



FEATURED PROPERTY

AVAILABLE FOR SALE

2 PROPERTIES - ROOM TO EXPAND!

10,947 SQ. FT. + 4.2 ACRES +/-

140 & 150 NJSH ROUTE 9, BAYVILLE, NEW JERSEY

TC-1 ZONE - TOWN CENTER - MIXED USE

Restaurant or Commercial Retail Building (poor condition)

+ Adjoining Property Sold As a Package



Asking: \$2,100,000.00 "AS IS" at appraised value



NJ COMMERCIAL REALTY SERVICES

Member ICSC - International Council of Shopping Centers

255 Main Street, Toms River, NJ 08753

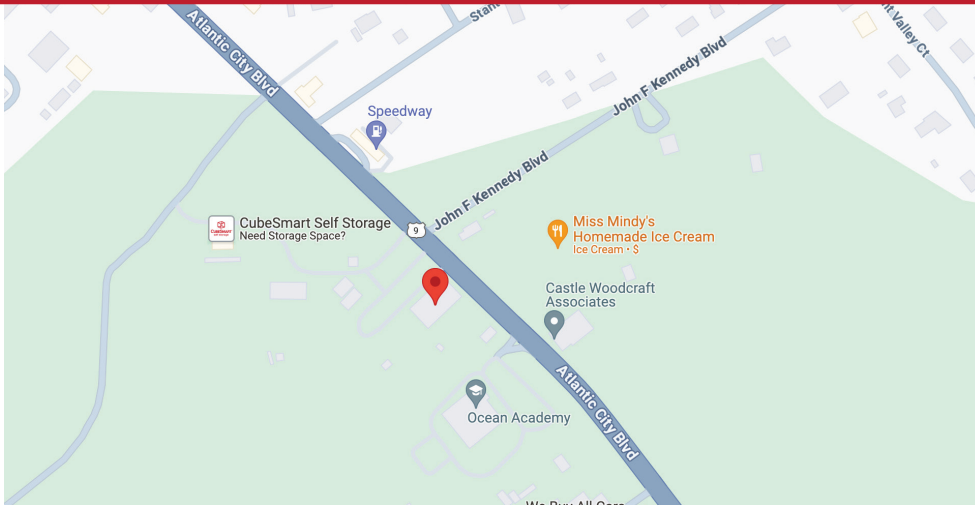
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For more information, contact our Broker:

Ron Rosetto

732-244-6700 or ron@rosettorealty.com



FEATURES:

- 10,947 Sq. Ft. + 4.2 Acres +/-
- TX-1 Zone - Town Center - Mixed Use
- Ideal for banquet hall, auto dealer, commercial building,
- Warehouse, contractor space, daycare, fitness center, religious institutions, redevelopment site
- Also adjoining property sold as a package
- RE taxes: \$ 40,233.00 (combined properties)
- Full basement
- TC-1 Zone permitted use, retail and other commercial service establishments, banks, business, corporate and professional including medical permitted
- We also have a separate C Liquor License available as well



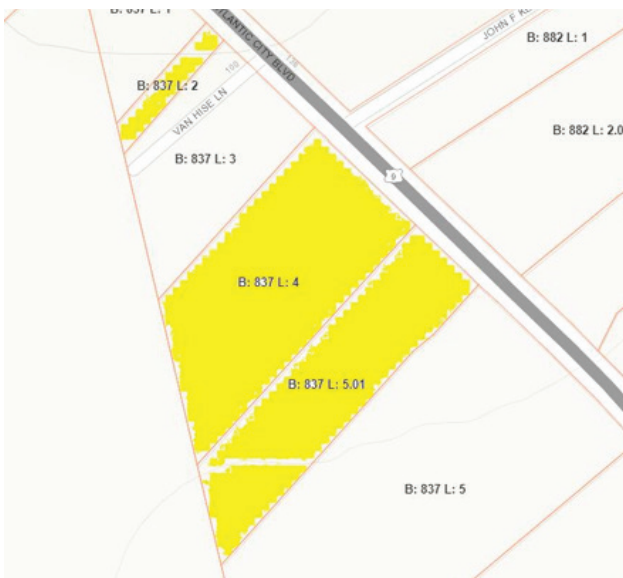
140 Route 9 - 2021 Assessment & Taxes	
Land	\$786,500
Improvement	\$698,500
Total Assessment	\$1,485,000
2021 Tax Rate	2.229
Annual Taxes	\$33,100.65

150 Route 9 - 2021 Assessment & Taxes	
Land	\$300,000
Improvement	\$20,000
Total Assessment	\$320,000
2021 Tax Rate	2.229
Annual Taxes	\$7,132.80

IDENTIFICATION OF SUBJECT PROPERTY:

The subject consists of two properties. A 10,947SF Building situated on 2.35 Acres of land known as Lot 4 or 150 Route 9 and a 960 SF Building situated on 1.85 acres of land known as lot 5.01 or 140 Route 9 in Bayville, NJ. Lot 2 is NOT Included in the sale.

The 10,947 SF Building has a full basement and was formerly a restaurant.



ZONING ANALYSIS

The subject is zoned Small Scale Commercial Sub-District Zone within the TC-1 – Town Center District, which is designed to provide mixed-use development standards and to provide mixed-use development standards and to promote development of a compact, pedestrian-oriented town center with the potential for twenty-four-hour activity. The minimum lot size is 9,000 square feet and minimum frontage/width is 75 feet.

Zoning Classification: Lot 2: Legal & Non-Conforming Site (minimum lot width)
Lots 4 & 5.01: Conforming Sites and Uses; Non-Conforming Structures (setbacks)

