



PROPERTY AVAILABLE

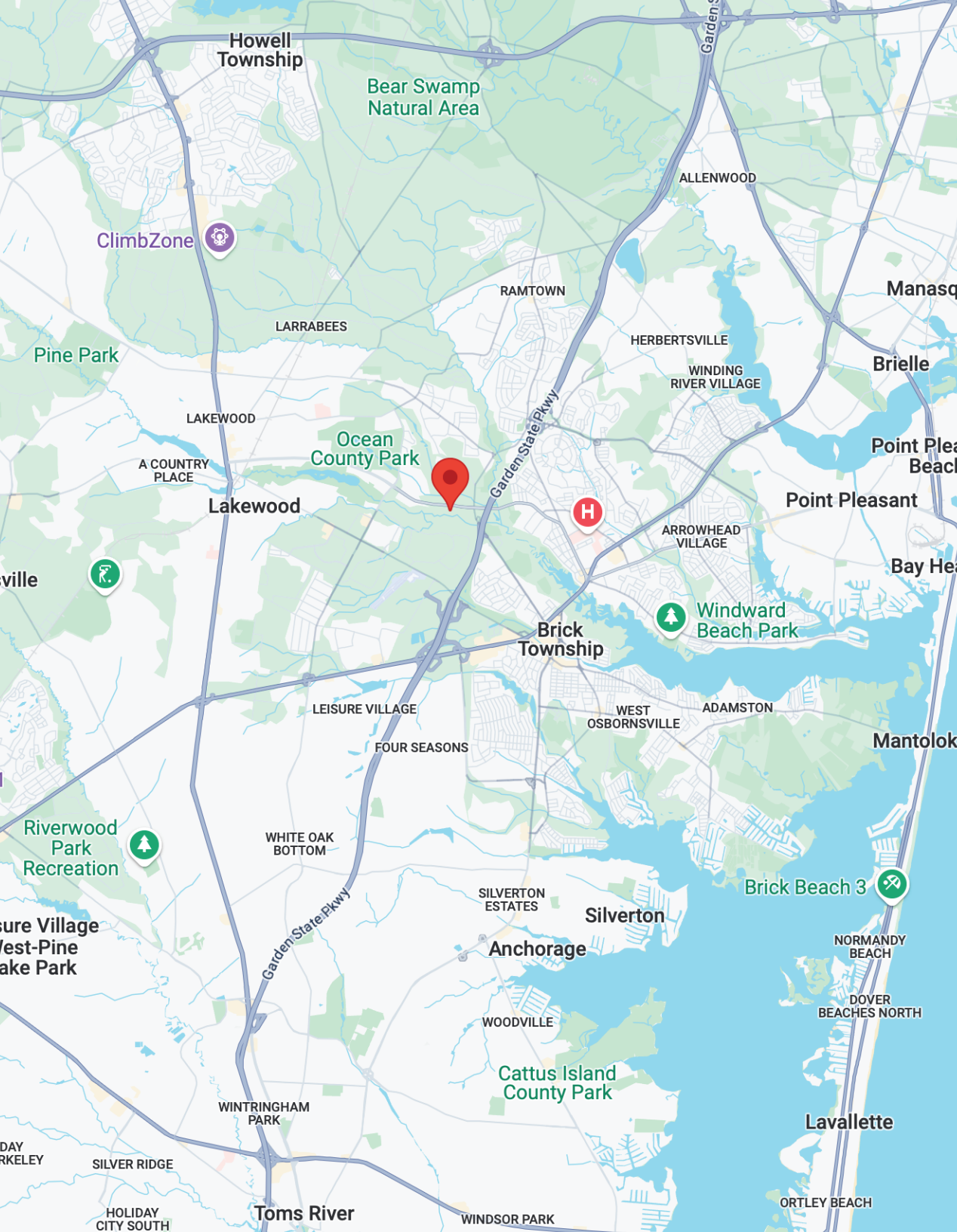
1380 NJ 88

Lakewood, New Jersey 08701

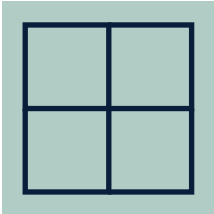
PRIME LOCATION

Situated just off the **Garden State Parkway exit 91** on **RT 88**, near all Auto dealerships, offering excellent accessibility in a highly sought-after area.

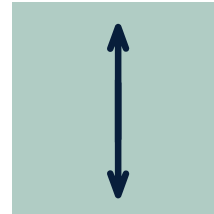
- **Sale/Lease**
- **Block 669 Lot 6.03**
- **B4 Zone**
- **Auto Sales & Mechanic are Permitted uses**
- **Previously used as Liquor store**



OVERVIEW



8000+/- SQF BUILDING



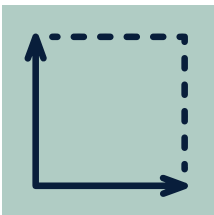
10" DROPPED CEILING
(16-20" BUILDING HEIGHT)



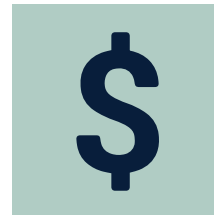
YEAR BUILT: 1998



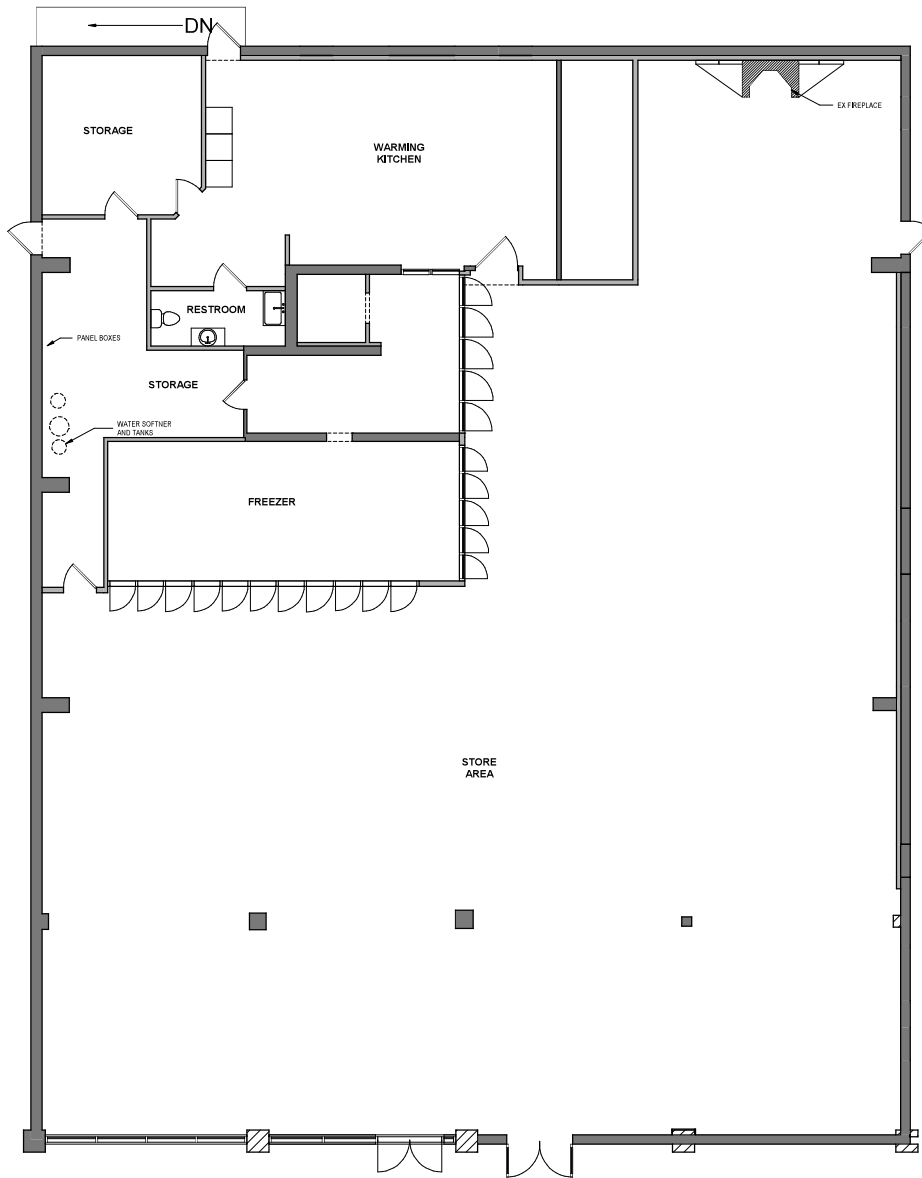
ABUNDANCE OF PARKING



1.8 ACRES



3.3% SALES TAX- UEZ ZONE



① EXISTING PLAN- FIRST FLOOR
3/16" = 1'-0"

FLOOR PLAN

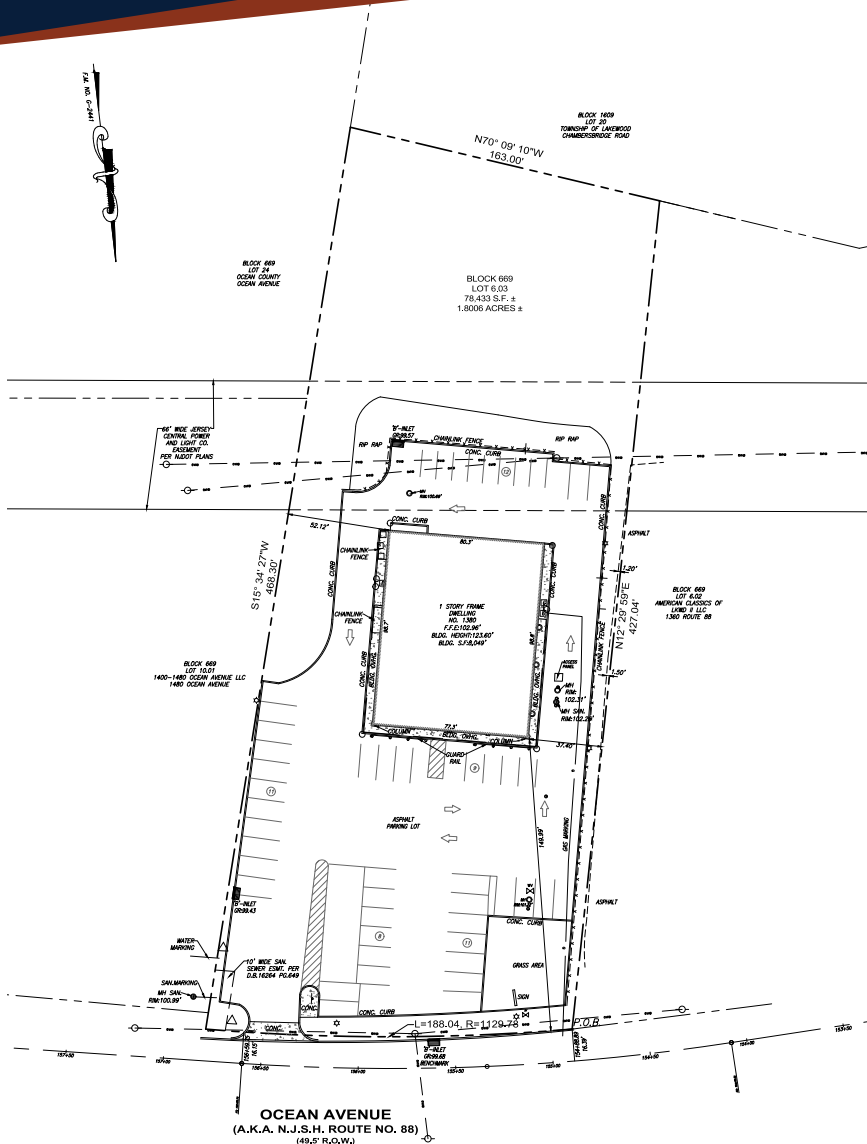


PRICE:
CALL FOR PRICING

AVAILABLE:
IMMEDIATELY

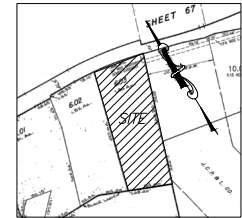
WILL BE DELIVERED VACANT

SURVEY



GENERAL NOTES:

- VERTICAL AND HORIZONTAL DATUM IS ASSUMED
- BENCHMARK ON 'B'-INLET FOUND IN THE SOUTHERLY RIGHT-OF-WAY OF OCEAN AVENUE, ELEVATION 99.68'
- TOTAL PARKING EQUALS 51 SPACES
- MONUMENTS TO BE SET
- NO ZONING REPORT PROVIDED
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, (POSSIBLE ZONE AE ON THE SOUTHERLY LOT LINE) ON FLOOD INSURANCE RATE MAP NO. 34029C0183F, WITH A DATE OF IDENTIFICATION OF 09-29-2006, FOR COMMUNITY NUMBER 340378, IN TOWNSHIP OF LAKEWOOD, STATE OF NEW JERSEY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- NO PARTY WALLS DESIGNATED BY THE CLIENT
- ALL ON SITE UTILITIES LOCATED; NO PLANS PROVIDED BY THE CLIENT
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
- NEWLINES LLC HAS A MINIMUM OF ONE MILLION DOLLARS OF LIABILITY INSURANCE WHICH WILL REMAIN IN EFFECT THROUGHOUT THE CONTRACT TERM.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S PLAT TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04-21-2022. DATE OF MAP: 05-27-2022



CHRISTOPHER J. BOUFFARD, P.L.S. PROFESSIONAL LAND SURVEYOR
LICENSE No. 37576

AS SURVEY LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF OCEAN AVENUE (A.K.A. N.J.S.H. ROUTE NO. 88) (49.5 FEET WIDE), SAID POINT BEING AT OCEAN COUNTY CENTERLINE STATION 154+88.89 AND 16.39 FEET RIGHT FROM THE CENTERLINE STATION AND FROM SAID BEGINNING POINT RUNNING, THENCE:

- ALONG THE SOUTHERLY RIGHT-OF-WAY OF OCEAN AVENUE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1129.78 FEET AND AN ARC LENGTH OF 188.04 FEET TO A POINT IN THE WESTERLY LINE OF BLOCK 669 LOT 10.01, THENCE;
- ALONG THE WESTERLY LINE OF BLOCK 669 LOTS 10.01 AND 24, SOUTH 15° 34' 27" WEST 468.30 FEET TO A POINT IN THE NORTHERLY LINE OF BLOCK 1609 LOT 20, THENCE;
- NORTH 70° 09' 10" WEST 163.00 FEET TO A POINT IN THE EASTERLY LINE OF BLOCK 669 LOT 6.02, THENCE;
- NORTH 12° 29' 59" EAST 427.04 FEET TO THE POINT AND PLACE OF BEGINNING;

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 78,433 SQUARE FEET OF LAND (1.8006 ACRES), MORE OR LESS.

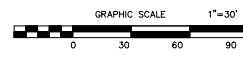
SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND BEING SUBJECT TO EASEMENTS AND/OR RESTRICTIONS OF RECORD.

INFORMATION TO PREPARE THIS PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:

- LAKEWOOD TOWNSHIP TAX ASSESSORS OFFICE
- OCEAN COUNTY RECORDER OF DEEDS
- A PLAN ENTITLED, "FINAL MAP OF LOTS 6.02 & 6.03 BLOCK 669, TAX MAP SHEET 132 LAKEWOOD TWP., OCEAN CO. - N.J. - FILED IN THE OCEAN CLERK'S OFFICE ON OCTOBER 5, 1992 AS MAP NO. G-241"

CERTIFIED TO: AND ANY INSURER OF TITLE RELYING HEREON.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. PROPERTY CORNERS NOT SET UNLESS INDICATED.



NOTE: SUBJECT TO THE FOLLOWING EASEMENTS, PROVIDED IN A TITLE REPORT FROM MADISON TITLE AGENCY, LLC, FILE NO. MTANJ-173244, DATED DECEMBER 29, 2021, AS FOLLOWS:

EX.NO.	DEED BOOK AND PAGE	DESCRIPTION	PLOTTABLE
NO. 14	TAX MAP	SANITARY EASEMENT	PLOTTED
NO. 15	F.M. G-2441	ALL CONDITIONS & MATTERS	PLOTTED
NO. 16	D.B. 16264 - PG. 649	10 FOOT SANITARY SEWER EASEMENT	PLOTTED



ALTA/NSPS LAND TITLE SURVEY
BLOCK 669 - LOT 6.03
1380 N.J.S.H. ROUTE 88
 LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY

NEWLINES
ENGINEERING & SURVEY

CERTIFICATE OF AUTHORIZATION 24GA28264200

CHRISTOPHER J. BOUFFARD, P.L.S.

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 37576

315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 886-2001

PROJECT NO. 22149B
DRAWN BY SD/FB
SCALE 1"=30'
DATE 05-27-22
SHEET 1 OF 1

CONTACT



Yossi (Joe) Lipschitz

LG Properties

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