

#5076 ~ Office Building

**3311 Highway 33
Neptune Township, NJ 07753**

Commercial/Office

**Block: 3301
Lot: 3**

**Land Size: 2.35 Acres
Building Size: 8,320 Sq. Ft.**

Tax Information

**Land Assessment: \$ 305,200.
Improvement Assessment: \$ 838,000.
Total Assessment: \$ 1,143,200.**

**Taxes: \$ 0. (Tax Exempt - Religious Organization)
Tax Year: 2022
Tax Rate: 1.963/\$100
Equalization Ratio: 94.87%
Updated: 10/17/2023**

Zoning: R-2 ~ Low Density Single-Family Residential, Hospital Support Overlay

Remarks: 8,320 Sq. Ft. Turnkey Office Building on 2.35 Acres on Busy Highway. Renovated Bathrooms, New Kitchenette and Plenty of Space for Cubicles and Private Offices. Located Near Jersey Shore Medical Center. Easy Access to Highway 18, 35, 66 and the Garden State Parkway.

Price: \$ 1,690,000. ~ 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.

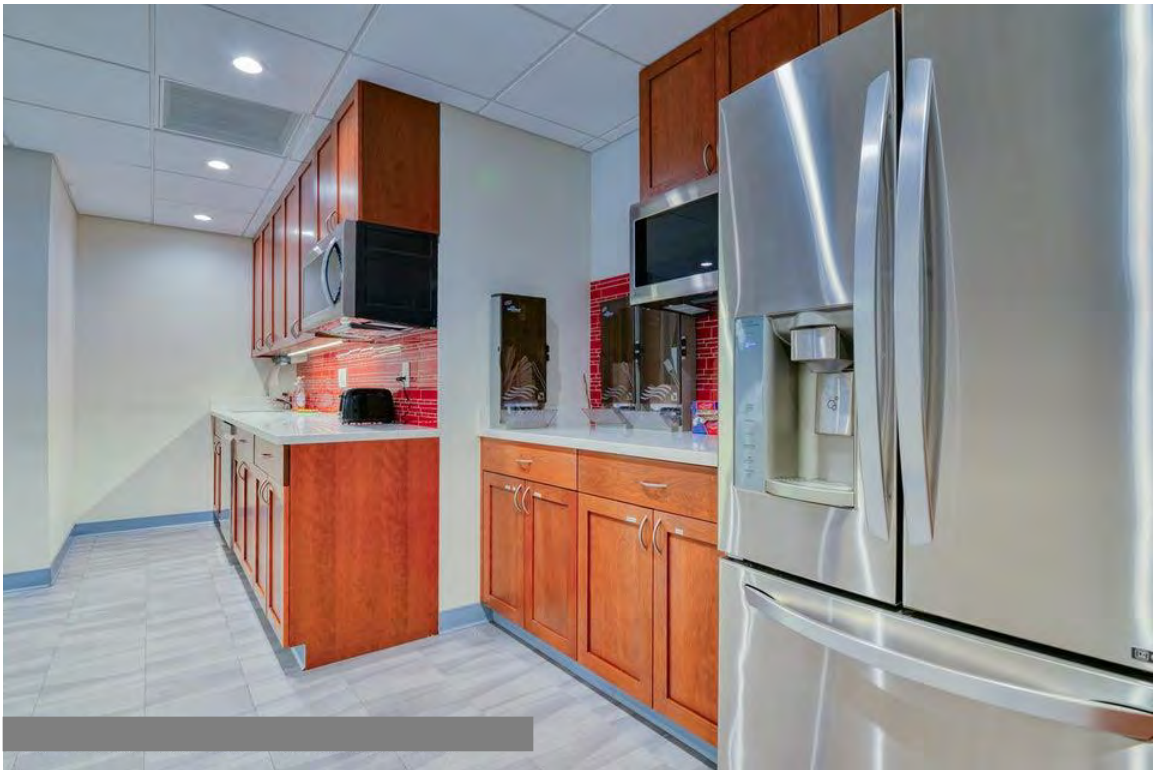
**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**

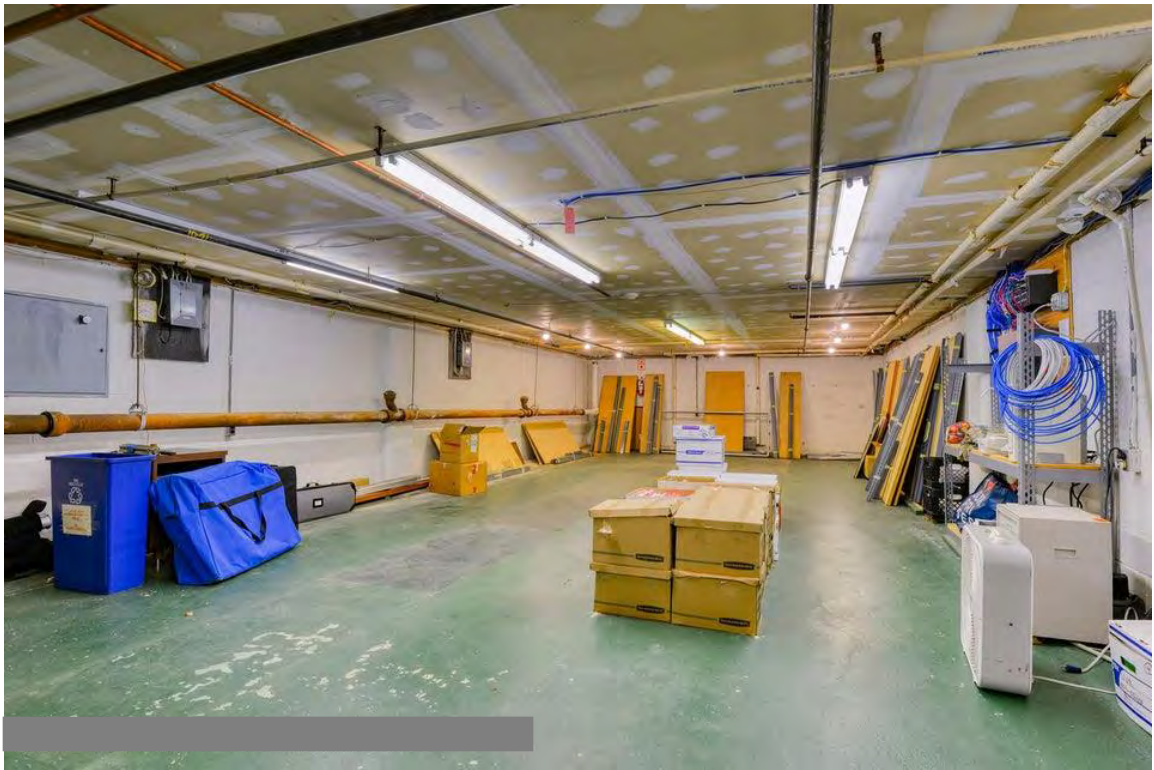










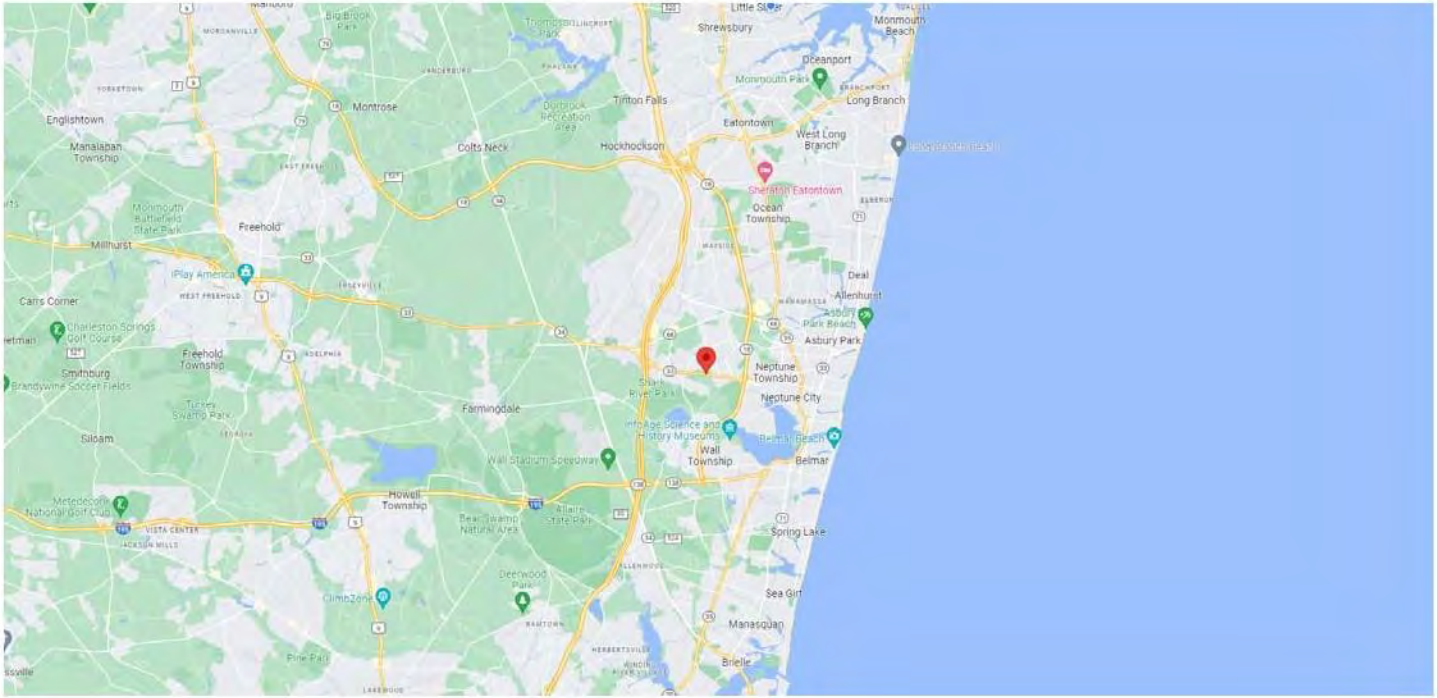




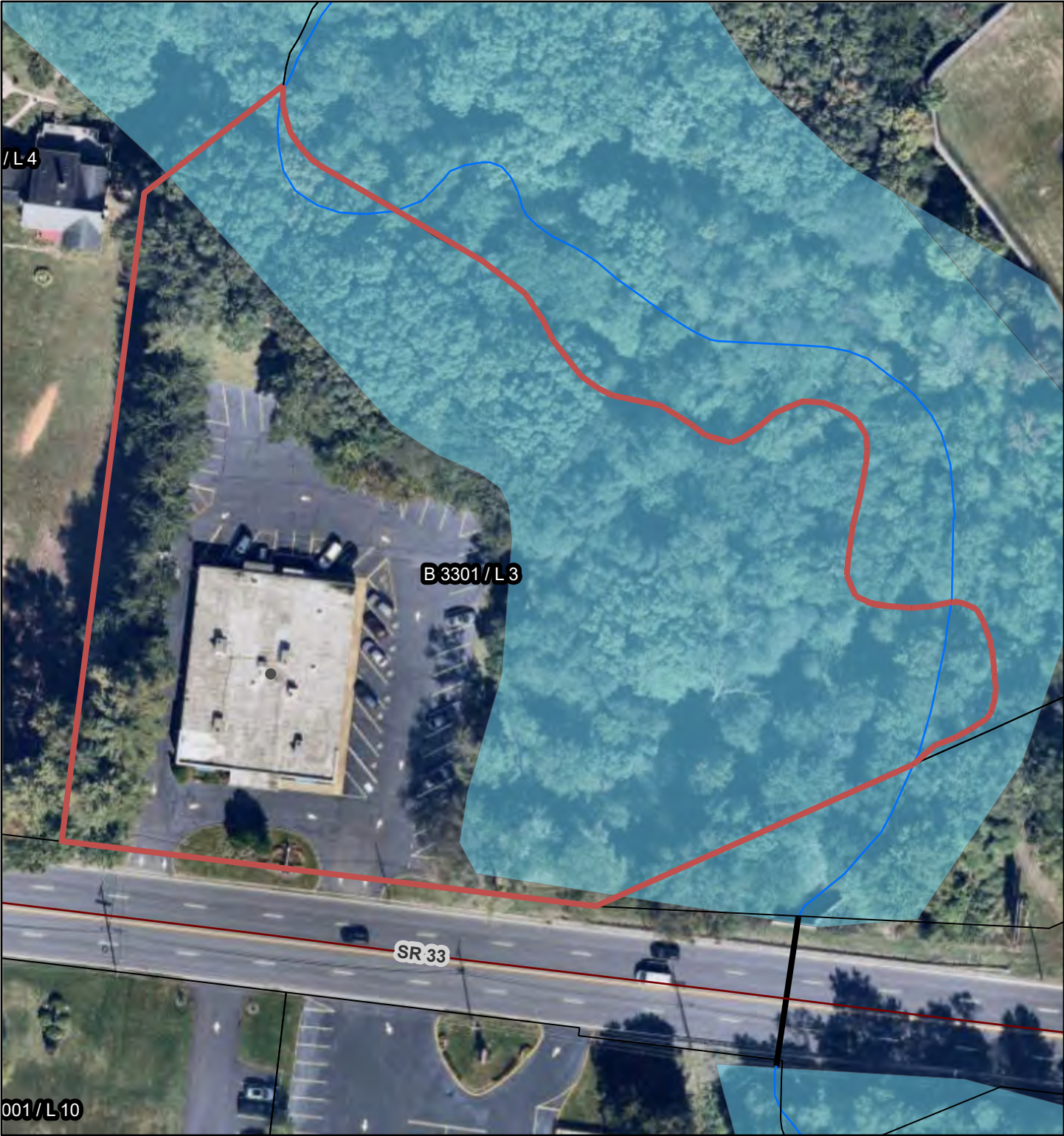
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines

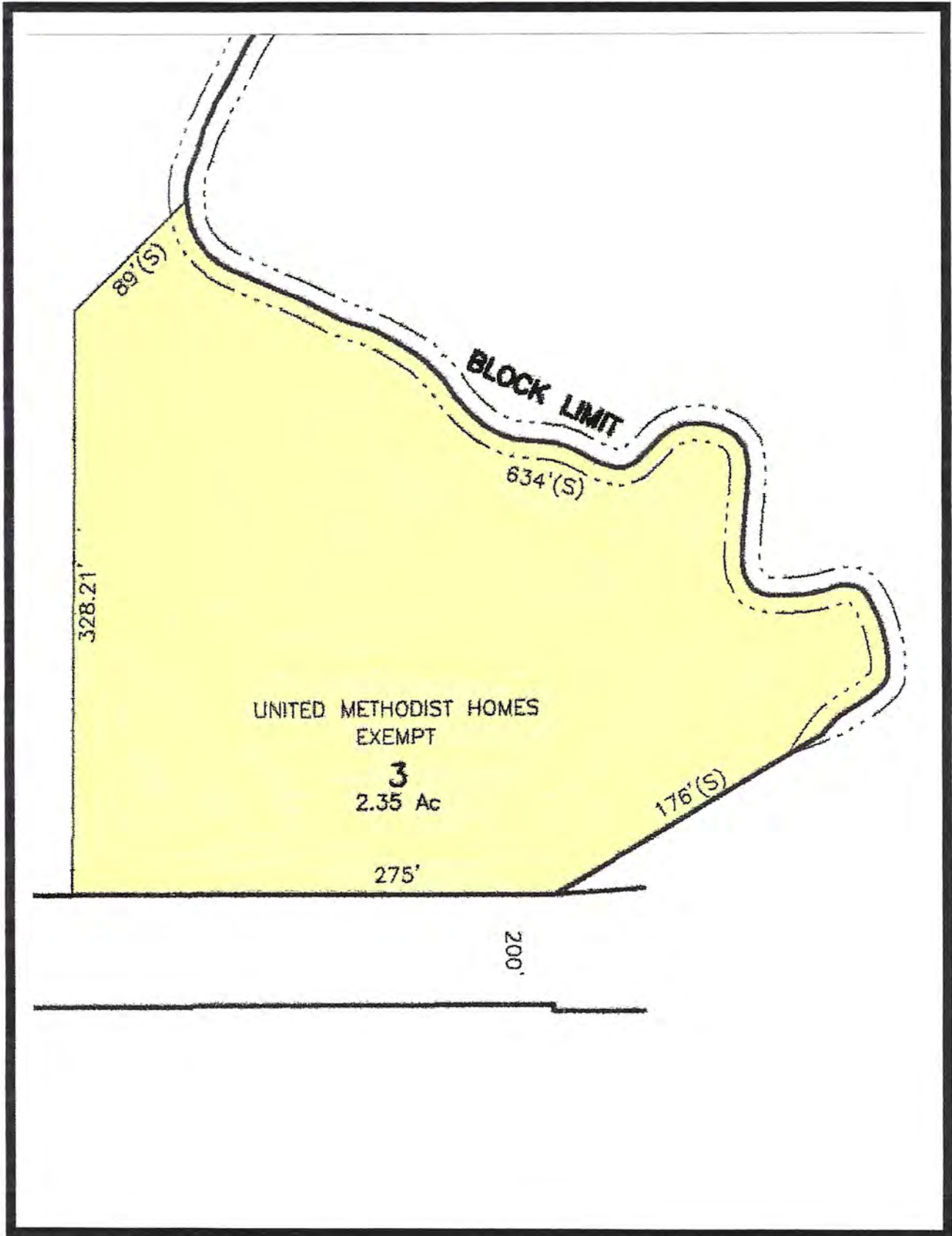


WETLANDS MAP

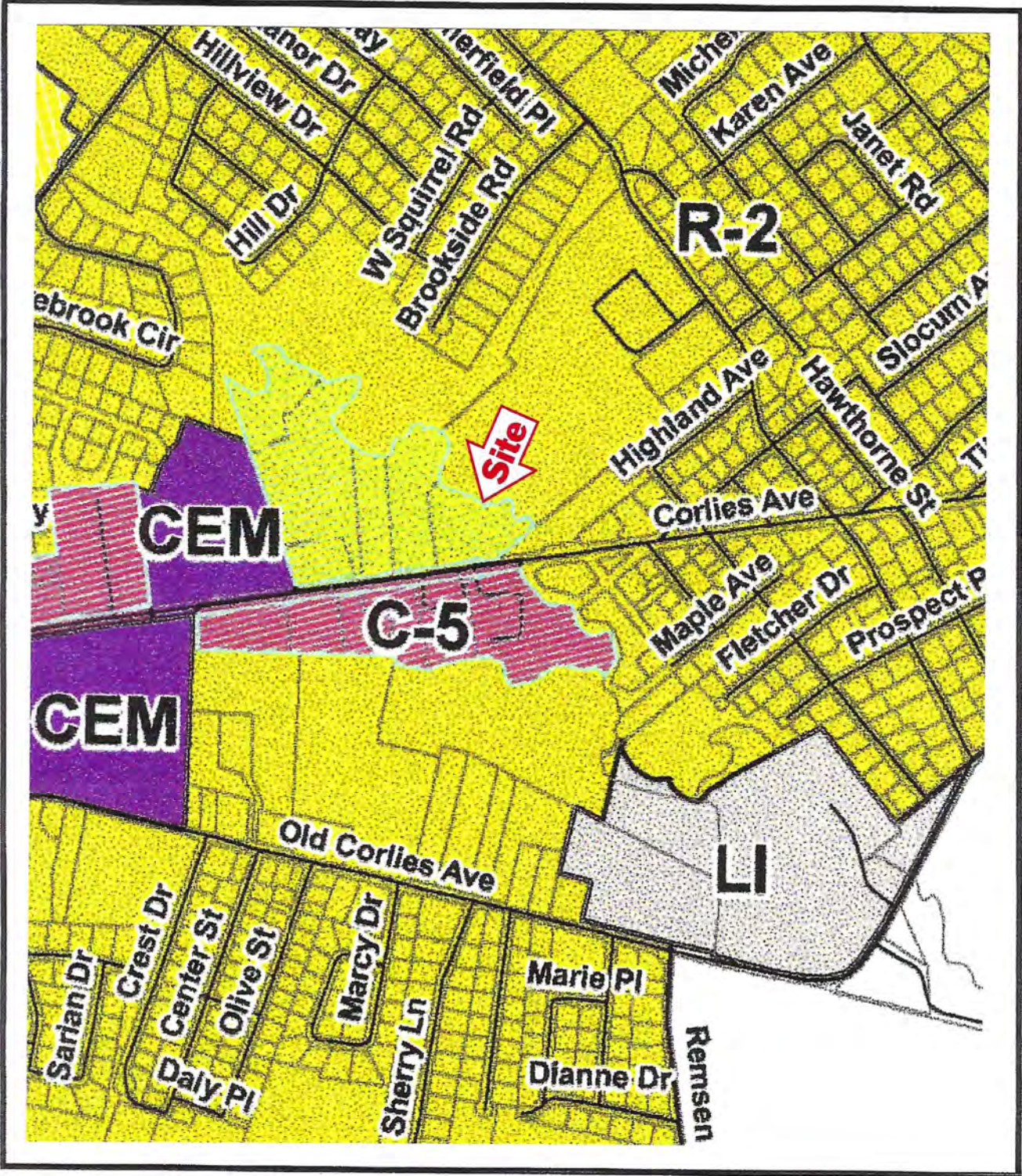


- Road Centerlines
- ▭ Parcels (cadastral non-survey)

TAX MAP LOCATION



Zoning Map



- 5. Surface level parking for a principal permitted use
- E. Bulk regulations. See Schedule B-1.

§ 403.02 R-2 – Low Density Residential

- A. Purpose. The purpose of the R-2 Zone District is to provide for single-family residential development at a density ranging between four (4) and five (5) dwelling units per acre.
- B. Permitted uses.
 - 1. Cemetery
 - 2. Community center
 - 3. Community shelter
 - 4. Detached single family residence
 - 5. Marina
 - 6. Park
 - 7. Place of worship
 - 8. Recreational facilities
 - 9. Public or private elementary, middle or high school
- C. Conditional uses.
 - 1. Public utility facility
- D. Accessory uses.
 - 1. Uses customarily incidental and accessory to a principal permitted use
 - 2. Family day care
 - 3. Home occupation
 - 4. Home professional office
 - 5. Surface level parking for a principal permitted use.
- E. Bulk regulations. See Schedule B-1.

§ 403.03 R-3 – Moderate Density Residential

- A. Purpose. The purpose of the R-3 Zone District is to provide for single-family residential development at a density not to exceed 5.8 dwelling units per acre.
- B. Permitted uses.

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

Neptune, NJ 07753, Monmouth County

POPULATION

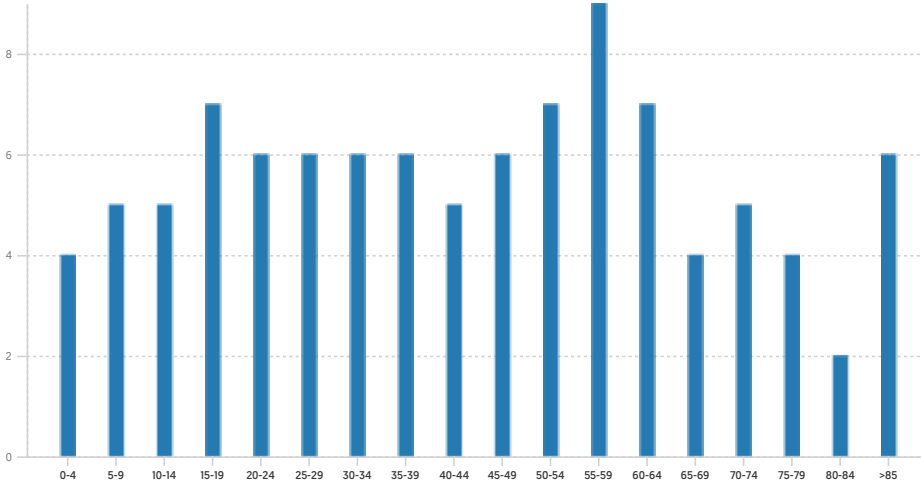
SUMMARY

Estimated Population	37,370
Population Growth (since 2010)	-4.1%
Population Density (ppl / mile)	2,221
Median Age	44.7

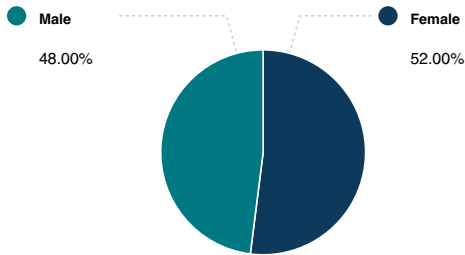
HOUSEHOLD

Number of Households	15,843
Household Size (ppl)	2
Households w/ Children	6,701

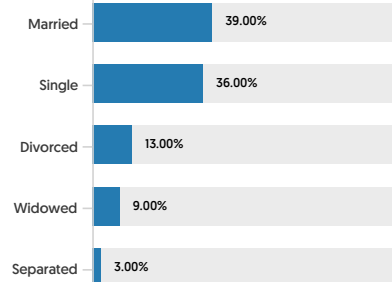
AGE



GENDER



MARITAL STATUS



HOUSING

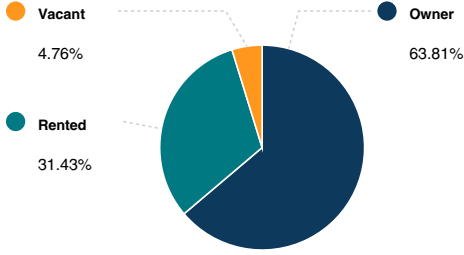
SUMMARY

Median Home Sale Price	\$320,200
Median Year Built	1976

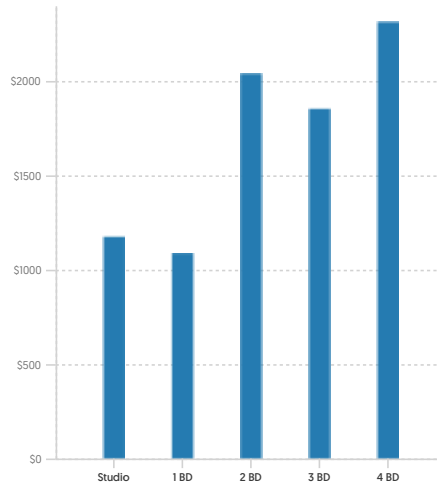
STABILITY

Annual Residential Turnover	9.98%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

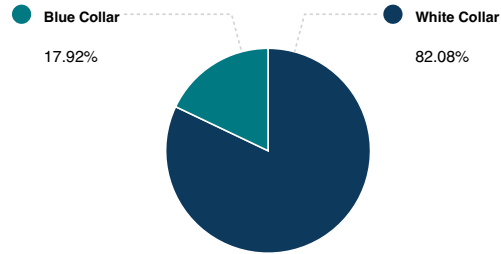


QUALITY OF LIFE

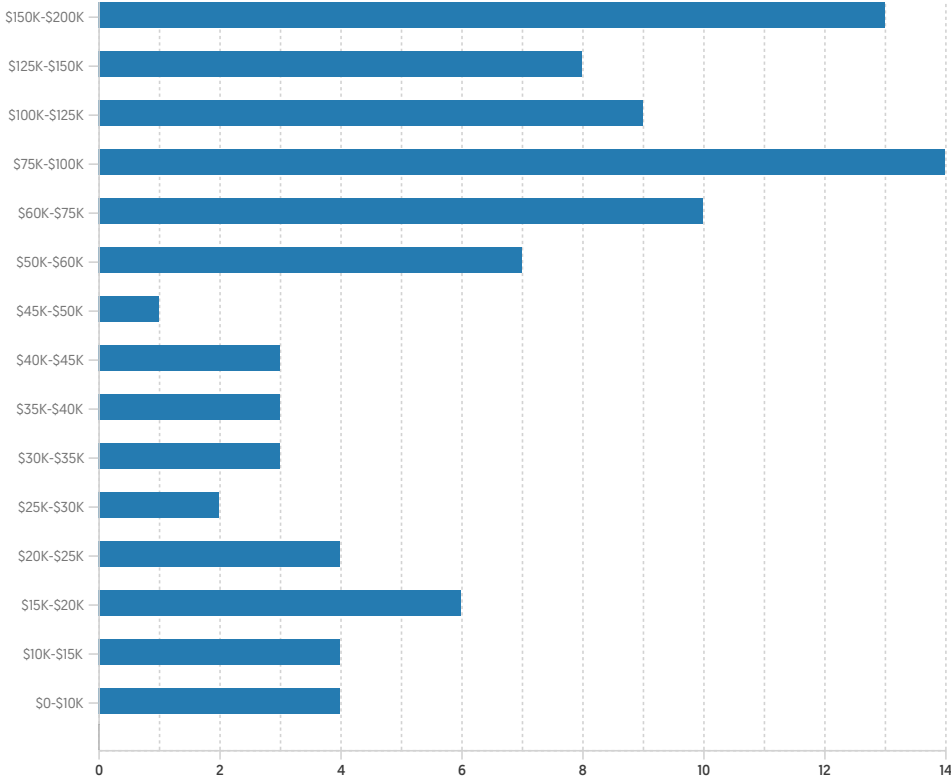
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	9
Mining	
Construction	1,096
Manufacturing	862
Transportation and Communications	1,025
Wholesale Trade	442
Retail Trade	2,115
Finance, Insurance and Real Estate	1,268
Services	7,941
Public Administration	1,310
Unclassified	

WORKFORCE



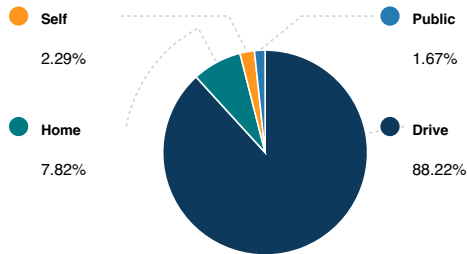
HOUSEHOLD INCOME



Average Household Income **\$81,268**

Average Per Capita Income **\$43,782**

COMMUTE METHOD



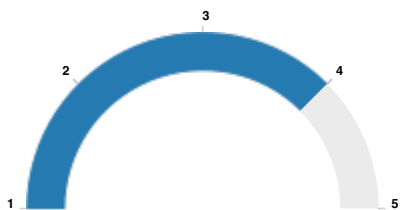
Median Travel Time **25 min**

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	619
Some High School	1,717
High School Graduate	6,814
Some College	6,590
Associate Degree	2,364
Bachelor's Degree	8,959
Graduate Degree	2,960

(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 Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Summerfiled Elementary School	0.23	Pre-K-5th	404	9	7/10
Shark River Hills Elementary School	0.96	Pre-K-5th	233	9	1/10

Community Rating (2)

Summerfiled Elementary School	
Shark River Hills Elementary School	5

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Holy Innocents Elementary School	0.83	Pre-K-8th	124		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
 (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: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Eileens Soul Food Catering LLC	624 Marion Rd	(732) 915-1497	0.12	Eating Places
Kevin Halligan	35 Rr 33	(732) 774-7907	0.23	Fast-Food Restaurant, Chain
The Friendly Driver	115 Sycamore St	(848) 224-0957	0.32	Restaurant, Family: Chain

Brewtons LLC	2467 State Route 33	(732) 922-0558	0.37	Luncheonette
Dominick's Pizza	2461 State Route 33	(732) 922-1333	0.38	Pizzeria, Independent
Rita's Italian Ice-Brick	2460 State Route 33	(732) 922-1912	0.38	Ice Cream, Soft Drink And Soda Fountain Stands
Sweetie's LLC	112 Moss Pl	(732) 922-8939	0.42	Eating Places
Wallflour Bakery	104 Moss Pl	(732) 298-2075	0.49	Retail Bakeries
Simply Delicious Catering	9 Phoebe Dr	(732) 922-8457	0.6	Caterers
Theo's Year Round Bbq N Food	3036 W Bangs Ave	(732) 915-3682	0.66	Barbecue Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Sherrica Mcdonald Design Concepts LLC	1 Amparo Way	(732) 682-0255	0.24	Bathroom Fixtures, Equipment And Supplies
Plaza Convenience & Deli	2459 State Route 33	(732) 918-9494	0.38	Delicatessen Stores