

All due diligence and approvals are responsibility of buyer



PROPERTY DESCRIPTION

- 1.3 Acres
- Rezoned to AHR-7
- Block 831, Lot 30
- 18 Residential Units
 - 15 Market Rate3 Affordable
- 12,000 27,599 SF Building Footprint
- 3 Residential Floors
- 2,000 SF Gross per Unit

OFFER SUMMARY

SALES PRICE: \$2,000,000 **LOT SIZE:** 1.3 Acres **ACQUISITION CPD:** \$76,923



Seize a rare opportunity to develop 18 apartments or condos with an an amendment to the redev plan on a prime lot just minutes from Manasquan Beach, Brielle, Sea Girt, and Point Pleasant Beach. Currently an operating motel it's been rezoned by the town from commercial to high density residential to meet NJ's housing demand. This lot is a high-value investment. In the 08736 zip code this affluent community, with a \$150,523 median household income, \$91,786 per capita income, and 73% with Bachelor's degrees, ensures strong buyer appeal. Develop premium condos where the median listing price of 2-3 bedroom condos is \$850,000 and overall median listing home price (all property types) is about \$1.3M / ~\$464/ft2., and rents for 2-3 bedroom apartments averaging \$3500 - \$4100/month reflecting a VERY desirable coastal area. Contact us for more information to schedule a tour and to unlock this profitable venture. Contact us for more information to schedule a tour and to unlock this profitable venture.



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The Dunes at Shore Hills Development Opportunity

2337 Highway 34 Manasquan, NJ 08736



info@gralpharchitect.com (908) 356-0132

2337 NJ-34, Manasquan, NJ 08736

AHR-7 zone Block 831, Lot 30

Ex. Lot Size: ≈1.29 ac / 55,991 SF

Width: 100' ≈300' Conforms

~300 Conforms

Depth: 80' ≈ 155', Conforms

Setbacks. Main Building.

Min. Front: 15' Min. Side: 20'

Min. Rear: 20'

Min. from internal lot lines: 0'

Min, from parking: 15'

Building Height: 4 story / 54'

Coverages:

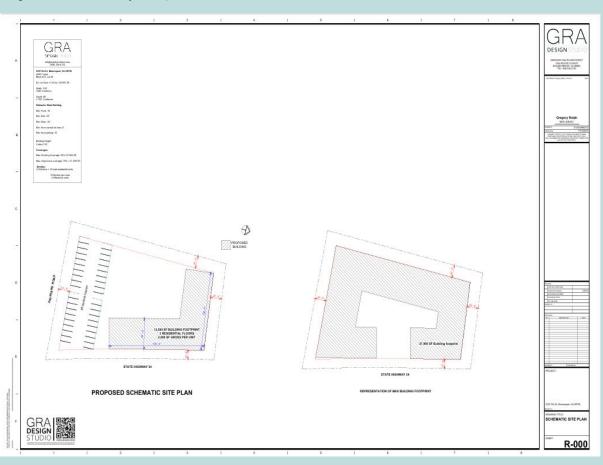
Max. Building Coverage: 50%/ 27,995 SF

Max. Impervious coverage: 75% / 41, 993 SF

Density:

14 DU/acre = 18 total residential units

15 Market rate units 3 Affordable units







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