



FOR SALE

INVESTMENT OPPORTUNITY

ADDRESS OF PROPERTY

43 Main Street Toms River, NJ 08753

Prepared by...
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THE PROPERTY

LOCATION:

**** Commercial Building Downtown Toms River****

Located in the heart of the Downtown Toms River, this commercial building offers a prime location for businesses seeking a central hub with convenient access to key amenities. Situated within walking distance to the picturesque river and Huddy Park, this property provides a tranquil setting amidst the bustling urban landscape. Ideal for businesses looking to establish a strong presence in the community, this property is just a short walk away from the courthouse, library and town hall providing high visibility. With outstanding local eateries in the vicinity, employees and visitors alike can enjoy a diverse selection of dining options within easy reach. Moreover, the property's proximity to the parkway and public transportation ensures seamless connectivity

to major thoroughfares and transportation hubs, enhancing the accessibility of the location for both customers and employees.

An additional storage area located on level two with both interior and exterior access from the rear of the building is an incredible bonus space for files and or supplies. Currently occupied by a well-established business with years of success, this is a great investment opportunity in the heart of the *Redevelopment Zone*. A short walk to the downtown public parking lot and parking garage. *Must see location.*

PROPERTY SPECIFICATIONS

SITE: *Approximately 4,206 square foot two-story professional office building on 0.07 acres.*

PROPERTY ADDRESS: *43 Main Street Toms River, NJ 08753*

Lot: *12.05* **Block:** *662* **Parcel Number:** *08 00662-0000-000-12-05*

AVAILABLE VACANT AREA: *Tenant Occupied*

LEASEHOLDS:

<i>1. East Coast General Merchandise LLC</i>	<i>Level 1 and 2</i>	<i>4,206 sq. ft.</i>
<i>First Year</i>	<i>2024 – 2025</i>	<i>\$3,100.00 per month</i>
<i>Second Year</i>	<i>2025 – 2026</i>	<i>\$3,200.00 per month</i>
<i>Third Year</i>	<i>2026 – 2027</i>	<i>\$3,300.00 per month</i>
<i>Fourth Year</i>	<i>2027 – 2028</i>	<i>\$3,400.00 per month</i>
<i>Fifth Year</i>	<i>2028 – 2029</i>	<i>\$3,500.00 per month</i>

PARKING AVAILABLE: *Municipal*

ASKING PRICE: *\$650,000*

OPERATING COSTS:

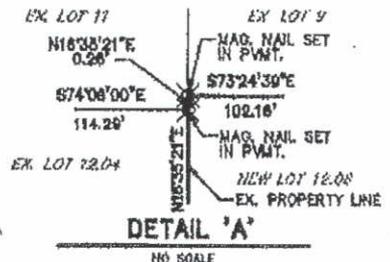
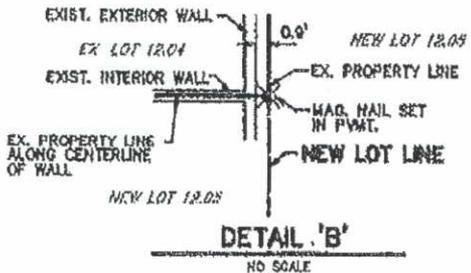
- *Real Estate Taxes* *\$7,799.25 (2024)*
- *Electric* *\$Tenant*
- *Gas* *\$Tenant*
- *Water* *\$Tenant*
- *Sewer* *\$88.00 Quarter Approximate*
- *Garbage Disposal* *\$Tenant*
- *Interior Cleaning* *\$Tenant*
- *Insurance* *\$Tenant*

POSSESSION: *At Closing*

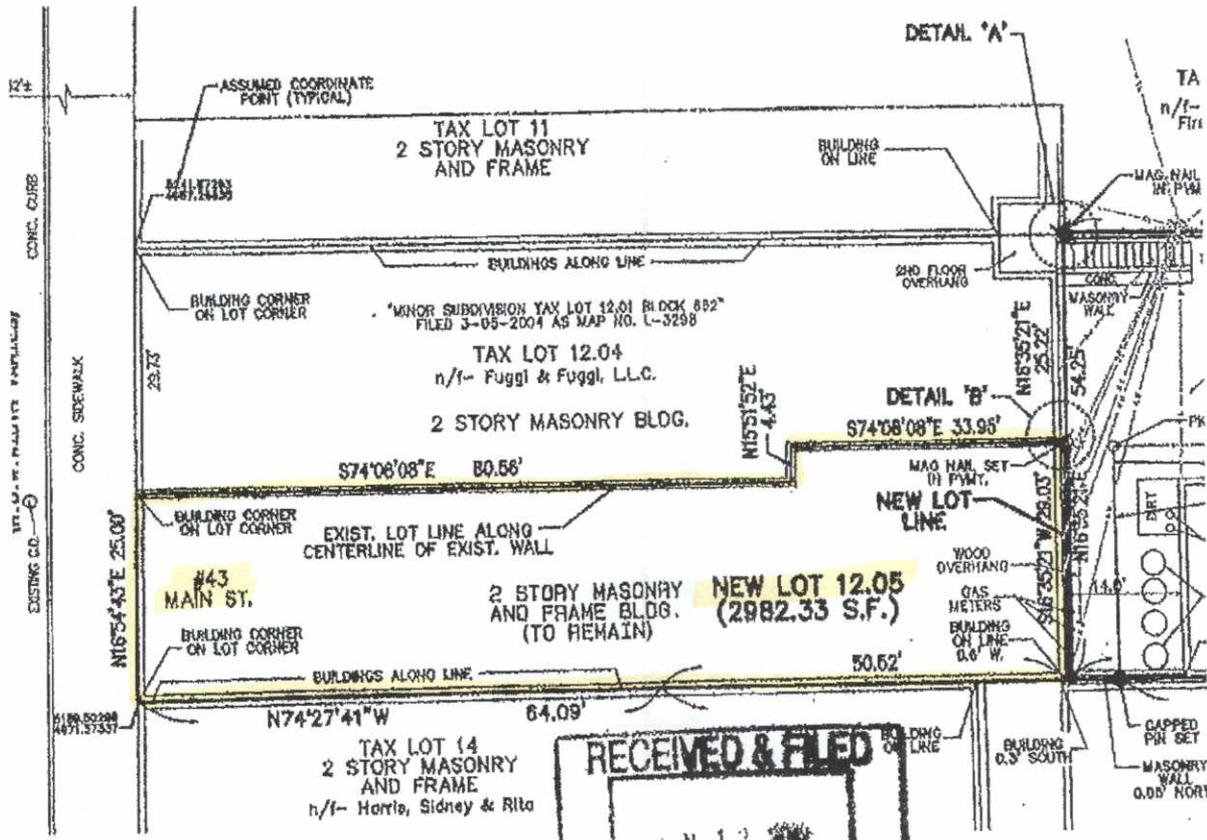
COMMENTS:

DAY OF JANUARY, 2012
Ann E. Shea
 NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES: 2/12/2012

DAY OF NOVEMBER, 2010
Wendy Trangenon
 A NOTARY PUBLIC OF FLORIDA
 MY COMMISSION EXPIRES: 2/12/2012



L3870

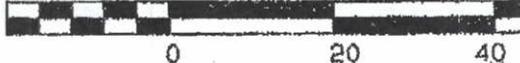


RECEIVED & FILED
 N 12 2011
 SCOTT M. COLLETTA
 COUNTY CLERK

SEWER FACILITIES APPROVED BY DOVER MUNICIPAL UTILITIES AUTHORITY

Lucia Lopez
 AUTHORITY ENGINEER
 DATE

SCALE IN FEET



NOTIFY THAT THE TOMS RIVER TOWNSHIP PLANNING BOARD HAS APPROVED THIS MAP FOR THE FILING IN OCEAN COUNTY CLERK'S OFFICE AND IT COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW". THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE MARCH 15, 2012*

THIS DATE IS ONE HUNDRED-NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE TOMS RIVER TOWNSHIP PLANNING BOARD OR AS EXTENDED BY THE 417 EXTENSION ACT. (DEC. 31, 2012)*

Lucia Lopez

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TOMS RIVER TOWNSHIP PLANNING BOARD ON SEP 27 2011

LOCATED IN THE VILLAGE BUSINESS (VB) ZONE WITH THE FOLLOWING PERMITTED USES:

*Township of Toms River, NJ
Tuesday, January 28, 2025*

Chapter 348. Land Use and Development Regulations

§ 348-10.22. VB Village Business Zone.

A. Permitted uses.

- (1) The retail sale of goods, which may include the following:
 - (a) Grocery stores.
 - (b) Drugstores.
 - (c) Dry goods stores.
 - (d) Meat and poultry stores.
 - (e) Baked goods stores.
 - (f) Packaged liquor stores.
 - (g) Flower shops.
 - (h) Confectionary stores.
 - (i) Household supplies stores.
 - (j) Stationery supplies, tobacco and periodical stores.
 - (k) Haberdashery, dress goods and notions.
 - (l) Hardware, plumbing supplies and electrical supplies.
 - (m) Boat supplies.
 - (n) Shops of artisans and craftsmen.
 - (o) Furniture and appliance stores.
 - (p) Gift shops.
- (2) Personal service establishments, which may include the following but shall not include tattoo parlors and body piercing:
[Amended 12-27-2006 by Ord. No. 4064-06]
 - (a) Barbershops and beauty shops.
 - (b) Tailoring and dressmaking shops.
 - (c) Dry-cleaning and laundry collection shops, but not including self-service laundries.
 - (d) Shoe repair shops.
 - (e) Appliance repair shops.
 - (f) Radio and television repair shops.

- (g) Art, music, dancing, gymnastics and other similar instructional schools.
 - (3) Business and professional offices and banks and financial institutions.
 - (4) Restaurants, lunchrooms, bars and other eating and drinking establishments, but not including drive-in restaurants.
 - (5) Publication of newspapers and periodicals.
 - (6) Federal, state, county and municipal buildings and grounds, but excluding schools.
 - (7) Essential services.
 - (8) Funeral homes, including one dwelling unit.
[Added 4-11-1990 by Ord. No. 2729-90]
 - (9) Churches and places of worship.
[Added 8-14-1991 by Ord. No. 2848-91]
 - (10) Child-care centers.
[Added 8-14-1991 by Ord. No. 2848-91]
 - (11) Theaters and related performing arts venues.
[Added 8-14-1991 by Ord. No. 2848-91; amended 8-22-2017 by Ord. No. 4554-17]
 - (12) Offices and facilities for businesses in the communications and information industry in that portion of the zone south of West Water Street.
[Added 9-28-1994 by Ord. No. 3055-94]
 - (13) Adult-care centers.
[Added 9-24-1996 by Ord. No. 3196-96]
 - (14) Schools for vocational instruction.
[Added 2-25-1997 by Ord. No. 3230-97]
 - (15) Dwelling units on the second floor and higher only, subject to the provisions of § **348-8.39**.
[Added 12-27-2006 by Ord. No. 4064-06]
 - (16) Veterinary clinics or hospitals.
[Added 10-14-2014 by Ord. No. 4459-14]
 - (17) Brewpubs: microbreweries associated with a restaurant.
[Added 8-22-2017 by Ord. No. 4554-17]
 - (18) Nano brewery.
[Added 8-22-2017 by Ord. No. 4554-17; amended 12-26-2017 by Ord. No. 4569-17; 3-9-2021 by Ord. No. 4695-21]
 - (19) Artisan distilleries.
[Added 8-22-2017 by Ord. No. 4554-17; amended 12-26-2017 by Ord. No. 4569-17; 3-9-2021 by Ord. No. 4695-21]
 - (20) Art galleries and museums.
[Added 8-22-2017 by Ord. No. 4554-17]
 - (21) Antique and curio shops.
[Added 8-22-2017 by Ord. No. 4554-17]
- B. Required accessory uses.
[Amended 4-11-1990 by Ord. No. 2729-90; 9-24-1996 by Ord. No. 3196-96; 12-18-2007 by Ord. No. 4123-07]

- (1) Off-street parking subject to the provisions of § **348-8.20**, except that parking requirements shall be modified as follows:
 - (a) A new use that occupies an existing building or portion thereof shall not be required to provide parking, provided that the building is not being expanded to accommodate the new use, and provided that any existing parking previously dedicated to the building or portion thereof remains so dedicated following occupancy by the new use.
 - (b) A new use or building within 500 feet of a public parking facility operated by the Toms River Parking Authority or its successor agencies shall not be required to provide parking, provided that the Authority or its successor agency certifies that sufficient parking spaces are available within the parking facility to accommodate the requirements for the use.
- (2) Off-street loading subject to the provisions of § **348-8.19** in that portion of the zone west of the rear line of the properties fronting on the west side of Main Street south of Irons Street and all properties north of Irons Street zoned VB Village Business, except that a new use that occupies an existing building or portion thereof shall not be required to provide off-street loading, provided that the building is not being expanded to accommodate the new use, and provided that any existing loading area previously dedicated to the building or portion thereof remains so dedicated following occupancy by the new use.

C. Permitted accessory uses.

- (1) Fences subject to the provisions of § **348-8.13**.
- (2) Signs subject to the provisions of § **348-8.26**.
- (3) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (4) Outdoor cafes, subject to the provisions of § **348-8.41**.
[Added 12-27-2006 by Ord. No. 4064-06]

D. Conditional uses subject to the provisions of Article IX of this chapter.

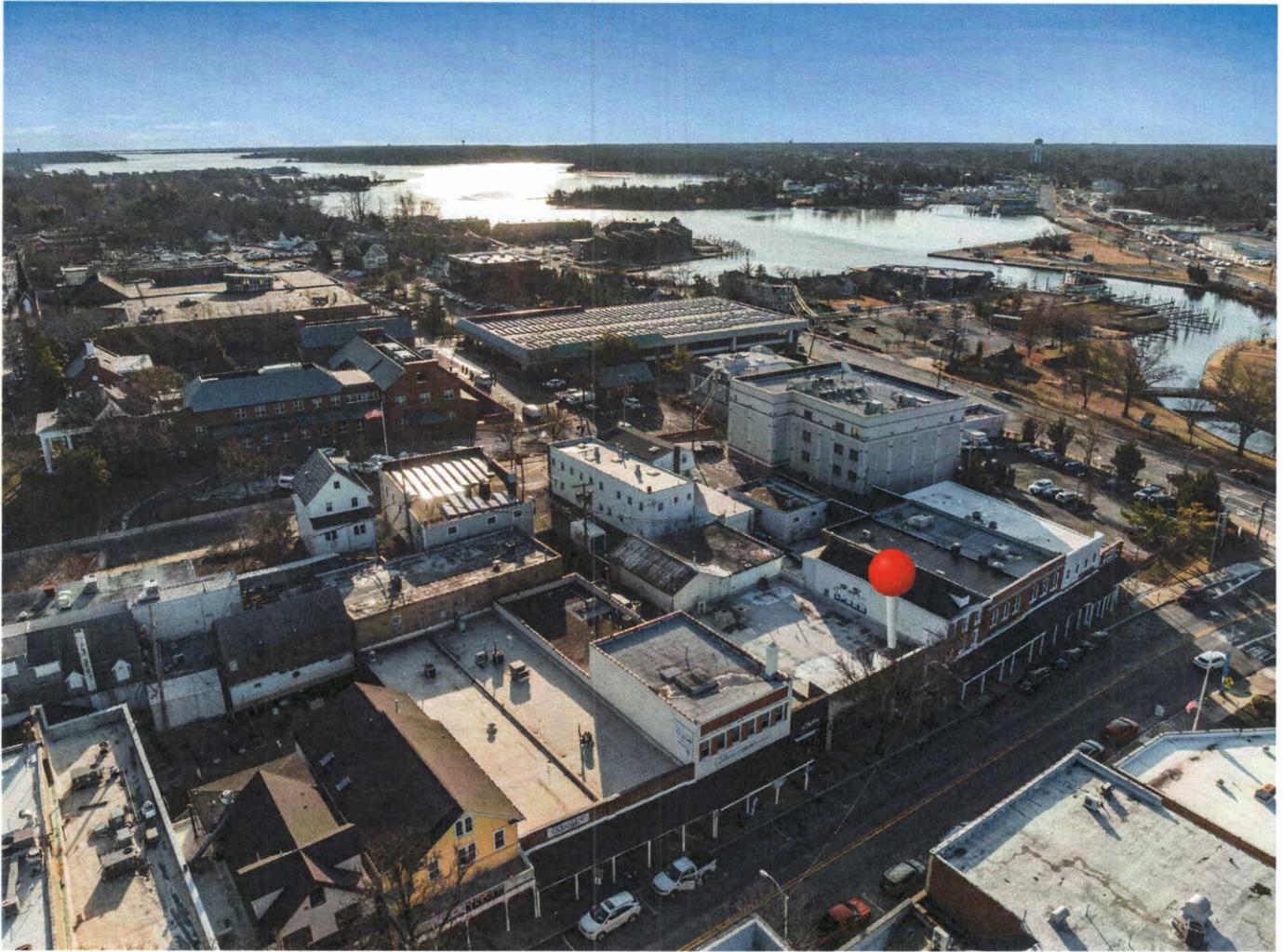
- (1) Public utilities (§ **348-9.6**).
- (2) (Reserved)^[1]
[1] *Editor's Note: Former Subsection D(2), concerning theaters as a conditional use, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(11).*
- (3) (Reserved)^[2]
[2] *Editor's Note: Former Subsection D(3), concerning trailers as a conditional use, was repealed 2-8-1989 by Ord. No. 2633-89. For current provisions concerning trailers, see Ch. 308, Fire Prevention and Protection, Art. VIII.*
- (4) Hotels and motels (§ **348-9.15**) only in that portion of the Village Business Zone located south of West Water Street.
[Added 11-25-1986 by Ord. No. 2453-86]
- (5) (Reserved)^[3]
[3] *Editor's Note: Former Subsection D(5), which listed multifamily dwellings, added 11-25-1986 by Ord. No. 2453-86, was repealed 12-27-2006 by Ord. No. 4064-06.*
- (6) Bed-and-breakfast establishments subject to the provisions of § **348-9.30**.
[Added 12-27-2006 by Ord. No. 4064-06]
- (7) Home professional offices subject to the provisions of § **348-9.11**.

[Added 12-27-2006 by Ord. No. 4064-06]

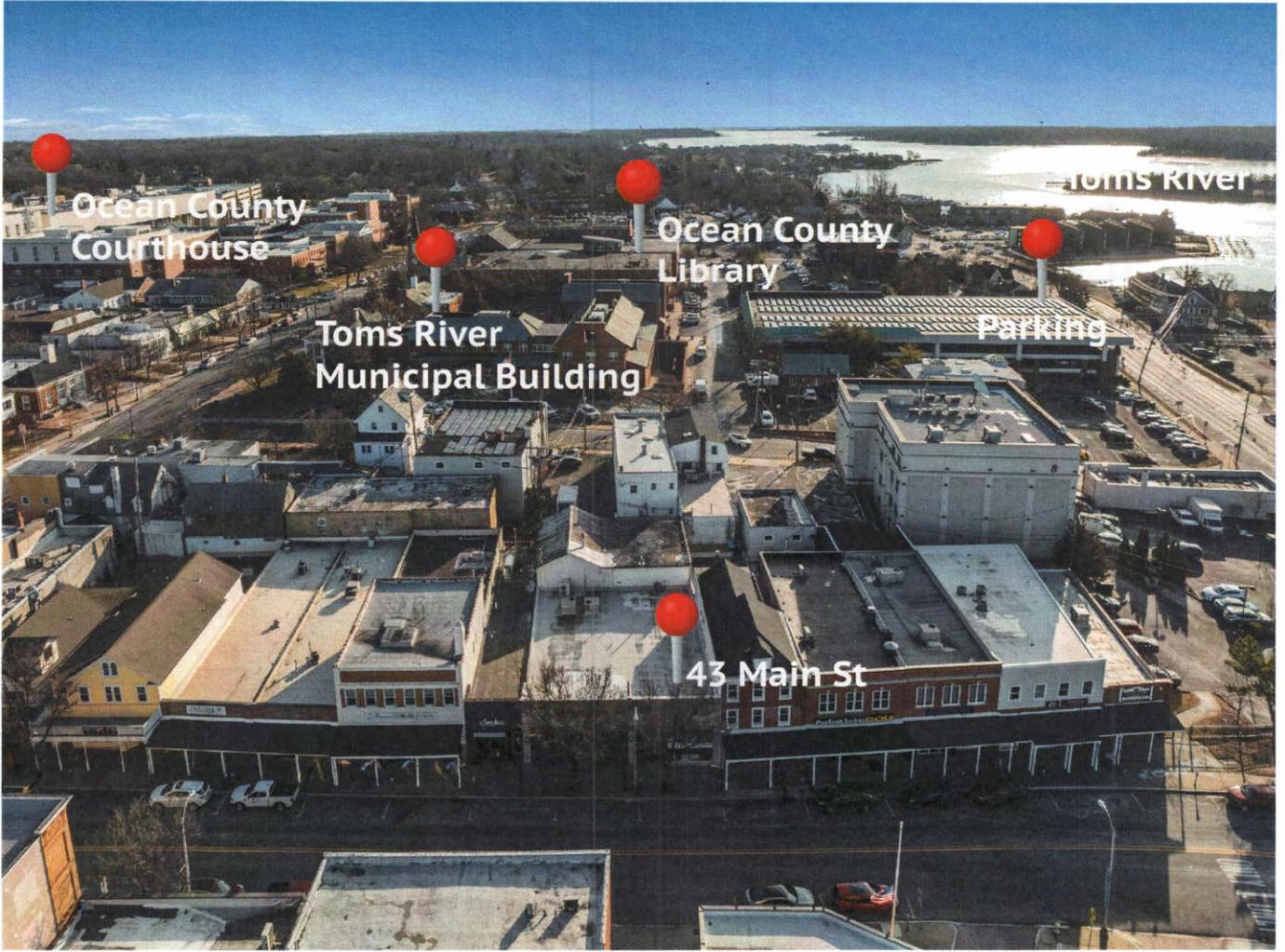
E. Area, yard and building requirements.

- (1) Minimum lot area: 5,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Minimum lot frontage:
 - (a) Interior lot: 50 feet.
 - (b) Corner lot: 75 feet on both streets.
- (4) Minimum lot depth: 100 feet.
- (5) Front setback:
 - (a) On Courthouse Lane, Legion Court, Main Street, Hyers Street, Robbins Street and Washington Street, the required front setback shall be no greater or less than the existing prevailing front setback, plus or minus five feet. The prevailing front setback shall be established in accordance with the definition of "prevailing front setback" provided in § 348-2.3 of this chapter.
 - (b) On all other streets, the minimum front setback shall be five feet, and the maximum front setback shall be 10 feet.
 - (c) On Washington Street, the area within the required front setback shall be suitably landscaped with a mixture of grass, shrubbery and flowering plants, and no more than 50% of such area shall consist of impervious surfaces. An outdoor cafe may be operated as an accessory use in such location, subject to the requirements of § 348-8.41.
- (6) Minimum rear yard setback:
 - (a) Principal and accessory buildings: 20 feet.
- (7) Minimum side yard setback: none required.
- (8) Maximum building height: 50 feet subject to the provisions of § 348-5.12. A maximum height of 55 feet is permitted if the first floor is utilized for retail, restaurants, theaters, galleries, nanobreweries and other similar non-office uses only. Minimum required setback for five-story buildings: fourth and fifth floors shall be set back 10 feet from the edges of the maximum building footprint of the first three floors to maintain a pedestrian scale.
[Amended 8-22-2017 by Ord. No. 4554-17; 2-26-2019 by Ord. No. 4622-19]
- (9) Maximum lot coverage by buildings: 80%.
[Amended 12-9-2003 by Ord. No. 3843-03]
- (10) Minimum unoccupied open space: none required.
- (11) Off-street parking spaces: none required in that portion of the zone east of the rear line of the properties fronting on the west side of Main Street and south of Snyder Avenue.
[Amended 4-11-1990 by Ord. No. 2729-90]
- (12) Off-street loading spaces: none required in that portion of the zone east of the rear line of the properties fronting on the west side of Main Street and south of Snyder Avenue.
[Amended 4-11-1990 by Ord. No. 2729-90]

F. Architectural design. All building plans for restoration of existing buildings or new development shall conform to the architectural guidelines prepared by the Site Plan Review Advisory Board and approved by the Planning Board.^[4]











Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

14,922

2024 Est. daily traffic counts

Street: N Main St
Cross: Washington St
Cross Dir: N
Dist: -

Historical counts

Year	Count	Type
2013	▲ 19,872	AWDT
2007	▲ 7,880	AADT
1997	▲ 15,000	AADT

▲ 2

23,968

2024 Est. daily traffic counts

Street: North Main Street
Cross: Washington St
Cross Dir: N
Dist: -

Historical counts

Year	Count	Type
2018	▲ 24,089	AADT

▲ 3

21,362

2022 Est. daily traffic counts

Street: West Water Street
Cross: Irons St
Cross Dir: NW
Dist: 0.05 miles

Historical counts

Year	Count	Type
2020	▲ 21,362	AADT
2018	▲ 21,024	AADT
2017	▲ 21,585	AADT
2011	▲ 23,488	AADT

▲ 4

18,132

2024 Est. daily traffic counts

Street: E Water St
Cross: Robbins St
Cross Dir: NW
Dist: -

Historical counts

Year	Count	Type
2007	▲ 18,390	AADT

▲ 5

21,292

2024 Est. daily traffic counts

Street: W Water St
Cross: Irons St
Cross Dir: NW
Dist: -

Historical counts

Year	Count	Type
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)