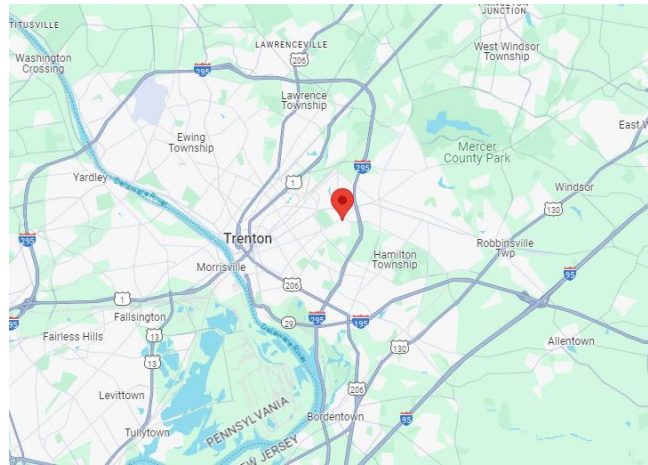
**Office / Medical / Retail / Lab / Assembly**

**Available for Sale or Lease**

- 12,000 SF Single Story Building, Built 1960
- Located on 1.34 Acres
- Parking: 86 Spaces
- Ceiling Height: 12'
- Power: 800 Amps with 600 Volts
- One 7'x10' Drive-in
- Zoned: CC Community Commercial, see next page
- 2024 Taxes: \$37,857.90
- Access to NJ Turnpike and I-195

**Lease Rate: \$10.00/SF NNN**

**Sale Price: \$1,500,000**



In a CC Community Commercial District, the following shall apply:

The CC areas, as the name implies, will serve a larger residential population. As such, the areas are almost entirely developed and are located to take advantage of relatively good accessibility from the developed concentrations within the Township.

### **Principal permitted uses on the land and in buildings.**

1. All uses permitted in the NC Neighborhood Commercial Zone, subject to the requirements of the CC Community Commercial Zone.
2. Restaurants, bars and taverns.
3. Banks, including drive-in facilities.
4. Dancing studio.
5. Florist.
6. Household appliance store.
7. Stereo, radio, television, computer and telecommunications stores.
8. Offices, business and professional.
9. Funeral homes and mortuaries.
10. Auto parts store.
11. Combination of two or more permitted uses in one principal building.
12. All existing residences as of the date of the adoption of this chapter. For purposes of evaluating proposed additions or expansions, bulk and yard requirements of those residential zone districts which most closely resemble the size of the lot in question will be utilized.
13. Music conservatories or music instructions.
14. Bicycle sales, rental or repair.
15. Parcel package shipping store or mailing center.

### **Accessory uses permitted:**

1. Off-street parking.
2. Fences and walls.
3. Signs.
4. Garages, storage buildings and toolsheds.
5. Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the transmission and/or reception of amateur radio signals. Satellite dish antennas shall be installed in accordance with the standards specified in
6. Temporary sales or construction trailer(s).
  - a. The trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
  - b. The trailer(s) shall be shown on the site plan for the principal permitted use and shall be reviewed by the administrative officer on an individual case basis in accordance with the performance standards in The trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
  - c. Only one sales trailer and two construction trailers are permitted per project.
7. Roof-mounted solar or photovoltaic energy-generating facility.
8. Electric vehicle supply/service equipment.



**Other uses permitted upon application for a conditional use permit.**

1. Public utility installations.
2. Service stations.
3. Nursing homes.
4. Senior citizen housing subsidized by the federal or state government.

Maximum building height. No building shall exceed 35 feet in height.

**CC Community Commercial District**

**Minimum requirements**

**Principal building:**

Lot area (square feet)	7,500
Lot frontage (feet)	60
Lot width (feet)	60
Lot depth (feet)	90
Side yard, each (feet)	10
Front yard (feet)*	30
Rear yard (feet)	15

**Accessory building:**

Distance to side line (feet)	10
Distance to rear line (feet)	10
Distance to other building (feet)	10

**Maximum requirements**

Floor area ratio	0.18	Maximum impervious surface coverage (%)	60%
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*\*NOTE: Front yard setbacks may be reduced to 20 feet where parking is provided in the rear or side yards and the property is located on a major arterial, arterial or major collector roadway.*



# For Sale or Lease

## 12,000 SF Flex Building

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