

## Retail Space for Lease

233 South Washington Avenue

BERGENFIELD, NJ

**Available Space:** 4,000 SF with 2,600 SF in the front and 1400 SF in the back; can be divided. The back space is an Industrial Warehouse that is +/- 1400 square feet

**Lease Price:** Call for pricing

**Location:** In close proximity to Route 4

**Features:**

- +/- 4000 square foot high visibility/trafficked retail location currently used as an auto repair shop
- Front of building is +/- 2600 square feet with two D/I bay doors, entrance door and waiting area
- Back of building is a large garage (1400 SF) with +/- 18 foot ceilings and 2 bay doors
- Retail and Warehouse Industrial Mix
- Zoning permits many uses: Tire Sales, Carpentry, Cabinetry and Assembly, Beauty Salon, New Car Storage and many more permitted uses

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Cynthia La Terra**

Vice President

201-693-1211 cell

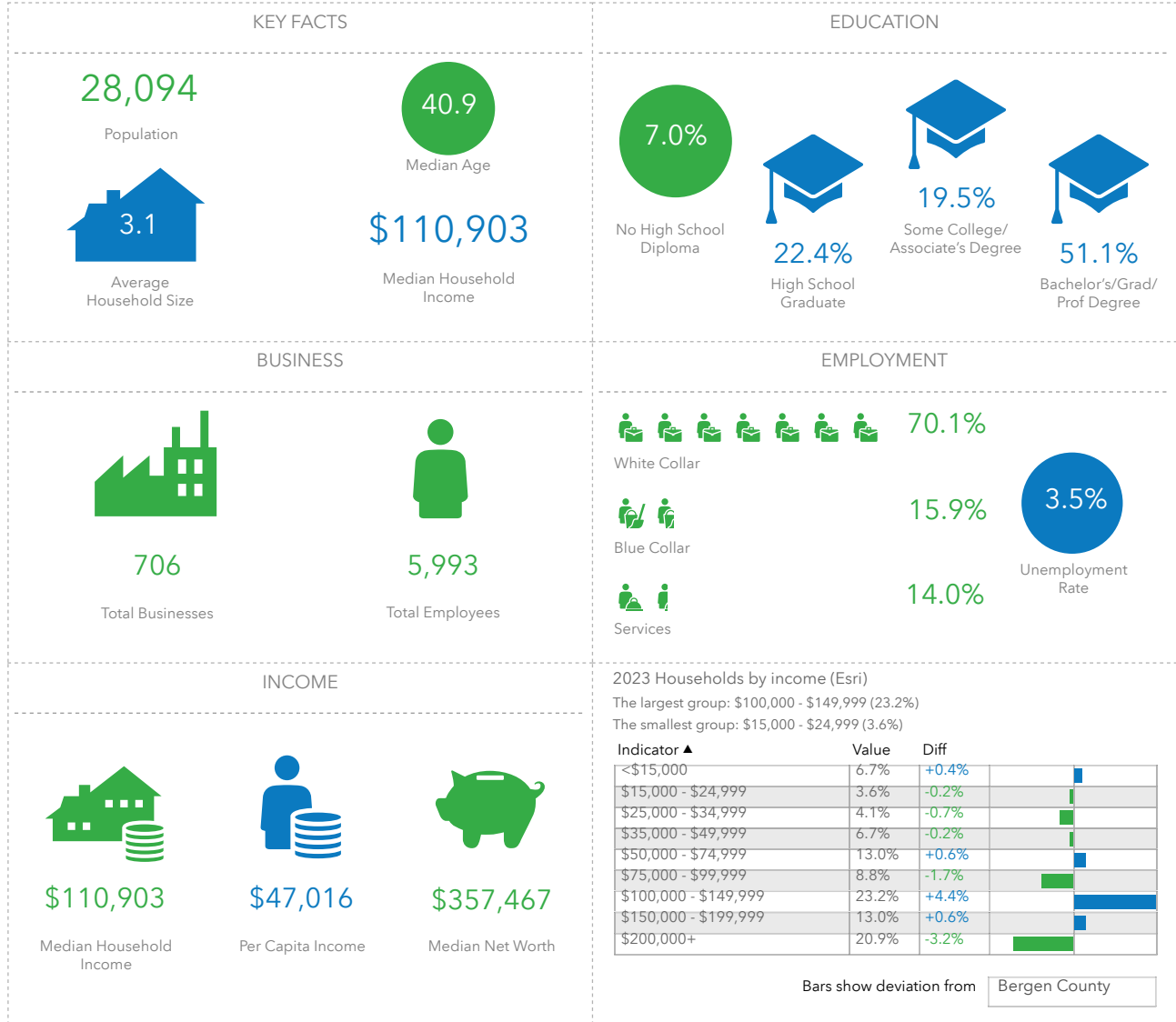
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1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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## Key Facts



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## Zoning

186 Attachment 1

**Borough of Bergenfield  
Schedule A  
Zone Uses and Limitations**

[Amended 7-17-1979 by Ord. No. 1134; 10-2-2018 by Ord. No. 18-2532; 10-3-2019 by Ord. No. 2556; 3-1-2022 by Ord. No. 22-2591; 6-20-2023 by Ord. No. 23-2617]

Zone/Intent	Principal Permitted Uses	Accessory Uses	Conditional Uses
R-40 To provide a single-family residential zone with lots of 40,000 square feet	One-family houses Parks and playgrounds Golf course	Off-street parking for permitted uses Storage shed Swimming pool	Club house, subject to § 186-75 Public and private schools, subject to § 186-74 Hospital and nursing homes, subject to § 186-73 Swim club, subject to § 186-77 Essential services subject to §§ 186-66 and 186-67
R-15 To provide a single-family residential zone with lots of 15,000 square feet	One-family houses Parks and playgrounds	Off-street parking for permitted uses Storage shed Swimming pool	Public utility uses
R-6 To provide a zone for one-family dwellings on lots of 6,000 square feet and two-family dwellings on lots of 10,000 square feet	One-family houses Two-family houses Parks and playgrounds Horticultural establishment Houses of worship on 15,000 square feet	Off-street parking for permitted uses Home occupations Home professional offices Storage shed Swimming pool	Nursery schools Public utility uses
R-5 To provide a zone for one-family dwellings on lots of 5,000 square feet and two-family dwellings on lots of 10,000 square feet	Same as R-6	Same as R-6	Same as R-6
R-M To provide a residential zone for garden apartments and one- and two-family dwellings	Garden apartments on lots of 20,000 square feet One-family houses Two-family houses	Off-street parking Swimming pool	
R-S To provide a residential zone for senior citizens	Senior citizen housing units	Off-street parking	
B-1	Air conditioning and heating sales and services Antique store Appliance store Art goods and artist supply store Automobile supplies and accessories  Bakery, retail sales on premises  Banks and financial institutions Barber shop Beauty parlor and supplies Bicycle sales and service Billiard parlor	Off-street parking and loading zones in accordance with § 186-49 Signs in accordance with § 186-48 Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises Landscaping and buffer strips	Outdoor storage subject to § 186-65 Essential services subject to §§ 186-66 and 186-67 Gasoline stations subject to § 186-68 Restaurants and luncheonettes subject to § 186-69 Dry cleaning, coin-operated, subject to § 186-80 Laundry, coin-operated, subject to § 186-80 Taxi stands subject to § 186-81

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Zone/Intent	Principal Permitted Uses	Accessory Uses	Conditional Uses
	Bookstores, except pornographic bookstores Bowling alley Butcher shop  Camera and photography store Candy and confectionery store Carpet and floor covering sales Churches and other places of worship including parish house and Sunday school building Clothing store  Dairy product sales Data processing sales and service Delicatessen Department store Drug and pharmacy store Dry-cleaning establishment Dry goods and notions sales Decorator sales and service  Electrical fixtures Electrical sales and service  Fabric and yard store Fitness centers Florist Food and grocery store Funeral home Fur sales and service  Garden supplies Gift shop Glass sales and service  Hardware store Household furnishings  Jewelry sales and service  Liquor package store Luggage and leather goods Locksmith Luncheonettes and restaurants with no drive-through facilities  Movie theater, indoors Municipal buildings Music store		



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Zone/Intent	Principal Permitted Uses	Accessory Uses	Conditional Uses
	<p>Offices, business, professional and medical Office and store equipment sales and service Optical, orthopedic and medical supplies</p> <p>Paint store Pet sales and supplies except clinics or kennels Photographic studios Planned commercial development groups and shopping centers Plumbing supplies Post office Precision and professional instruments sales and service Public parks, public and private schools (see conditional uses) and other public buildings Photocopy store</p> <p>Record sales Residential units above ground floor commercial retail uses</p> <p>Shoe store Shoe repair store Sporting goods and equipment Stationery and card store Studios for teaching of drama, dance, arts, language, music and photography Supermarket</p> <p>Tailor and dressmaking store Television and radio sales and service Tobacco and cigar store Toys and games store</p> <p>Upholstery store</p>		
B-2	<p>Any B-1 principal permitted use under the same conditions as prescribed therein</p> <p>Aluminum siding establishment Ambulance service and storage</p> <p>Bus storage facilities Class 1 cannabis cultivator license Class 2 cannabis manufacturer license Carpet maintenance establishments Carpentry shops manufacturing and assembling cabinets and furniture</p>	<p>Any B-1 permitted accessory use under the same conditions as prescribed therein</p>	<p>Any B-1 conditional use subject to the same conditions as prescribed therein</p> <p>Animal clinic and kennels subject to § 186-70 Automobile, truck, trailer and recreational vehicles sales and service leasing, subject to § 186-71 Automobile service and repairs subject to § 186-72 Automobile body repairs, transmission sales and service subject to § 186-72 Hospitals and nursing homes subject to § 186-73 Private schools subject to § 186-74 Club houses, subject to § 186-75</p>

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	Club and social recreation buildings Home maintenance and repair store Newspaper, printing and publishing establishment Nursery and plant sales New car sales and service Overhead door sales and storage Roofing supplies and sales Termite and insect control service Tire sales Vocational school		Hotels and motels subject to § 186-76 Veterinarians, subject to § 186-78
<b>M</b> To provide an industrial zone restricted to light manufacturing offices, laboratories and warehouses and automotive sales and service	Office buildings for executive, engineering and administrative purposes Scientific or research laboratories devoted to research, design and/or experimentation, processing and fabricating incidental thereto Fabrication of paper products, such as bags, book bindings, boxes, packaging material, office supplies, toys, etc. Wood products such as boats, boxes, cabinets and woodworking, furniture, etc. Motor vehicle sales and service Wholesale business establishments Light industrial uses, such as fabrication and/or assembly of products of light metal, wood, or other similar materials (plastic, paper, glass) Warehouse and other types of enclosed and covered storage facilities Shop and customer sales area of those engaged in the trade or crafts Administration offices as adjunct to industrial uses Fabrication of textile products Fuel dealers Building contractors, including plumbing, heating, and air conditioning Building materials dealers, provided storage areas are enclosed and covered Class 1 cannabis cultivator license Class 2 cannabis manufacturer license	Public and private garage and storage buildings Off-street parking and loading facilities Signs in accordance with Chapter 186	
<b>P</b> To designate areas devoted to public uses and which are publicly owned	Public parks and playgrounds, together with customarily incidental buildings and uses Public library Public schools Borough municipal buildings, garages and facilities Municipal swimming pool Community center building Cell towers	Off-street parking facilities	
<b>B-1 AHO</b> B-1 Affordable Housing Overlay Zone <b>B-2 AHO</b> B-2 Affordable Housing Overlay Zone	1. All principal permitted uses, accessory uses and conditional uses for the underlying zone are allowed. 2. Inclusionary developments on upper floors only as a principal use.		
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