

NIA
NATIONAL REALTY

3587
Route 35 N.B.
Normandy Beach, NJ

100' x 110' Land FOR SALE

Highly Visible Location NB Route 35 Incredible Opportunity Site Plan in Place
Property Located 1 Block from Ocean

Roger Gross | 201.615.2221 | RGross@NIANationalRealty.com

NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | www.NIANationalRealty.com
Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

Total SF 100' x 110' LOT
Zoned for: Quick Serv. Restaurant
 Blocked Homes
For Sale \$1,950,000.00

SURVEY OF PROPERTY W/TOPOGRAPHY
 3587 ROUTE NO. 35 NORTHBOUND
 LOT 8 BLOCK 918
 TAX MAP SHEET No. 100
 TOMS RIVER TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

Ronald W. Post
 Professional Land Surveyor and Planner
 License No. 25539
 NJ Ex. 02960
 25427909100
 11-4-2020

RWP
 Professional Land Surveying and Planning
 1782 HIGHLAND DRIVE, SUITE 200
 FREEHOLD, NJ 07728
 PHONE: (732) 255-9055 FAX: (732) 255-9154

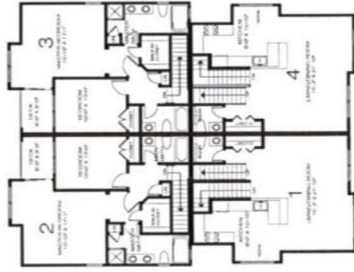
NOTES:
 1. ALSO BEING KNOWN AS LOT 8 IN BLOCK 918 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF TOMS RIVER, COUNTY OF OCEAN AND STATE OF NEW JERSEY.
 2. THE PREMISES ARE COMMONLY KNOWN AS 3587 ROUTE NO. 35 NORTHBOUND, NORMANDY BEACH, NEW JERSEY.
 3. CORNER MARKERS SET AND/OR LOCATED, VERIFIED AND ETAKED.
 4. ELEVATIONS BASED ON 1988 N.A.V.D. (G.P.S.).
 5. PROPERTY IS LOCATED IN FIRM ZONE AE ELEVATION 7, COMMUNITY 7, PANEL NO. M02940310 AS SHOWN ON THE PRELIMINARY BASE FLOOD ELEVATION MAP DATED JANUARY 30, 2015.
 THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF LAND SURVEYING PROFESSION AS SET FORTH IN N.J.A.C. 17:27 AND AS PRACTICED IN THE STATE OF NEW JERSEY. IT IS ONLY CERTIFIED TO:
 - NORMANDY BEACH PARTNERS, L.L.C.

DEED DESCRIPTION:
 BEING KNOWN AND DESIGNATED AS LOT 8 IN BLOCK 918 AS SHOWN ON THE MAP ENTITLED, "SUBDIVISION PLAN OF ROBERT L. KRAMS TRACT, DOVER TWP., OCEAN CO., N.J." WHICH SAID MAP WAS DULY FILED IN THE OCEAN COUNTY CLERK'S OFFICE SEPTEMBER 26, 1955 AS MAP NO. A-397.

Fantastic opportunity in Normandy Beach, NJ. Vacant Land for sale with the approvals for Stacked Homes...see attached site plan(s), or a Quick Service Restaurant, directly on Route 35 NB. Property is located 1 block from the Ocean in this increasingly populated area of the Jersey Shore.

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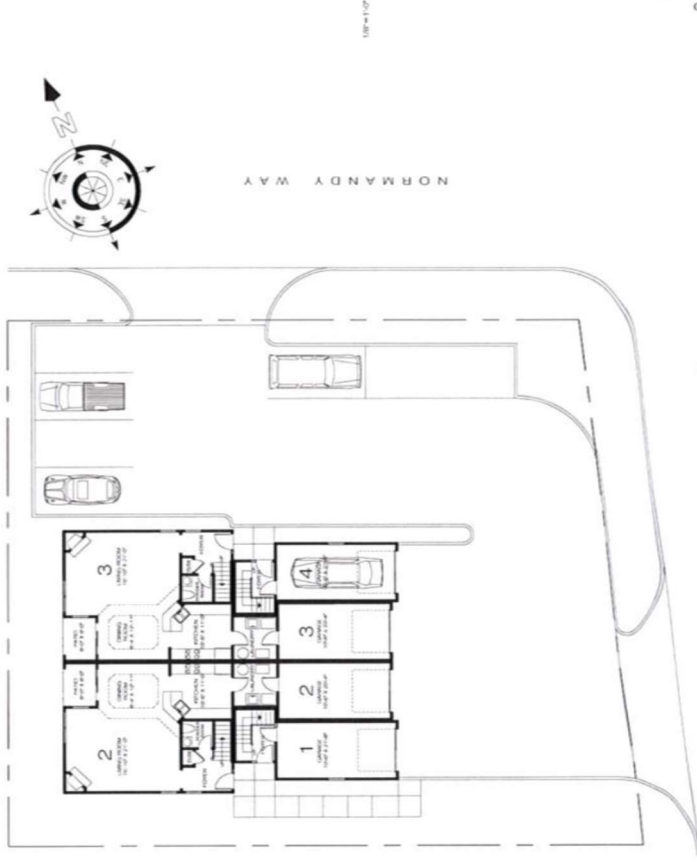


SECOND FLOOR PLAN



THIRD FLOOR PLAN

Visit www.ElectricalDataCenter.com



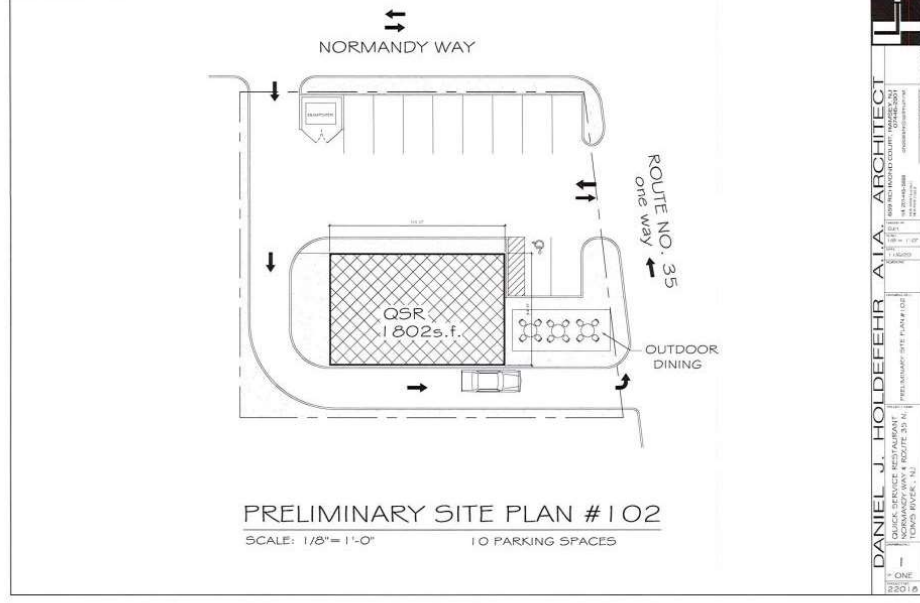
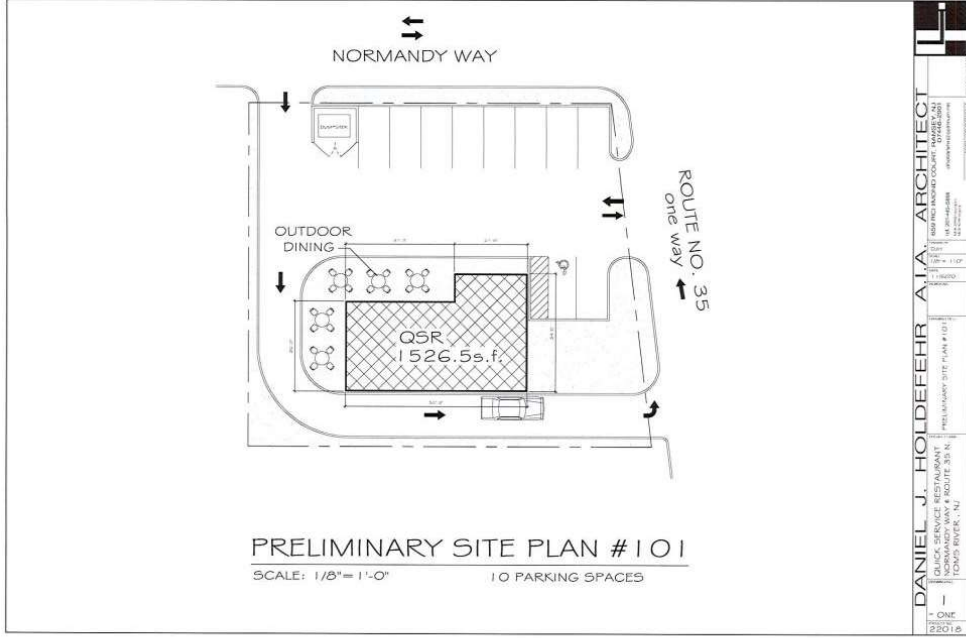
SITE/FIRST FLOOR PLAN

UNIT	GARAGE	1ST FL.	2ND FL.	3RD FL.	TOTAL
1	255	79	672	1037	1788 + 255
2	238	797	746		1543 + 238
3	255	79	672	1037	1788 + 255
4	238	797	746		1543 + 238
					6862 + 886 (7648 SF)

20020

STACKED TOWNHOMES
ROUTE 35 NORTHBOUND
NORMANDY BEACH, LOHMEYER NJ

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