



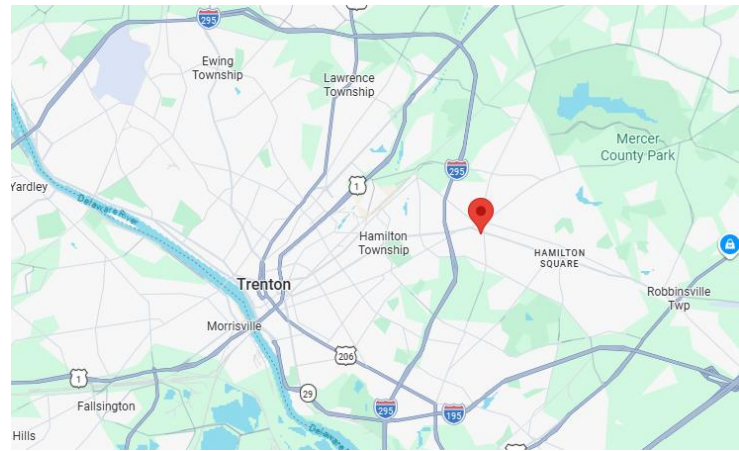
315 Lowell Avenue
Hamilton, NJ 08619

Available for Sale or Lease:

- 6,100 SF 2-Story Office Building
- Located on 0.45 AC
- Zoning: HC (Highway Commercial)
- Annual Taxes: \$23,976.13
- Built in 1970
- HVAC: Hot Water Baseboard Heat
- Air Conditioning Central
- Proximity to I-295, Route 33, NJ Turnpike Exit 7A

Lease: \$17.50/SF NNN

Sale Price: \$1,195,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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HC Highway Commercial Zone

Permitted Uses:

- **Retail and shopping** (e.g., small-scale retail stores, specialty shops, restaurants, cafes)
- **Service establishments** (e.g., convenience stores, gas stations, auto service)
- **Mixed-use developments** where retail and service are combined
- **Multi-use principal buildings** (e.g., a building housing both retail and service functions)

| HC Highway Commercial and GC General Commercial Districts | | | |
|---|-----------------|-----------------|--|
| | Individual Uses | Shopping Center | |
| Minimum requirements | | | |
| Principal building:* | | | |
| Lot area (square feet or acres) | 20,000 | 8 | |
| Lot frontage (feet) | 125 | 400 | |
| Lot width (feet) | 125 | 400 | |
| Lot depth (feet) | 150 | 400 | |
| Side yard, each (feet) | 20 | 100 | |
| Front yard (feet) | 60 | 100 | |
| Rear yard (feet) | 40 | 100 | |
| Accessory building: | | | |
| Distance to side line (feet) | 10 | 100 | |
| Distance to rear line (feet) | 10 | 100 | |
| Distance to other building (feet) | 10 | * | |
| Maximum requirements | | | |
| Floor area ratio | 0.20 | 0.20 | |
| Maximum impervious surface coverage (percent) | 60% | 60% | |