



Specifications

±8,000 SF  
TOTAL BUILDING SIZE

±1.33 Acres (Block 133, Lot 54)  
LOT SIZE

±300 Seating Capacity  
±80 Parking Spots  
4 Refrigerators  
2 Freezers

Full Basement  
FEATURES

Liquor License May Be Available  
for Separate Purchase  
COMMENT

\$34,414.20 (2023)  
TAXES

Excellent Jersey Shore Location  
Great Visibility with High Traffic  
0.1 Miles to Route 35  
ACCESSIBILITY

For additional property information or to arrange an inspection,  
please contact the exclusive brokers:

John Longo  
Senior Director  
973.379.6644 x 129  
JLongo@blauberg.com

Peter J. Murano, Jr., SIOR  
Managing Executive Director  
973.379.6644 x 114  
PJMurano@blauberg.com



Located on Richmond Avenue in the heart of Point Pleasant's downtown district, this property boasts convenient access to Routes 35 and 88 with great visibility and high traffic count. It is less than one mile to the Jersey Shore providing a good spot for customers to enjoy excellent meals.



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BUILDING  
SIZE

±1.33 AC  
LOT  
AREAGE

300  
SEATING  
CAPACITY

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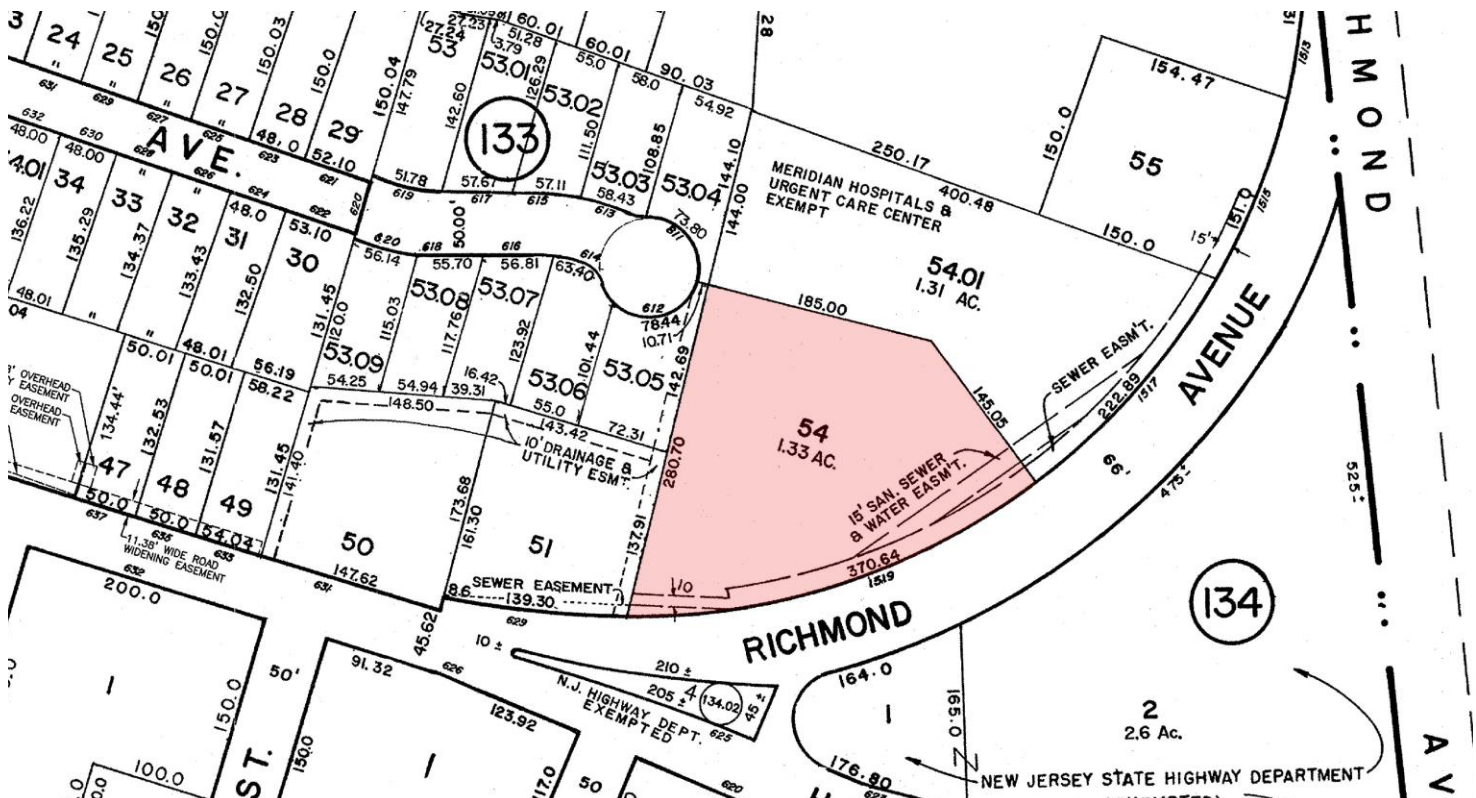
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**ZONE – GC General Commercial**

**Permitted Uses.**

- a. All uses permitted in the NC District.
- b. Laundromats, machine laundry and dry cleaning, including accessory dyeing plant.
- c. Printing and publishing.
- d. Wholesale and retail storage and sale of lumber, plumbing materials and other products, including garden supplies; contractor's office and yards; moving and storage agencies; provided that all open storage of materials and equipment shall be screened on all sides and that the storage and sale of used materials and equipment shall only be permitted as a clearly subordinate use to the principal use on the lot.
- e. General repair and custom fabrication including carpentry, cabinet making, furniture or upholstery shop, electrician's shop, metal working, blacksmith, tinsmith, plumbing, refrigeration and gas, steam or hot water fitting, paint and paperhanger's shop, provided all open storage of materials and equipment shall be screened on all sides, and that all repair or fabrication activities shall be carried on within an enclosed building.
- f. Automobile body or mechanical repairs, car washing and painting activities, but excluding vehicle storage, supply storage, or any other type of storage as a principal use for any such business or activity, provided that:
  - 1. All vehicles shall be stored off the street.
  - 2. All repair, paint or washing activities shall be carried on within an enclosed building.
  - 3. No used vehicles or parts thereof shall be offered for sale.
  - 4. No vehicles shall be abandoned or sold as junk or scrap.
  - 5. All open storage of materials and equipment shall be screened on all sides.
- g. Urgent care medical service facilities.

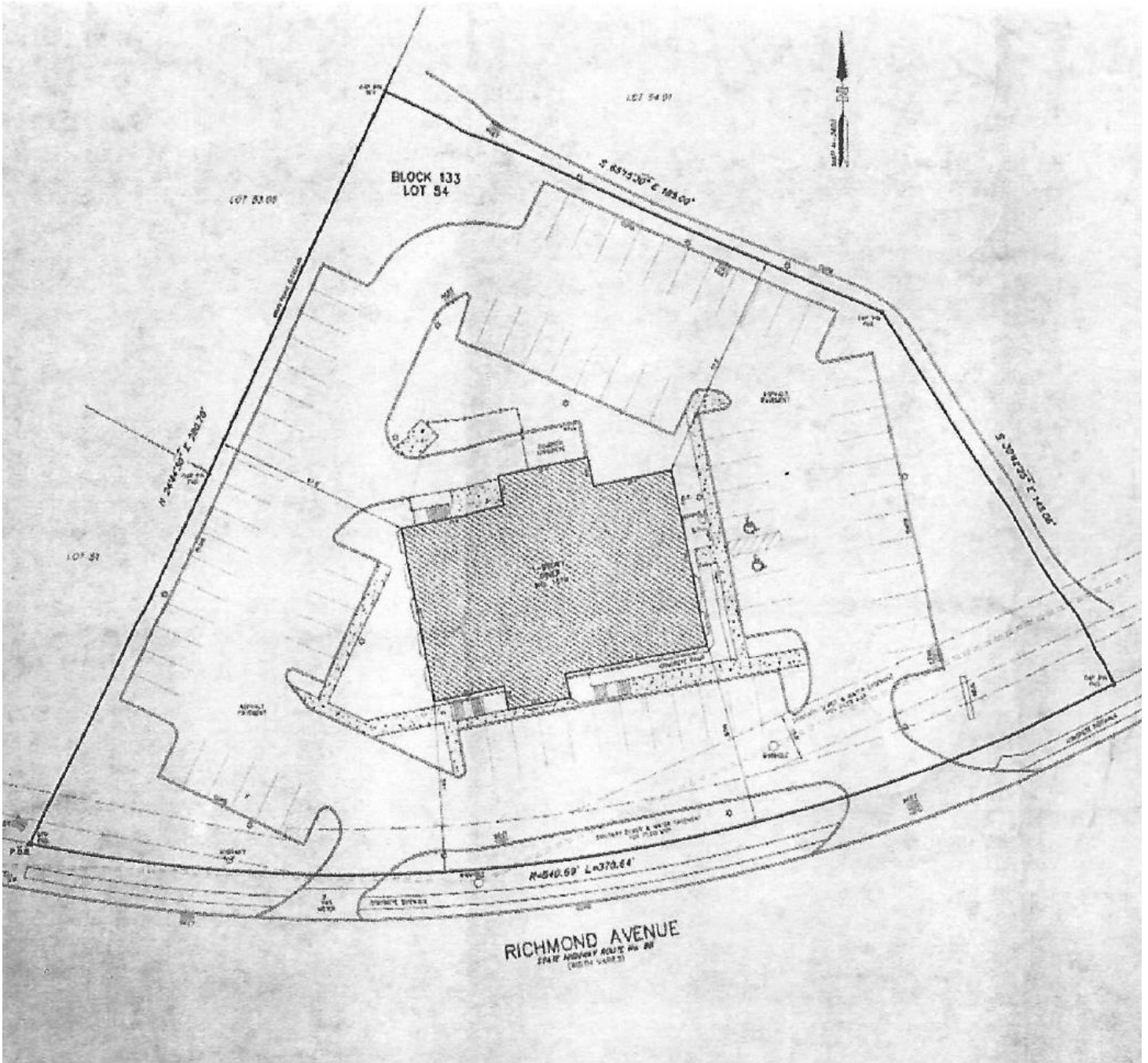


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