



2028 44TH STREET

NORTH BERGEN, NJ 07047

PROPERTY:

- One (1) Industrial Warehouse
- One (1) Single Family Home
 - One (1) Bedroom
 - One (1) Bathroom
 - Basement
- Small Parking lot

PROPERTY SIZE:

- 5,001 SF of Land

ZONING:

- I (INDUSTRIAL)

ASKING PRICE:

- \$799,000

WAREHOUSE SIZE:

- Width: 45'
- Length: 50'
- Ceiling: 19' High
- Gate: 14' High

LOT WIDTH/DEPTH:

- 50 x 100

ACRES:

- 0.11

PROPERTY TAX:

- \$10,977.14



PROPERTY:

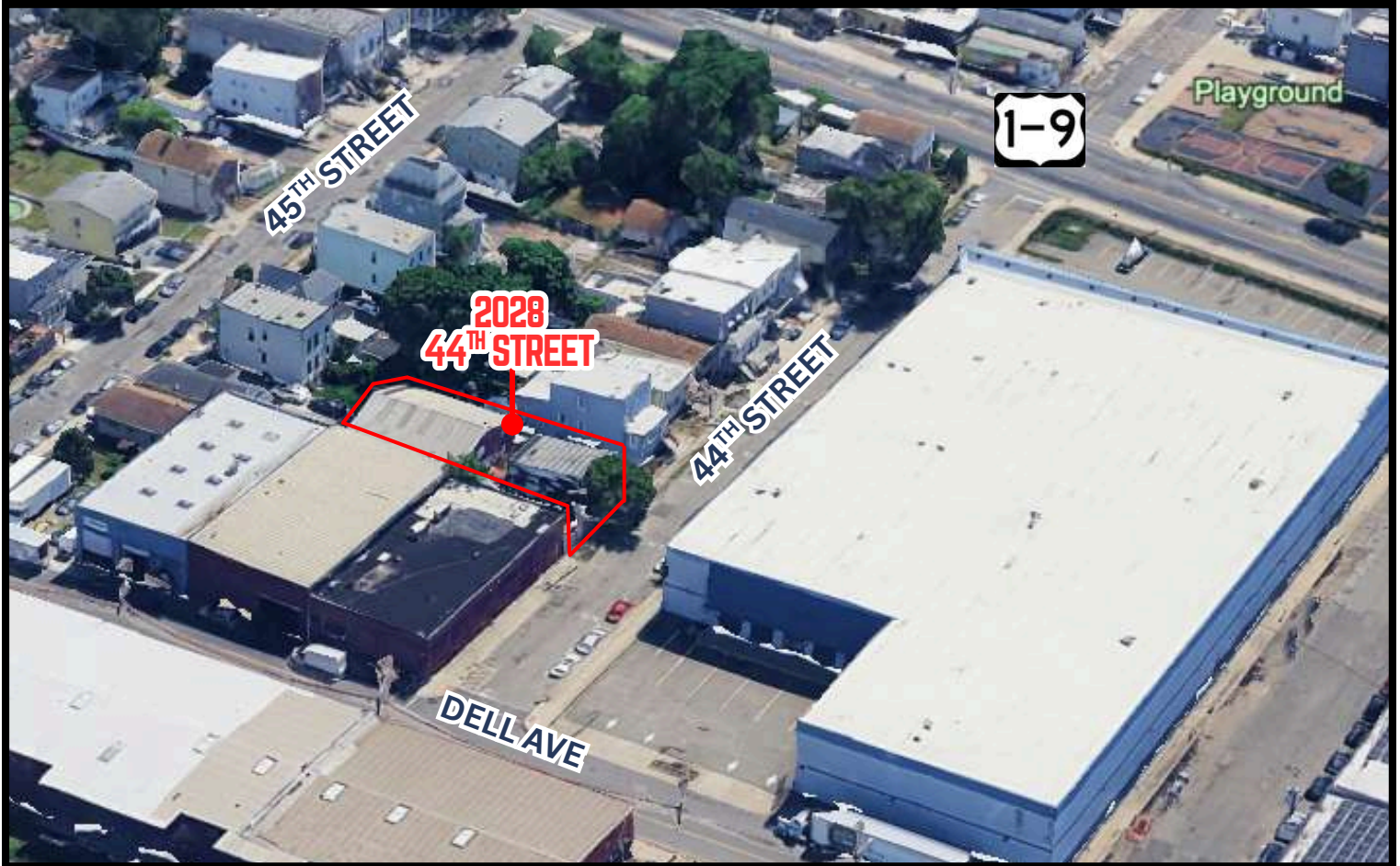


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ZONING:

**TO GET A "ZONING DETERMINATION LETTER", YOU SHOULD
CONTACT THE NORTH BERGEN BUILDING/ZONING DEPARTMENT:
PHONE: 201-392-2051**

Article III

3.9 Industrial Districts

a. District I: Industrial

1) Purpose:

To strengthen the tax base; to provide employment opportunities and appropriate development of land in relation to existing uses; to protect environmental standards.

2) Principal Permitted Uses:

Uses of a light manufacturing nature, employing a process free from objectionable odors, fumes, dust, vibrations or noise, subject to performance standards. Wholesale business, storage, distribution and warehousing. Truck terminals. Motor vehicle repairs, but not automobile body repair shops. Storage of busses, passenger vans, taxis, cabs & limousines.

3) Accessory Uses:

Signs, but not including billboards.

4) Conditional Uses:

Shopping centers Hotels.

5) Area, Yard and Bulk:I DISTRICT REGULATIONS

- (1) Maximum Bldg. coverage: 30%
- (2) Maximum lot coverage: 90%
- (3) Minimum lot width: 150'
- (4) Minimum lot depth: 100'
- (5) Minimum lot area: 20,000 sq.ft.
- (6) Maximum height: 40'
- (7) Minimum yards for principal buildings
 - Front: 20'
 - Each Side: 15'
 - Rear: 40'

TABLE 3.9
Area Yard and Bulk Regulations
Industrial Districts

Zoning District	Permitted/ Conditional Uses	Lot Requirements			Yard Requirements			Max Height	
		Min Size (sf)	Min Width x Depth	Max Coverage Bldg./ Lot	Front	Side	Rear		
I Industrial	Light Manufacturing	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.	
	Principal Permitted Uses	Wholesale Storage/ Warehousing	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
		Truck Terminals	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
		Motor vehicle repairs	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	40 ft.
		Storage of Buses, Vans, Taxis, Limo's	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	40 ft.	100 ft.
Conditional	Shopping Centers & Associated Theaters	10 Acres	300 x 500 ft.	50/95%	50 ft.	10 ft.	10 ft.	40 ft or 2 stry..	
	Hotels	20,000	150 x 100 ft.	30/90%	20 ft.	15 ft.	50 ft.	40 ft.	

* Note: See Article VI for standards on conditional uses, See article V, Section 5.7 for supplementary regulations governing shopping centers

