

#1875 ~ River Street School

4 River Street
Sea Bright, NJ 07760

Commercial

Block: 15
Lot: 4

Building Size: 14,496 Sq. Ft.
Land Size: .37 Acre

Tax Information

Land Assessment: \$ 494,000.
Improvement Assessment: \$ 183,600.
Total Assessment: \$ 677,600.
Taxes: \$ 9,886.
Tax Year: 2017
Tax Rate: 1.403/\$100
Equalization Ratio: 102.44%

Zoning: B-1 ~ Central Business Zone

Remarks: 14,496 Sq. Ft. Former River Street Elementary School. Ready For Renovation. Have Plans Reflecting Conversion to 10 Residential Units. Parking for 27 Cars. Easy Access to Highway 36 and the Garden State Parkway.

Price: \$ 4,950,000. ~ Sale

Please call **Ray S. Smith / Broker** of Stafford Smith Realty at (732) 747-1000 for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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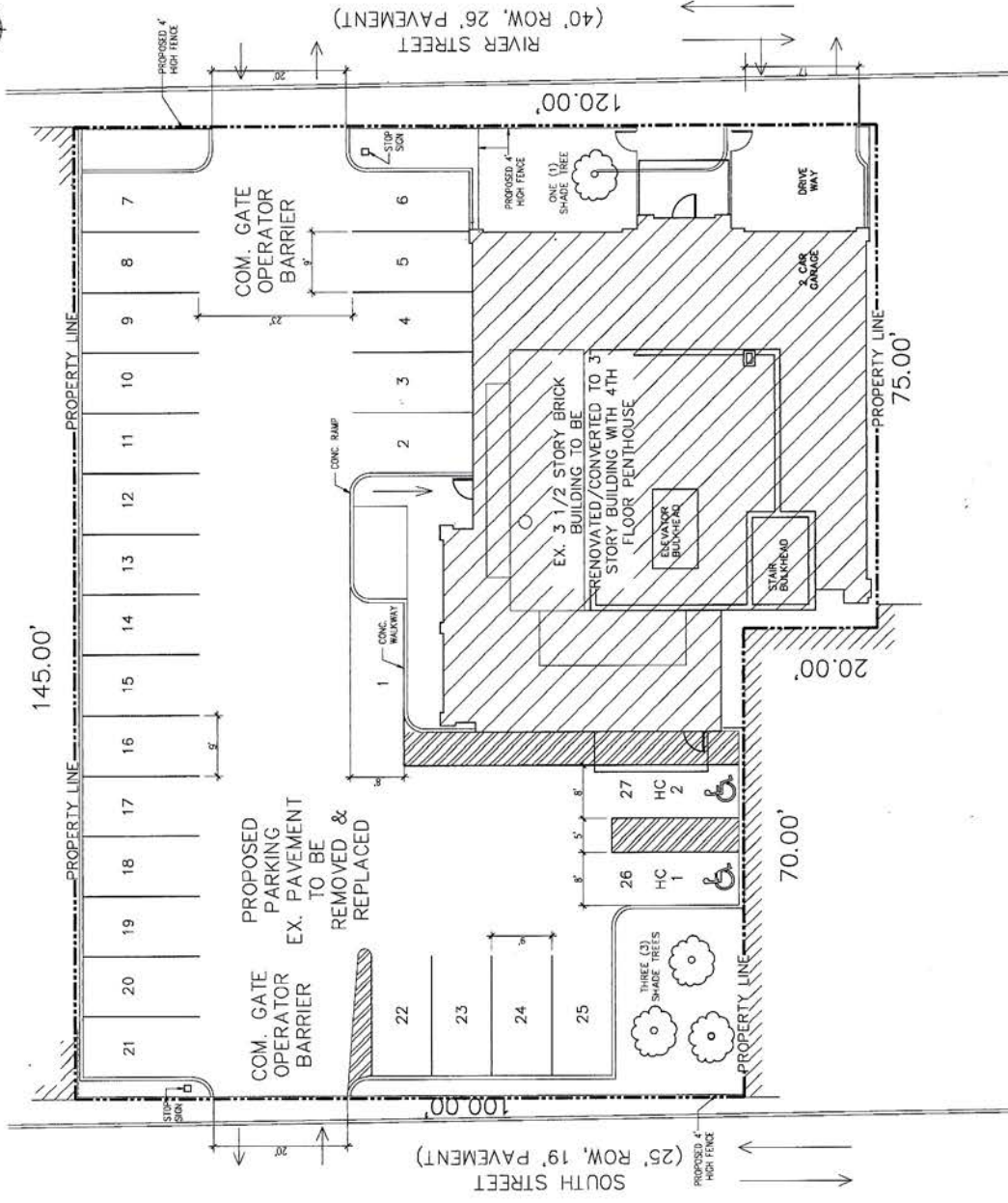


Issue & Revision Dates
8/16/17
8/16/17
8/27/17

FOR SEA BRIGHT
PLANNING ZONING BOARD REVIEW
Drawn by: M.K., E.V., K.D.
Checked by: L.C.
Scale: AS NOTED
Title: PROPOSED SITE PLAN

Project:
Residential Renovation
at
4 River St. Apartments
Seabright, New Jersey 07160

Date: 10/14/15
Sheet: **A-100.00**
SHEET 1 OF 11



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

Issue & Revision Dates
8/16/17
8/30/17

FOR SEA BRIGHT
PLANNING ZONING BOARD REVIEW

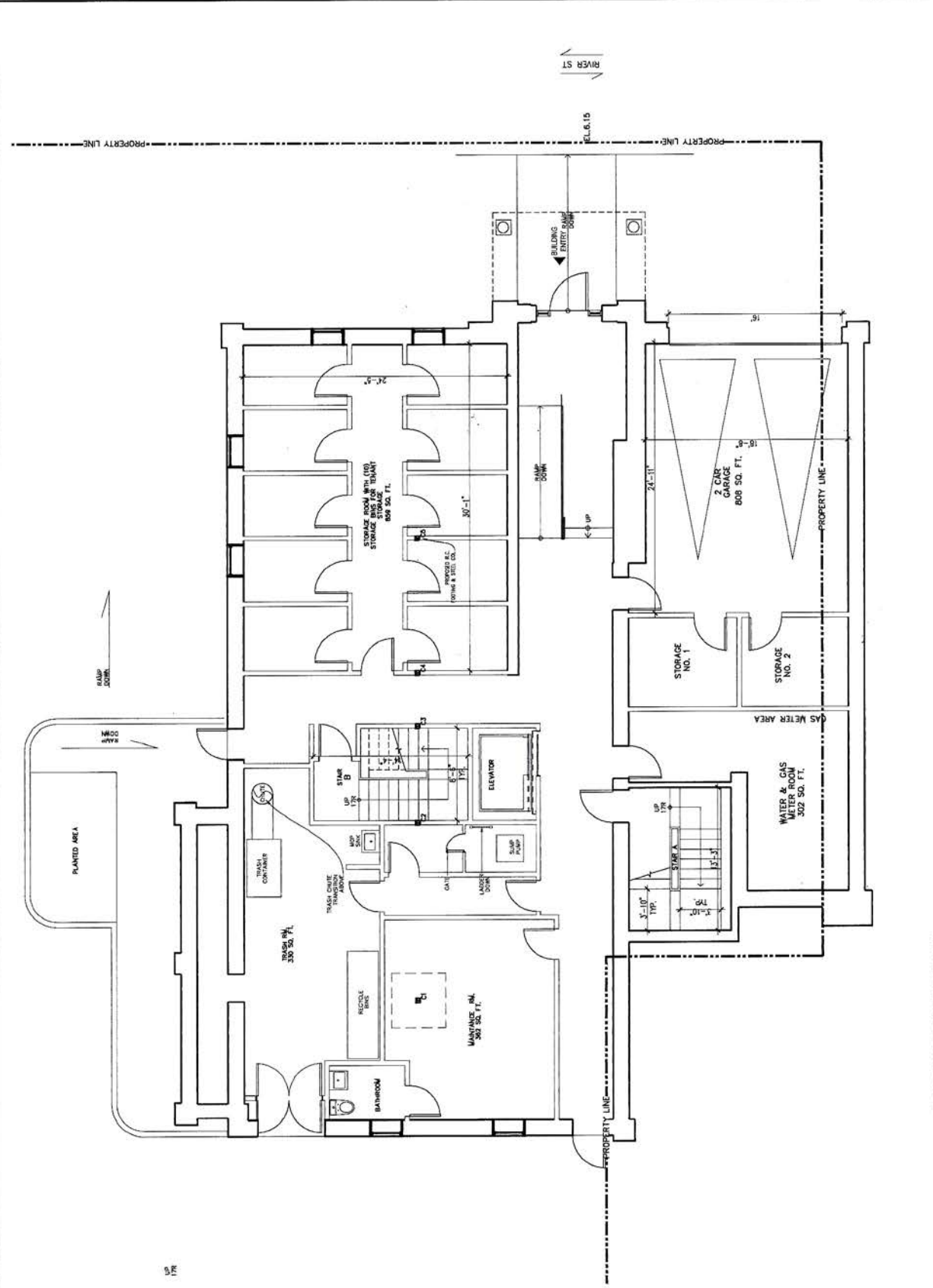
Drawn by: N.K. J.K.D.
Checked by: L.C.
Scale: AS NOTED

TITLE PROPOSED GROUND FLOOR
PLAN

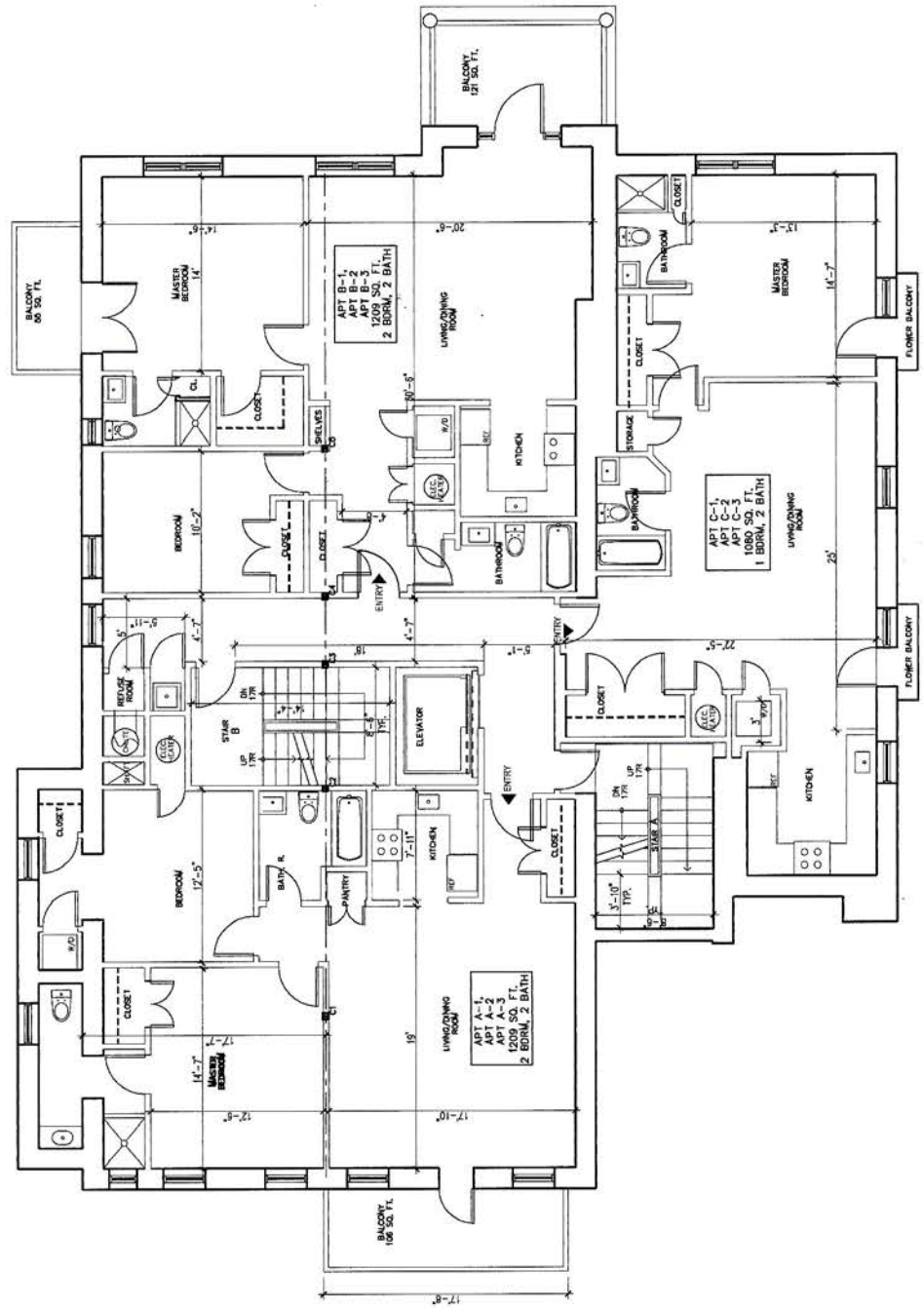
Project:
Residential Renovation
at

4 River St. Apartments
Seabright, New Jersey 07760

Date: 10/14/15
Sheet: **A-101.00**
SHEET 1 OF 11



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 1ST, 2ND AND 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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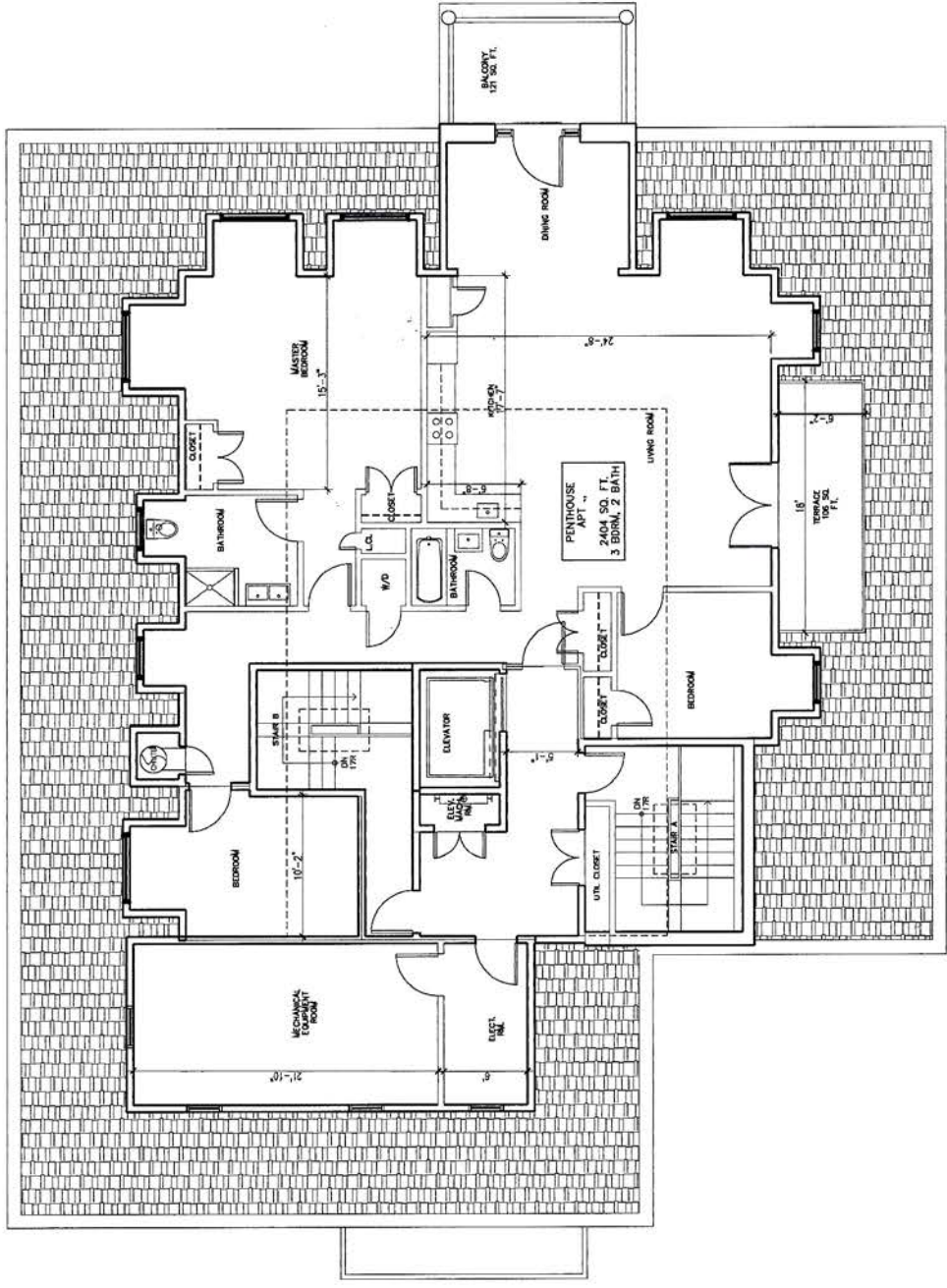
Approval:

Issue & Revision Dates
8/16/17

**FOR SEA BRIGHT
PLANNING/ZONING BOARD REVIEW**
Drawn by: N.K.K.D.
Checked by: L.C.
Scale: AS NOTED
Title: PROPOSED PENTHOUSE 4TH
FLOOR PLAN

Project:
**Residential Renovation
at
4 River St. Apartments**
Scarbright, New Jersey 07760

Date: 10/14/15
Sheet: A-103.00
SHEET 1 OF 11



PROPOSED PENTHOUSE 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

Leonard Calchi Novati PC AIA
 Architects and Planners
 200 West 11th Street, Suite 200
 Philadelphia, PA 19107
 Tel: 215.595.1234

Client:
**RIVER STREET
 REALTY, LLC**

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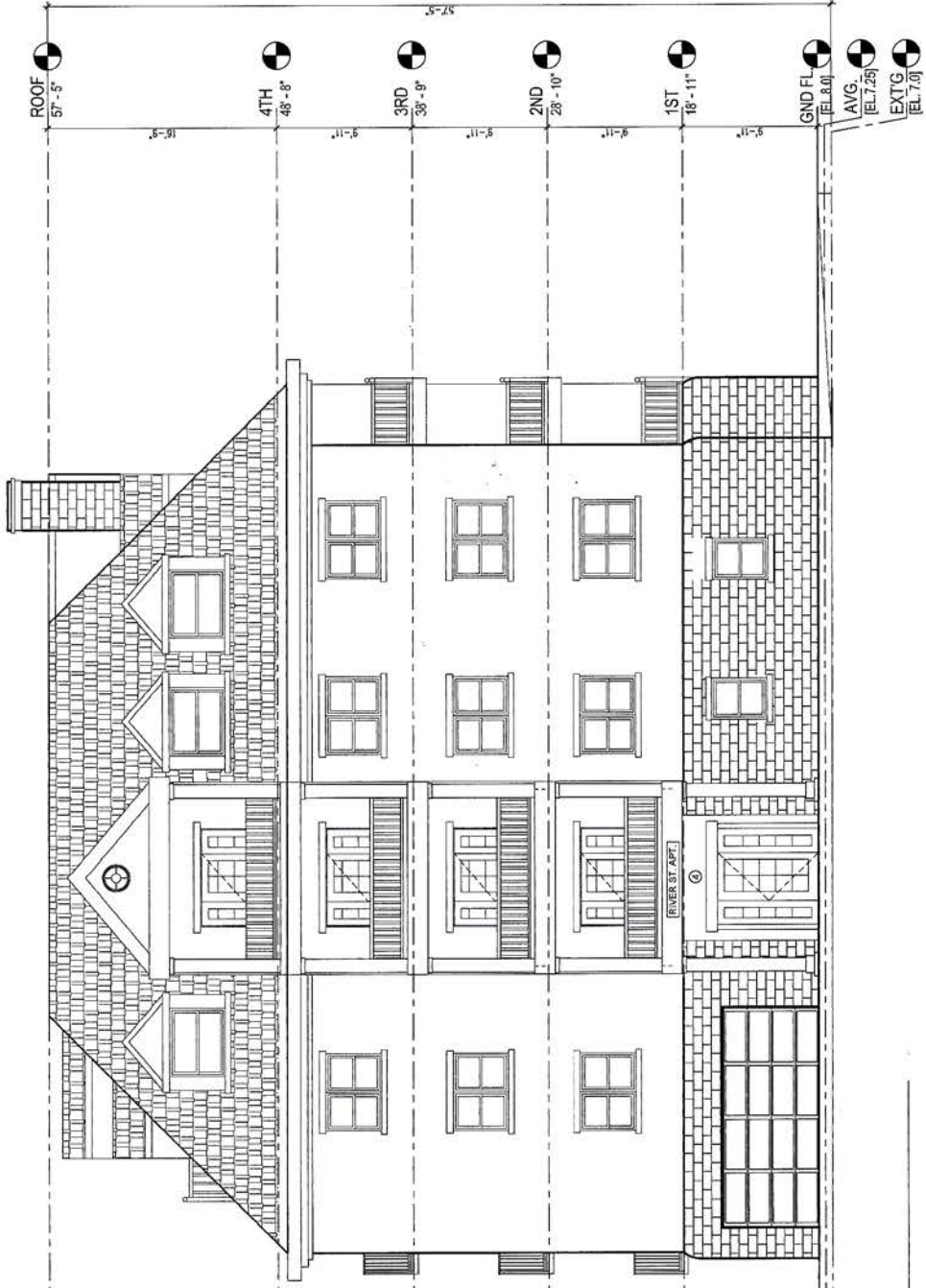
Approval:

Issue & Revision Dates
8/16/17
8/30/17

FOR SEA BRIGHT
 PLANNING/ZONING BOARD REVIEW
 Drawn by: N.K. J.K.D.
 Checked by: L.C.
 Scale: AS NOTED
 Title: PROPOSED EAST ELEVATION

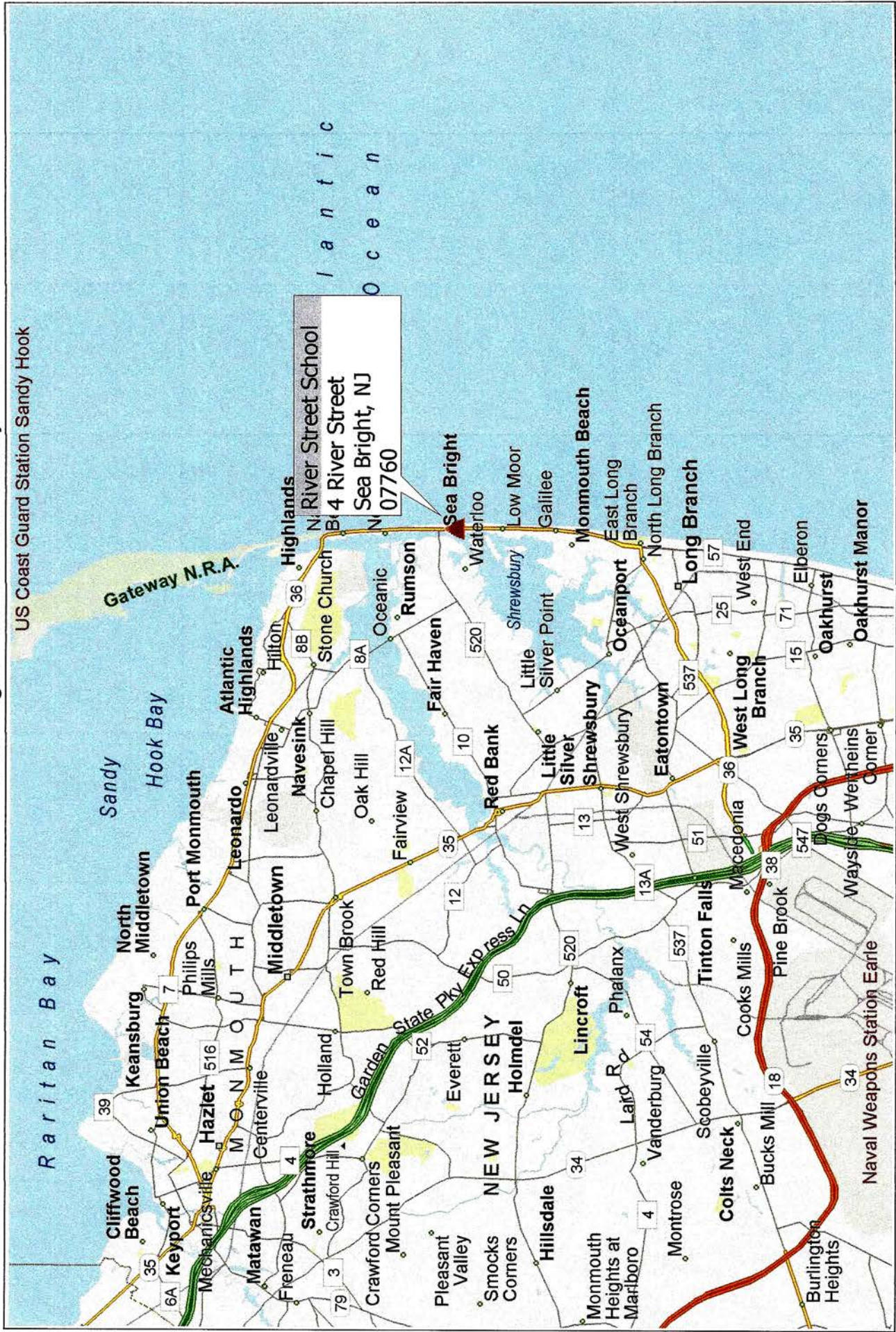
Project:
Residential Renovation
 at
4 River St. Apartments
 Seabright, New Jersey 07760

Date: 10/14/15
 Sheet: **A-200.00**
 SHEET OF 11



PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

4 River Street ~ Sea Bright ~ Monmouth County ~ NJ



US Coast Guard Station Sandy Hook

Gateway N.R.A.

Raritan Bay

Atlantic Highlands

Sea Bright

Oceanport

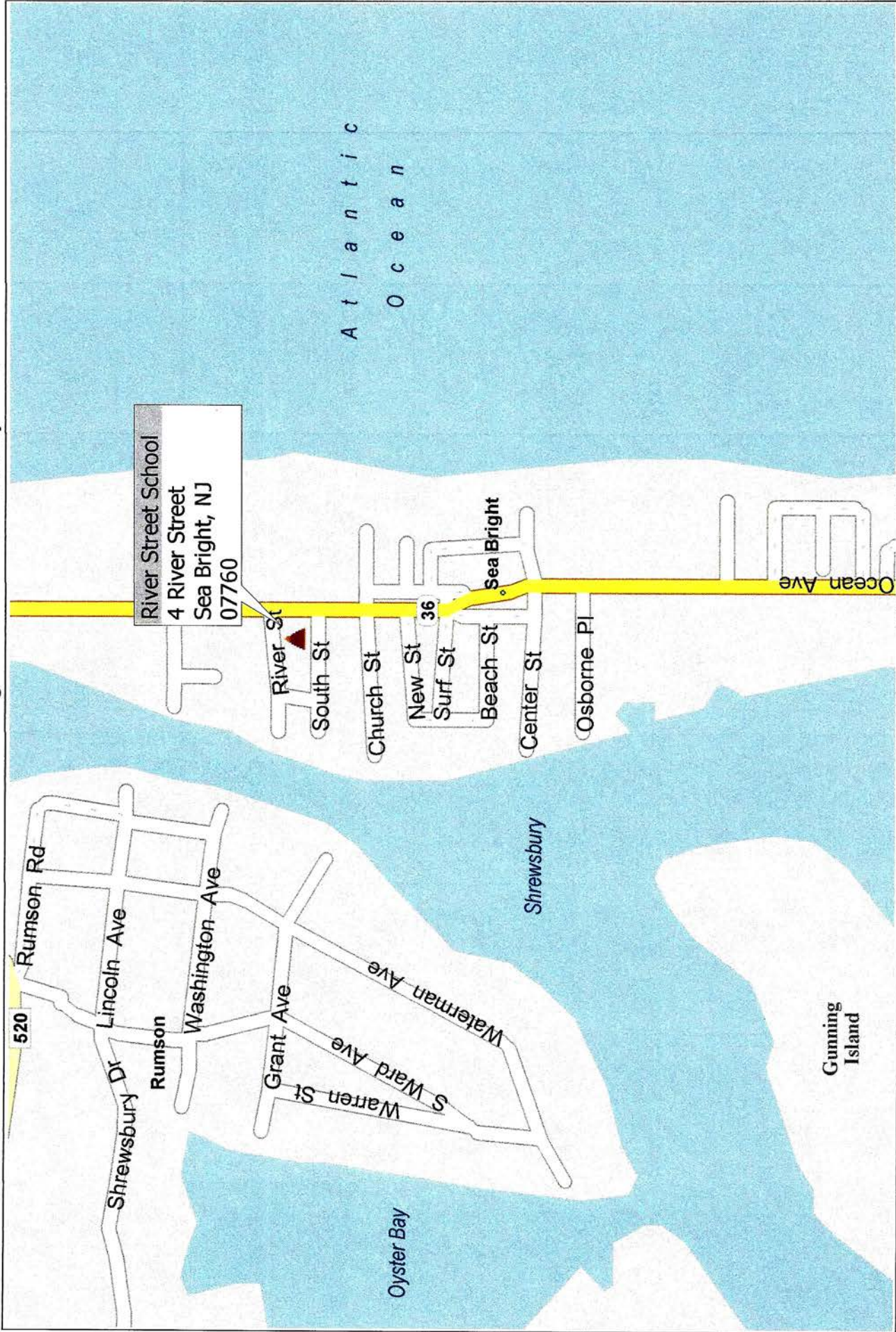
Long Branch

Monmouth Beach

0 mi 2 4 6 8

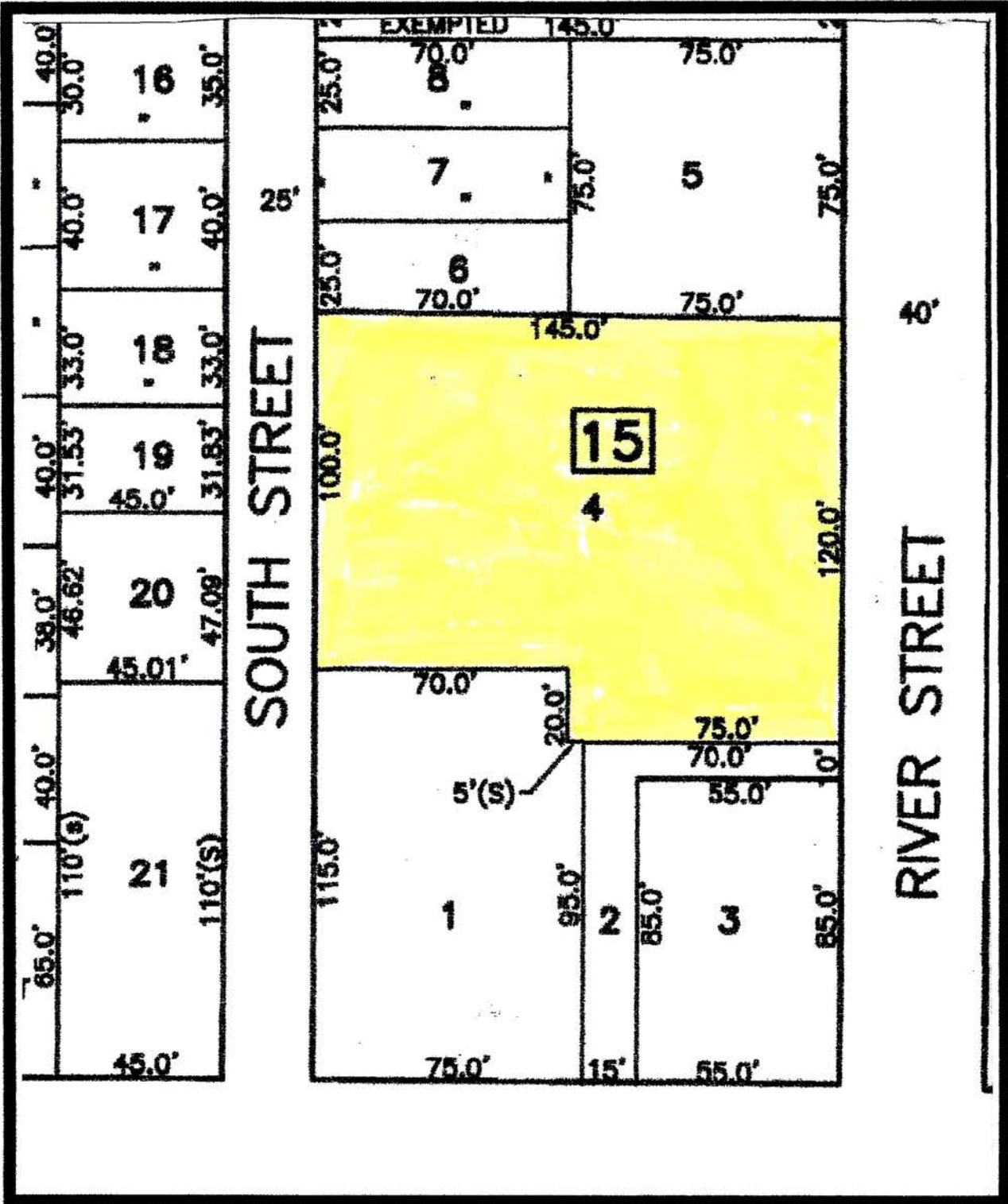
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4 River Street ~ Sea Bright ~ Monmouth County ~ NJ

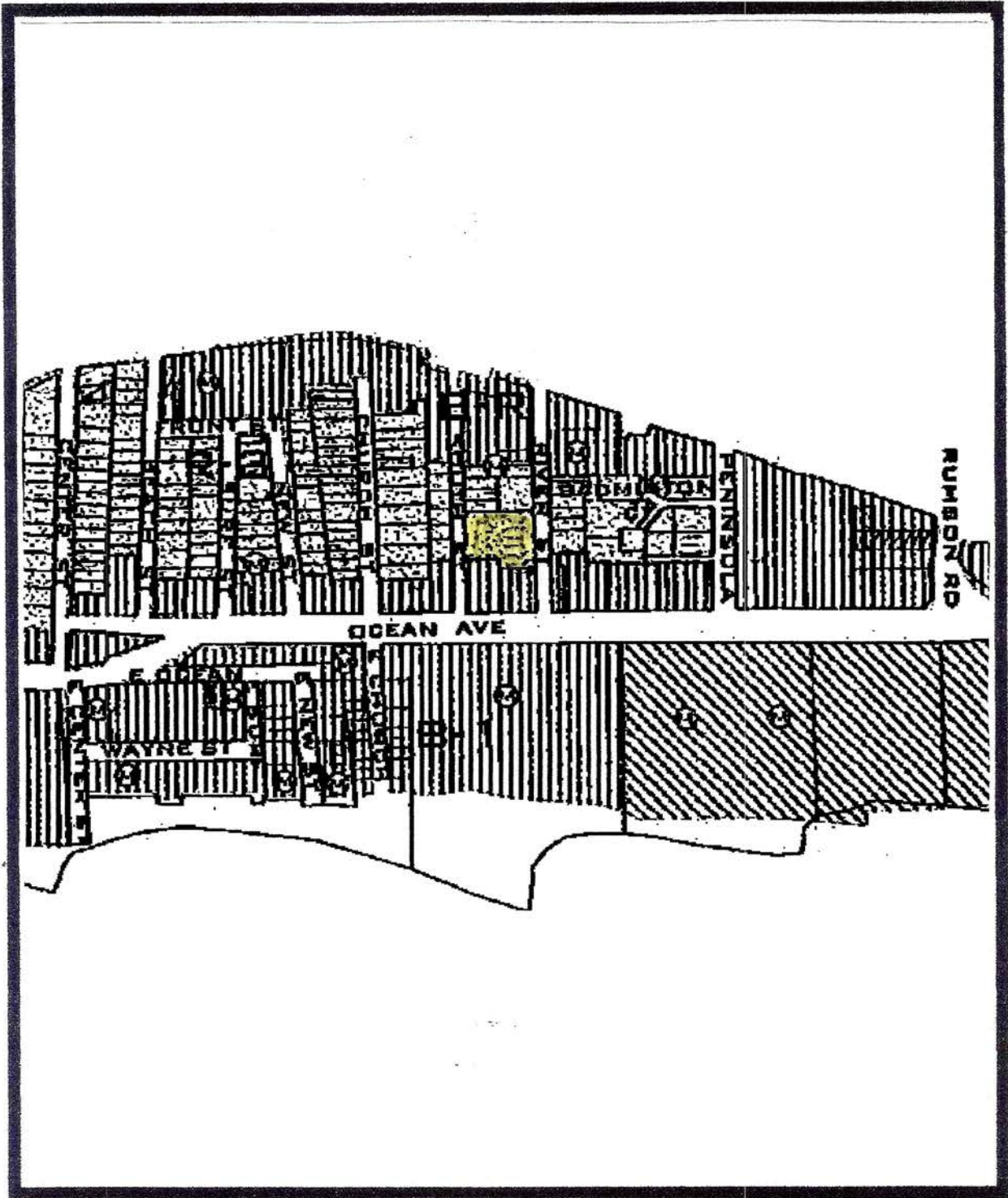


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Tax Map Location



Zoning Map



B-1 ~ Central Business / Town Business Zone

- (a) B-1 Zone: specific intent and purpose. The B-1 Zone is the central or town business zone designed to provide for local shopping and to include a wide range of retail business and service establishments which cater to the frequently recurring needs of the residents. The primary purpose of all permitted uses in this zone should be to encourage a pedestrian-friendly, mixed-use-Main-Street character for this zone. Retail and personal service with inviting storefronts would be most encouraged, with an open feel and small scale at street level. The purpose of future development and rehabilitation in this zone should be to retain the historic charm and character of Sea Bright's downtown.

SCHEDULE OF LOT AND BUILDING REQUIREMENTS

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Yard Requirements ¹				Minimum Lot Coverage (percent)	Maximum Building Height	
				Front	Either Side	Both Sides	Rear		Feet	Stories
R-1	7,500	75	80	25	10	25	20	30	35	3
R-2	4,000	50	60	25	7	15	15	50	35	3
B-1 ²	4,000	50	60	25	7	14	15	50	35	3
B-2 ⁴	25,000	100	25	25	25	30	10	30	35	3
B-3 ⁴	50,000	125	25	25	20	40	10	20	35	3

NOTES:

¹ All dimensions shown are in feet or square feet unless otherwise noted.

² [Amended 4-17-1989]

³ Above grade structures shall comply with the yard requirements.

⁴ The requirements of the R-1 Zone shall apply to single family residences in the B-2 and B-3 Zones.

4 River St, Sea Bright, NJ 07760-2125, Monmouth County

Demographics

Based on ZIP Code: **07760**

Population

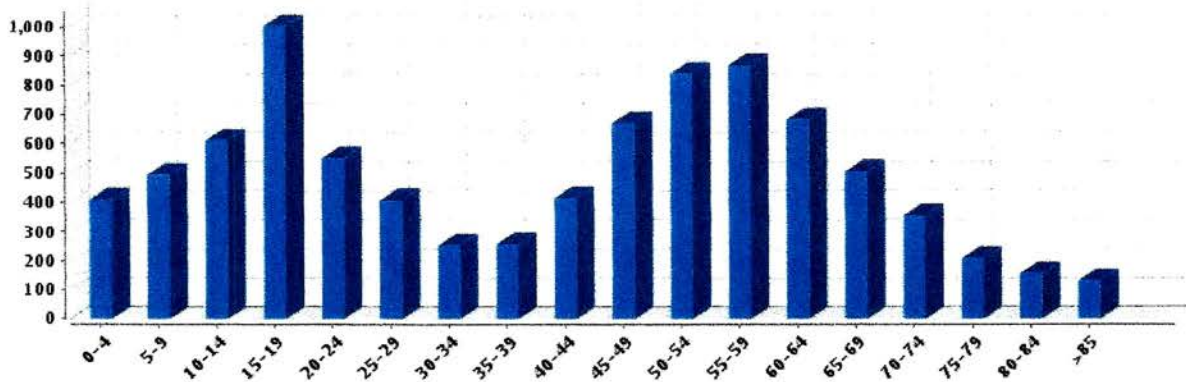
Summary

Estimated Population: **8,824**
 Population Growth (since 2010): **-2.2%**
 Population Density (ppl / mile): **1,165**
 Median Age: **45.08**

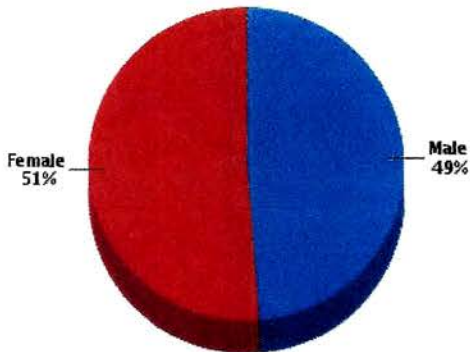
Household

Number of Households: **3,219**
 Household Size (ppl): **3**
 Households w/ Children: **1,160**

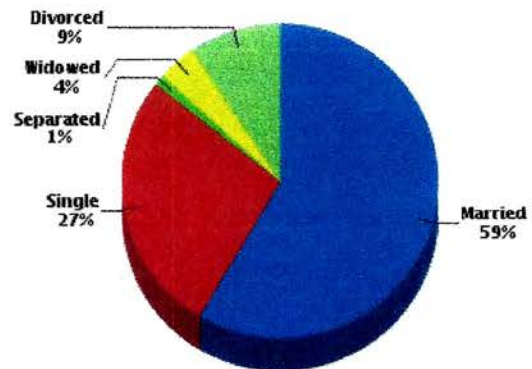
Age



Gender



Marital Status



Housing

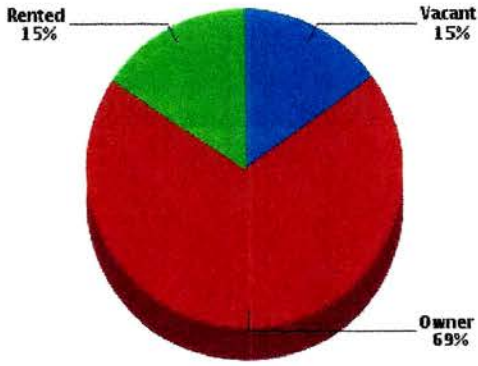
Summary

Median Home Sale Price: **\$845,000**
 Median Year Built: **1965**

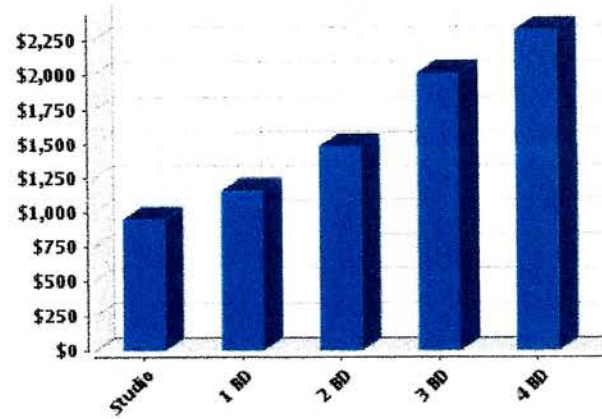
Stability

Annual Residential Turnover: **7.55%**

Occupancy



Fair Market Rents (County)

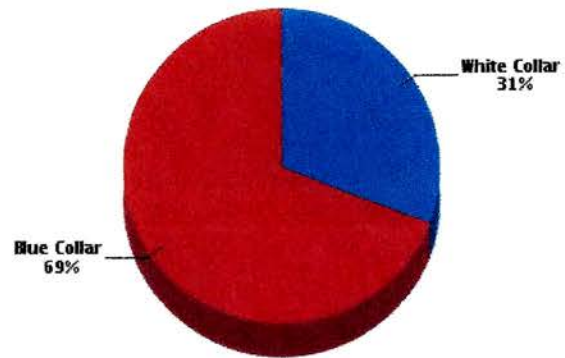


Quality of Life

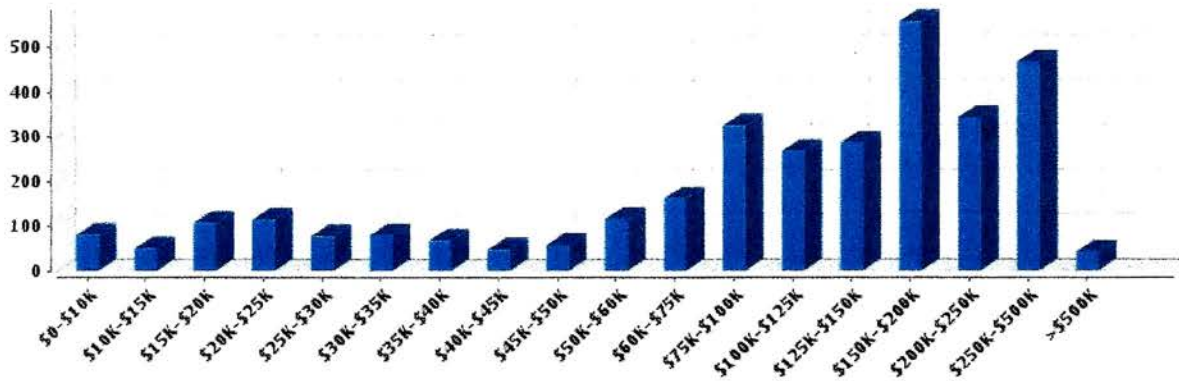
Workers by Industry

Agricultural, Forestry, Fishing:	4
Construction:	92
Manufacturing:	68
Transportation and Communications:	52
Wholesale Trade:	27
Retail Trade:	252
Finance, Insurance and Real Estate:	155
Services:	184
Public Administration:	379
Unclassified:	7

Workforce



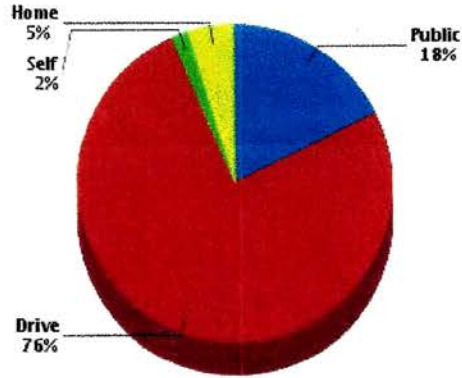
Household Income



Average Household Income: **\$233,363**

Average Per Capita Income: **\$85,293**

Commute Method



Weather

January High Temp (avg °F):	38.3
January Low Temp (avg °F):	25.7
July High Temp (avg °F):	83.1
July Low Temp (avg °F):	67.7
Annual Precipitation (inches):	43.58

Education

Educational Climate Index (1)

Highest Level Attained



Less than 9th grade:	24
Some High School:	55
High School Graduate:	836
Some College:	762
Associate Degree:	390
Bachelor's Degree:	2,331
Graduate Degree:	1,357

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school. (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **2.00 mile(s)**

Public - Elementary

<i>Rumson Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Deane-Porter Elementary School</u> 50 Black Point Rd	1.54	Pre-K-3rd	415	12		
<u>Forrestdale Middle School</u> 60 Forrest Ave	1.62	4th-8th	599	12		

Public - Middle/High

<i>Rumson Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Forrestdale Middle School</u> 60 Forrest Ave	1.62	4th-8th	599	12		
<i>Rumson-Fairhaven Regional School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)

Rumson Fair Haven Reg High School
74 Ridge Rd

1.51

9th-12th 986

14



Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
<u>Holy Cross Elementary School</u> 40 Rumson Rd	0.41	Pre-K-8th	390		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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Local Businesses

Radius: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Dive Coastal Bar & Food Joint	1072 Ocean Ave	(732) 268-7707	0.04	Restaurants
Dive Of Seabright Nj	1072 Ocean Ave	(732) 383-8151	0.04	Restaurants
Anjelica's Restaurant	1070 Ocean Ave # 1	(732) 842-2800	0.04	Restaurants - Italian
Sea Bright Pizzeria & Rstrnt	1068 Ocean Ave	(732) 219-8770	0.04	Pizza
Sonnys Sandwich Shop	1064 Ocean Ave	(732) 530-3777	0.05	Sandwiches
Gracie & The Dudes Ice Cream	1062 Ocean Ave	(732) 741-3333	0.06	Ice Cream Parlors
Woody's Ocean Grille	1 E Church St	(732) 936-1300	0.06	Restaurants - Seafood
Alice's Kitchen	1110 Ocean Ave	(732) 747-5999	0.07	Restaurants
New Super Golden Restaurant	1120 Ocean Ave	(732) 530-8223	0.09	Restaurants - Chinese
Yumi	1120 Ocean Ave	(732) 212-0881	0.09	Restaurants - Japanese

Shopping

	Address	Phone #	Distance	Description
Bain's Hardware-Paint-Hdwr	1092 Ocean Ave	(732) 530-9425	0.03	Hardware - Retail
Jake's Surf Shop	1096 Ocean Ave	(732) 933-8481	0.04	Surfboards
Alice's Kitchen	1110 Ocean Ave	(732) 747-5999	0.07	Kitchen Cabinets And Equipment - Household
Art Sea	1112 Ocean Ave	(732) 530-3632	0.07	Art Galleries And Dealers
Nova Boutique	1050 Ocean Ave	(732) 842-6682	0.09	Boutique Items - Retail
Northshore	1127 Ocean Ave	(732) 842-9909	0.12	Men's Clothing And Furnishings - Retail
Angler's Marina	1300 Ocean Ave	(732) 842-0204	0.51	Boat Dealers
Well Grounded Inc	11 Cedar Ave	(732) 530-1870	1.22	Floor Materials
Jnm Enterprises Inc	95 Avenue Of Two Rivers	(732) 450-0488	1.26	Furniture - Dealers - Retail
Rumson Management Co Inc	95 Avenue Of Two Rivers	(732) 450-0488	1.26	Furniture - Dealers - Retail

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