



Prospectus  
on  
1160 Beacon Avenue  
Manahawkin, NJ



Joan Velardi, ACA  
Realtor  
Vice President - Commercial Department  
Century 21 - Action Plus Realty  
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Serving Northern, Central and Southern New Jersey

**OFFICE  
FOR SALE  
\$785,000**  
**OR**  
**FOR  
LEASE  
\$18.00 NNN**

**Joan L. Velardi, Acs**  
*Realtor*  
*Vice – President Commercial*  
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*realestategirlNJ@gmail.com*

**800.299.2129**



## **1160 Beacon Avenue Manahawkin, NJ**

**GREAT PROFESSIONAL OFFICE SPACE**

Property includes the following:

- 2040 Sq. Ft. professional office space
- On Site Parking Spaces – 6 spaces – 1 handicapped
- Handicapped ramp
- 2 bathrooms + Kitchen + 2 Storage Closets
- 4 private offices, 1 open office area, waiting room, and 1 large conference room
- Price -- \$785,000.00
- Taxes - \$8817.00 / yr. \$4.32/sq. ft.
- Insurance - \$2804.00 / yr. \$1.37/ sq. ft.
- Forced Air – Recessed Lighting
- Rent: \$18.00 /Sq. Ft. NNN
- Zoning: NHZ - Office
- Located off of Route 72 – near Garden State
- Uses: Medical, Health, Contractor, Professional Service – Law office, accounting, and other related services.

**Century 21 Action Plus Realty**

555 Lacey Road - Suite 202  
Forked River, New Jersey 08731

Each Office is Independently Owned & Operated.



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ROUTE 72

1160 BEACON AVE



BARNACLE DRIVE

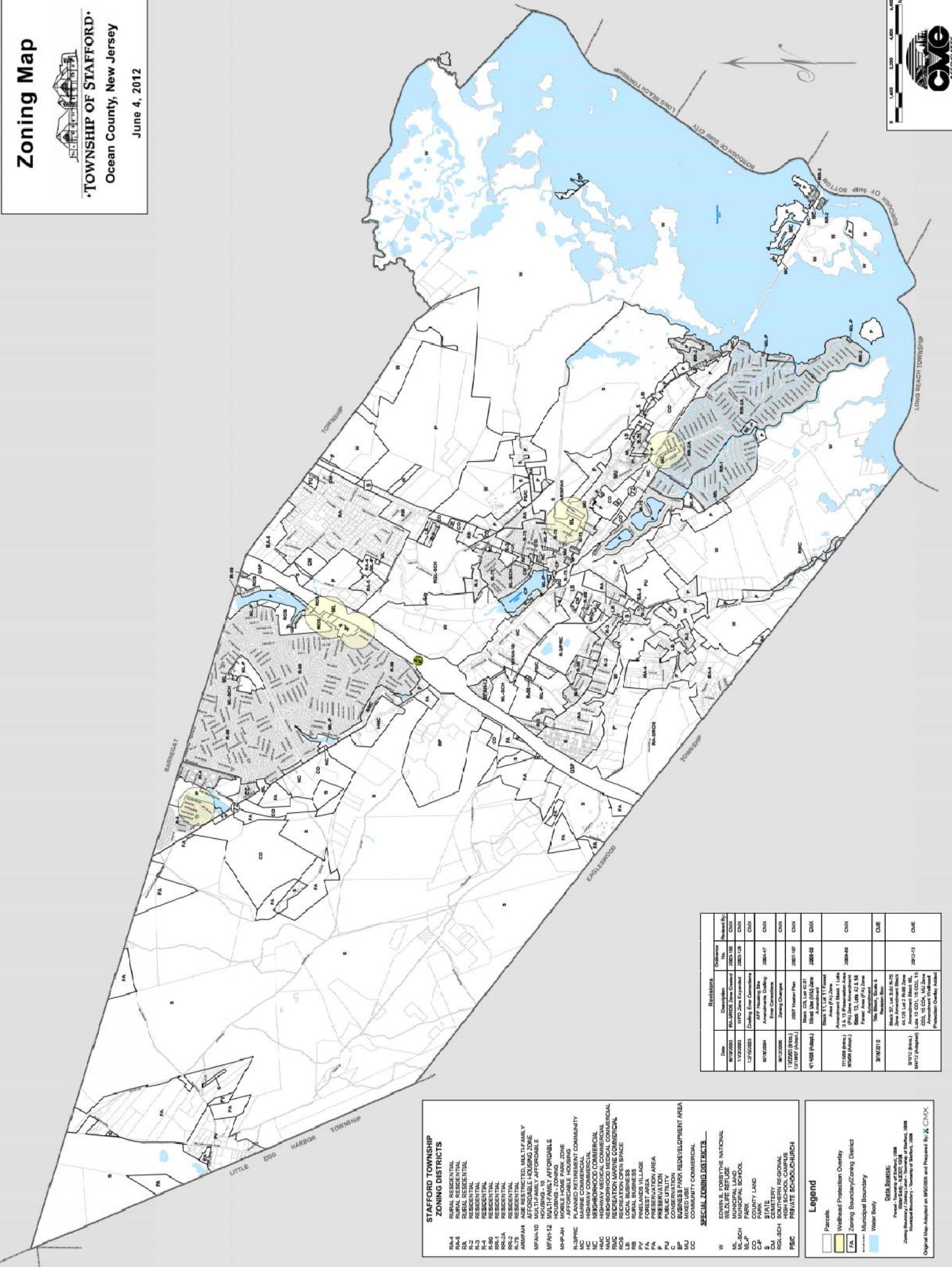
Tiller Ave

## Zoning Map



**TOWNSHIP OF STAFFORD**  
Ocean County, New Jersey

June 4, 2012



## **§ 211-29. Neighborhood Medical Commercial Zone (NMC).**

The following shall apply in the Neighborhood Medical Commercial Zone (NMC):

A. Permitted uses shall be as follows: **[Amended 8-16-1988 by Ord. No. 88-64]**

(1) Hospitals.

(2) Physicians' and other professional offices.

(3) Clinics and other therapeutic and rehabilitation facilities.

(4) Medical diagnostic offices and laboratories.

(5) Emergency medical services facilities.

(6) Pharmacies and other retail establishments for the sale of medical and surgical supplies, equipment and clothes or goods and prescription eyeglasses.

(7) Long-term care facilities, assisted living facilities, residential health care facilities and continuing care retirement communities. **[Amended 10-21-1997 by Ord. No. 97-85]**

(8) Public schools and institutions of higher learning for the practice of medicine and nursing or similar related occupations.

(9) Municipal parks, playgrounds and other municipal buildings and uses as are deemed appropriate and necessary by the Township Council.

(10) Retail commercial businesses selling goods or services related to or associated with hospital or medical services.

(11) Retail commercial businesses. **[Added 6-11-1991 by Ord. No. 91-28]**

(12) Restaurants. **[Added 6-11-1991 by Ord. No. 91-28]**

(13) Financial institutions. **[Added 6-11-1991 by Ord. No. 91-28]**

(14) Child-care centers. **[Added 5-3-1994 by Ord. No. 94-45]**

(15) Adult day health care facilities. **[Added 10-21-1997 by Ord. No. 97-85]**

B. Accessory buildings or uses. An "accessory building or use," for the purposes of this section, is one which:

(1) Is subordinate to and serves any principal building or use.

(2) Is subordinate in area, extent or purpose to the principal building or principal use served.

(3) Contributes to the comfort, convenience or needs of occupants of the principal building or principal use served.

(4) Is located on the same lot as the principal building or principal use served.

:

(5) Shall not be used as an extension of a permitted home occupation.

C. Required accessory uses shall be as follows. When any two or more commercial uses and activities are combined in one building or group of attached buildings, each commercial activity shall be considered a separate use for the purposes of providing off-street parking and loading, except as provided elsewhere herein.

(1) Off-street parking.

(2) Off-street loading.

D. Permitted signs shall be as follows:

(1) (Reserved)<sub>1</sub>

(2) One lighted sign, not to exceed 20 square feet in area, for each access drive to a hospital, church, school, college or similar use, plus additional signs, not to exceed four square feet in area, to provide direction to a specific building or buildings and to off-street parking areas.

(3) (Reserved)<sub>2</sub>

E. Conditional uses shall be as follows: **[Amended 8-16-1988 by Ord. No. 88-64]**

(1) Combined residential and commercial uses in one structure, provided that the minimum floor area for the residential unit meets the requirements of this chapter, and further provided that only one residential unit shall be permitted in a building which has a square footage of up to 5,000 square feet. In regard to any building which has square footage in excess of 5,000 square feet, no residential unit shall be permitted.

(2) (Reserved)<sub>3</sub>

F. Area, yard and building requirements shall be as follows. An attached group of stores shall be considered one building for application of the following area, yard and building requirements:

(1) The minimum lot area shall be 27,000 square feet. No nonresidential use shall be located on a parcel of less than one acre unless served by a sanitary sewer system. **[Amended 11-24-1992 by Ord. No. 92-77; 6-11-2002 by Ord. No. 2002-37]**

(2) The minimum lot width shall be 100 feet.

(3) The minimum lot depth shall be 100 feet.

(4) The minimum front yard setback shall be 35 feet from any proposed right-of-

1. Editor's Note: Former Subsection D(1), concerning home occupation announcement signs, was repealed 6-24-1997 by Ord. No. 97-44.

2. Editor's Note: Former Subsection D(3), Illuminated business signs, was repealed 7-3-2001 by Ord. No. 2001-53.

3. Editor's Note: Former Subsection E(2), Home professional offices, was repealed 11-1-1994 by Ord. No. 94-96.

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way line shown on the Master Plan. Said setback shall be increased to 60 feet when the property fronts on a state highway. **[Amended 10-6-1990 by Ord. No. 90-58]**

- (5) The minimum side yard setback shall be 20 feet.
- (6) The minimum rear yard setback shall be 20 feet.
- (7) The maximum building height shall be 40 feet.
- (8) The maximum percent of building and impervious cover shall be 65%.
- (9) The minimum percent of green space shall be 35%.
- (10) Minimum requirements for permitted uses pursuant to § 211-29A(7) shall be as follows: **[Added 10-21-1997 by Ord. No. 97-85]**

- (a) Minimum lot area shall be three acres.
- (b) Minimum lot width shall be 200 feet.
- (c) Minimum lot depth shall be 200 feet.
- (d) Minimum front yard setback shall be 50 feet.
- (e) Minimum side yard setback shall be 50 feet.
- (f) Minimum rear yard setback shall be 50 feet.
- (g) Maximum percent of building and impervious cover shall be 65%.

G. Access restrictions. Access to all existing and proposed uses shall be prohibited from local residential streets. **[Added 5-3-1994 by Ord. No. 94-45; amended 11-5-2007 by Ord. No. 2007-98]**

H. Planned unit development. Planned unit development may be permitted in the NMC District or Zone under the provisions of § 211-30H, provided that the minimum tract of the planned unit development pursuant to § 211-30H(2) may include lands that lie within both the NMC Zone and the HMC Zone, which may be contiguous or noncontiguous so long as it is developed as a single entity according to a plan.

**[Added 12-18-2007 by Ord. No. 2007-120]**

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