



*Rendering For Potential Development*

**28 Taylor Ave (RT 71)**

Manasquan, NJ

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**For Sale**

## Property Overview

Block:	90
Lot:	11.01
Lot Size:	50 x 150
Existing Building Size:	1,400 SF +/-
Zoning:	B-1
Current Use:	Office on 1 <sup>st</sup> floor with apartment on 2 <sup>nd</sup> floor.
Parking:	9 parking space
Water/Sewer:	City
Taxes:	\$5,133
Development Potential:	Being sold with architectural plans for a new 3 story building plus a basement

Asking Price For Sale: **\$799,000**

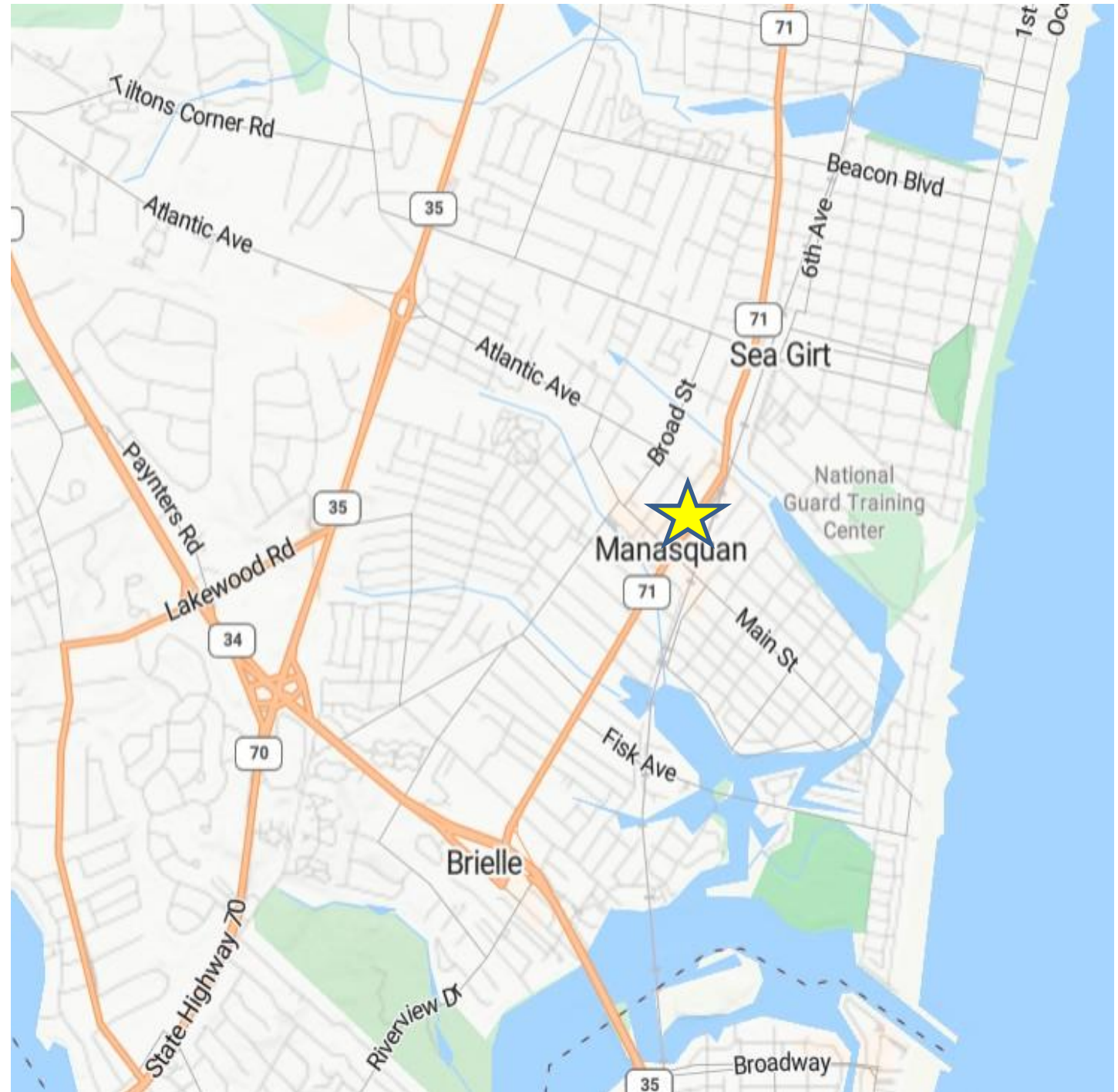




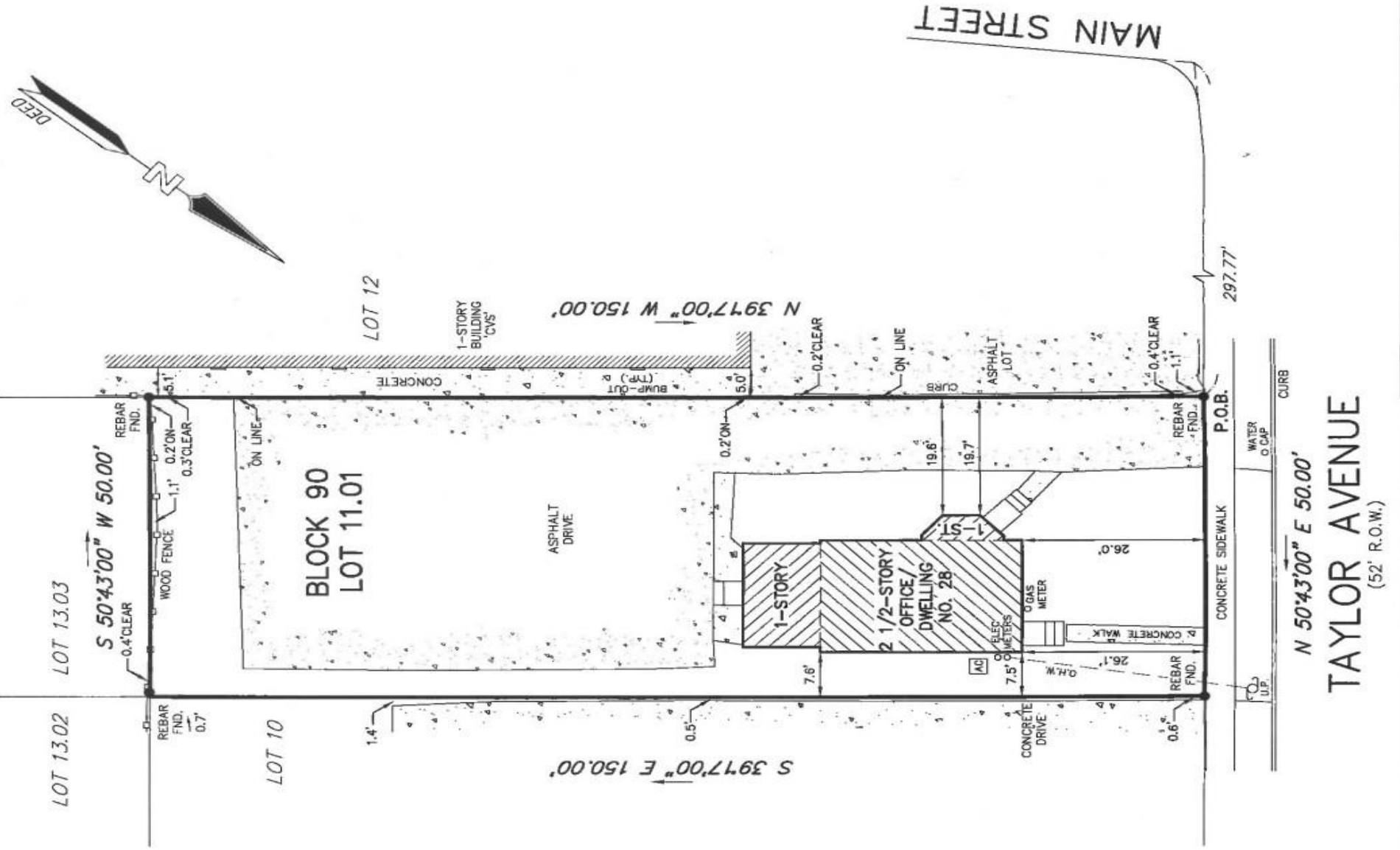
# Property Map

## Location Highlights:

- 28 Taylor Avenue is conveniently located in downtown Manasquan within close proximity to the areas shops and restaurants.
- The site is approximately 1 mile from the Manasquan Beachfront.
- The property provides easy access to all of major roadways in the area including Routes 71, 35, 70 & 34.



# Existing Property Survey



# Potential Development

- Property is being sold with full architectural and Site Plans for a 3 story development.
- The new building was going to be 1,200 SF per floor for a total of 3,600 SF plus a basement.
- The 1<sup>st</sup> & 2<sup>nd</sup> floor were designed as office space with the 3<sup>rd</sup> floor being a residential unit
- The site will have 9 parking spaces.
- Building was designed with an elevator but is not required.





# Building Photos







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