

#5096 ~ Multi-Family Residence

**406 Sixth Avenue
Asbury Park, NJ 07712**

Residential

**Block: 3605
Lot: 2**

**Land Size: 0.2583 Acre (75 x 150)
Building Size: 3,977 Sq. Ft.**

Tax Information

Land Assessment:	\$ 417,900.
Improvement Assessment:	\$ 320,100.
Total Assessment:	\$ 738,000.
Taxes:	\$ 11,409.
Tax Year:	2023
Tax Rate:	1.581/\$100
Equalization Ratio:	93.89%
Updated:	12/28/2023

Zoning: R1 ~ Single Family Residential Zone

Remarks: 3,977 Sq. Ft. Five-Family Residence on 0.2583 Acre Located Three Blocks from the Beach. Two One-Bedroom Units and Three Two-Bedroom Units. Separate Gas, Water and Electric Meters. Two-Car Garage Offers Income Potential. Off-Street Parking. Current Rental Rates are Below Market Value, All Tenants Rent Month to Month. Easy Access to Highway 71.

Price: \$ 1,400,000. ~ 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.

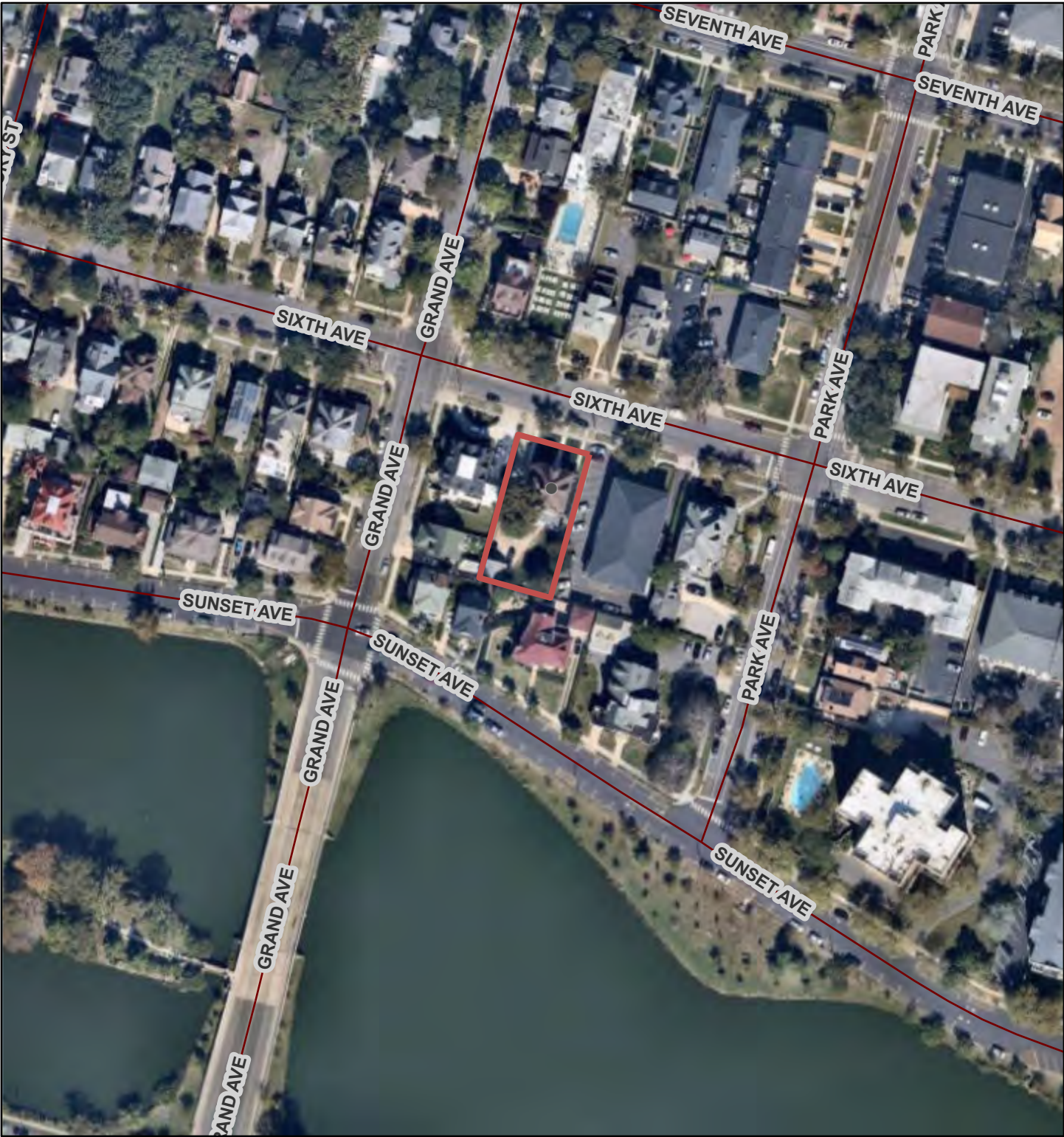
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com







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



— Road Centerlines

**406 Sixth Avenue
Asbury Park, NJ 07712**

Additional Information

Unit 1:

of Bedrooms - 1
Monthly Rent - \$1,250
Expires - MONTH TO MONTH
Length of Tenancy - 5 Years

Unit 2:

of Bedrooms - 1
Monthly Rent - \$1,450
Expires - MONTH TO MONTH
Length of Tenancy - 4 Years

Unit 3:

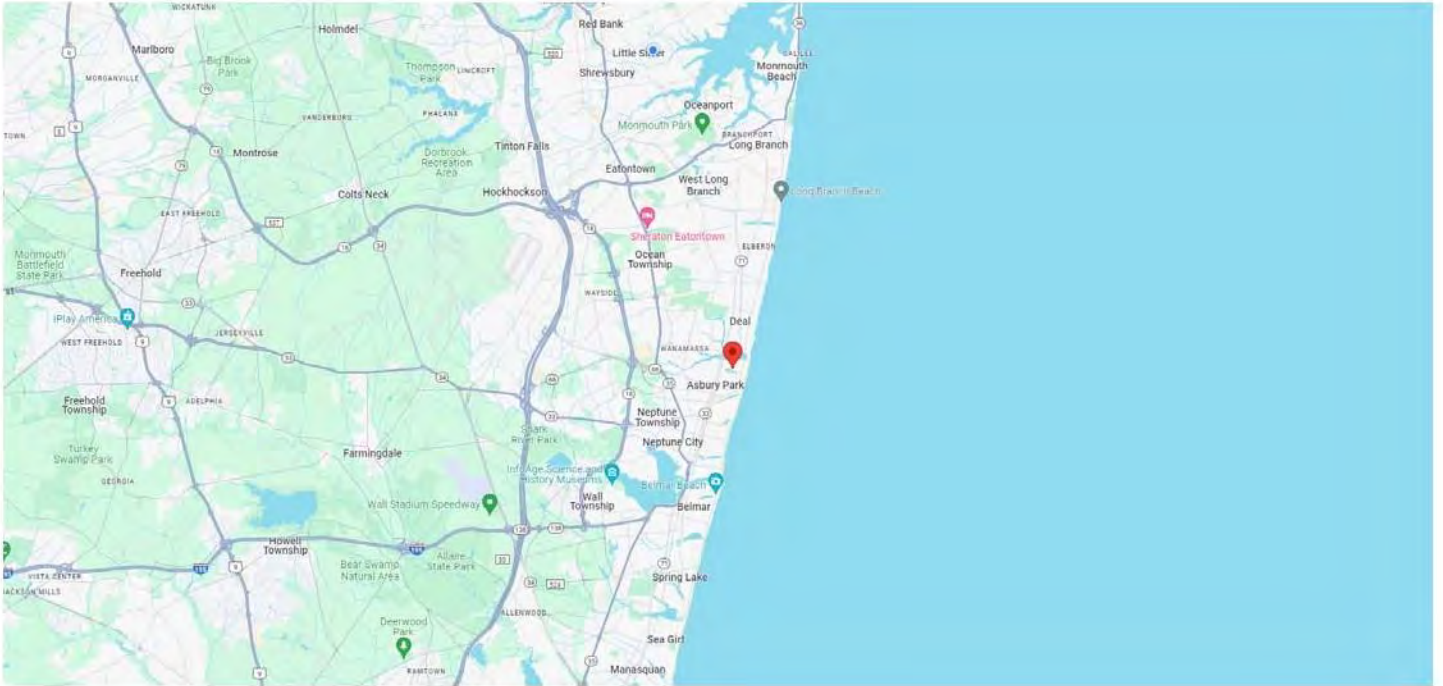
of Bedrooms - 2
Monthly Rent - \$1,250
Expires - MONTH TO MONTH
Length of Tenancy - 13 Years

Unit 4:

of Bedrooms - 2
Monthly Rent - \$3,200
Expires - MONTH TO MONTH
Length of Tenancy - 2 Years

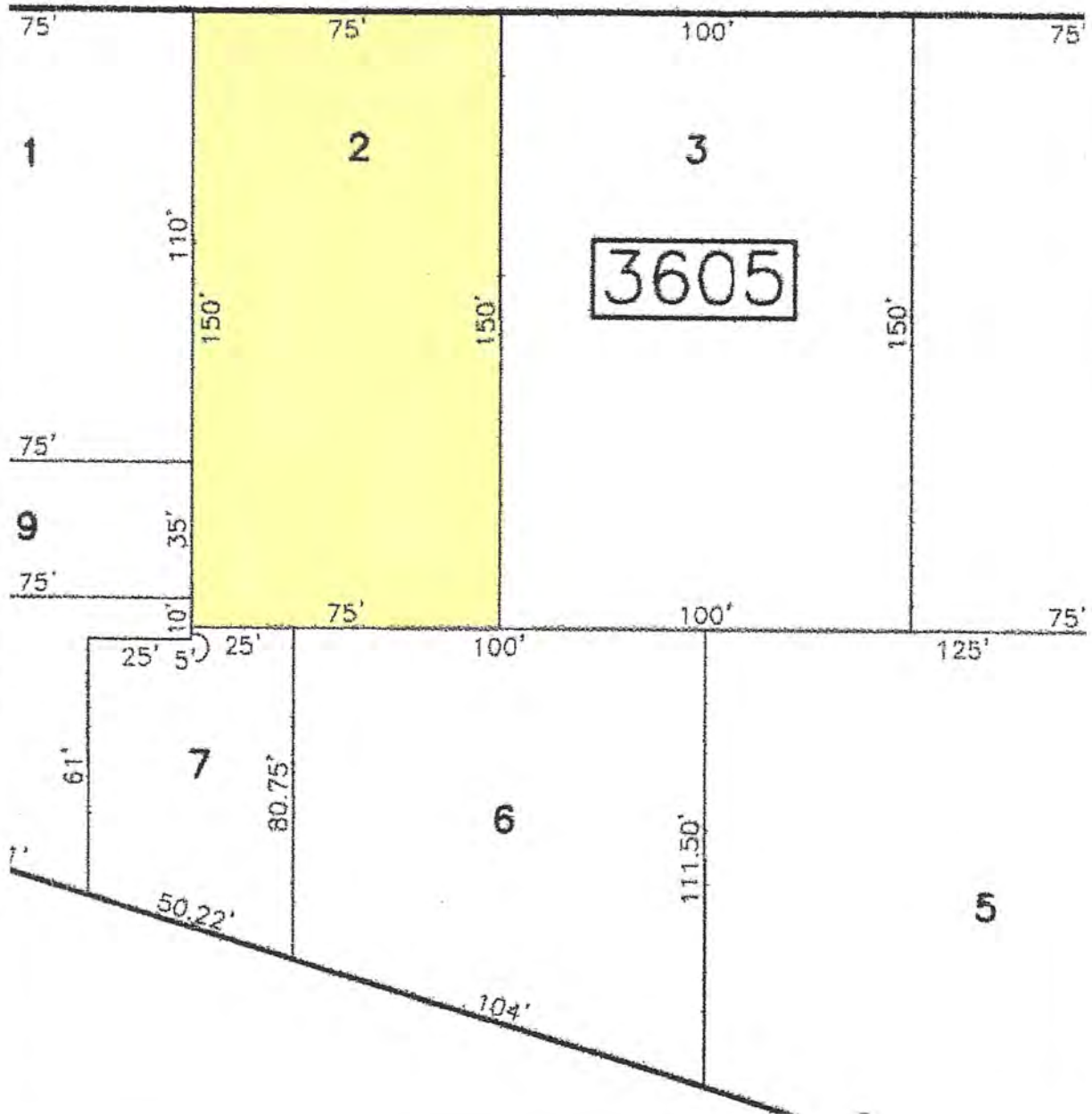
Unit 5:

of Bedrooms - 2
Monthly Rent - \$1,650
Expires - MONTH TO MONTH
Length of Tenancy - 11 Years

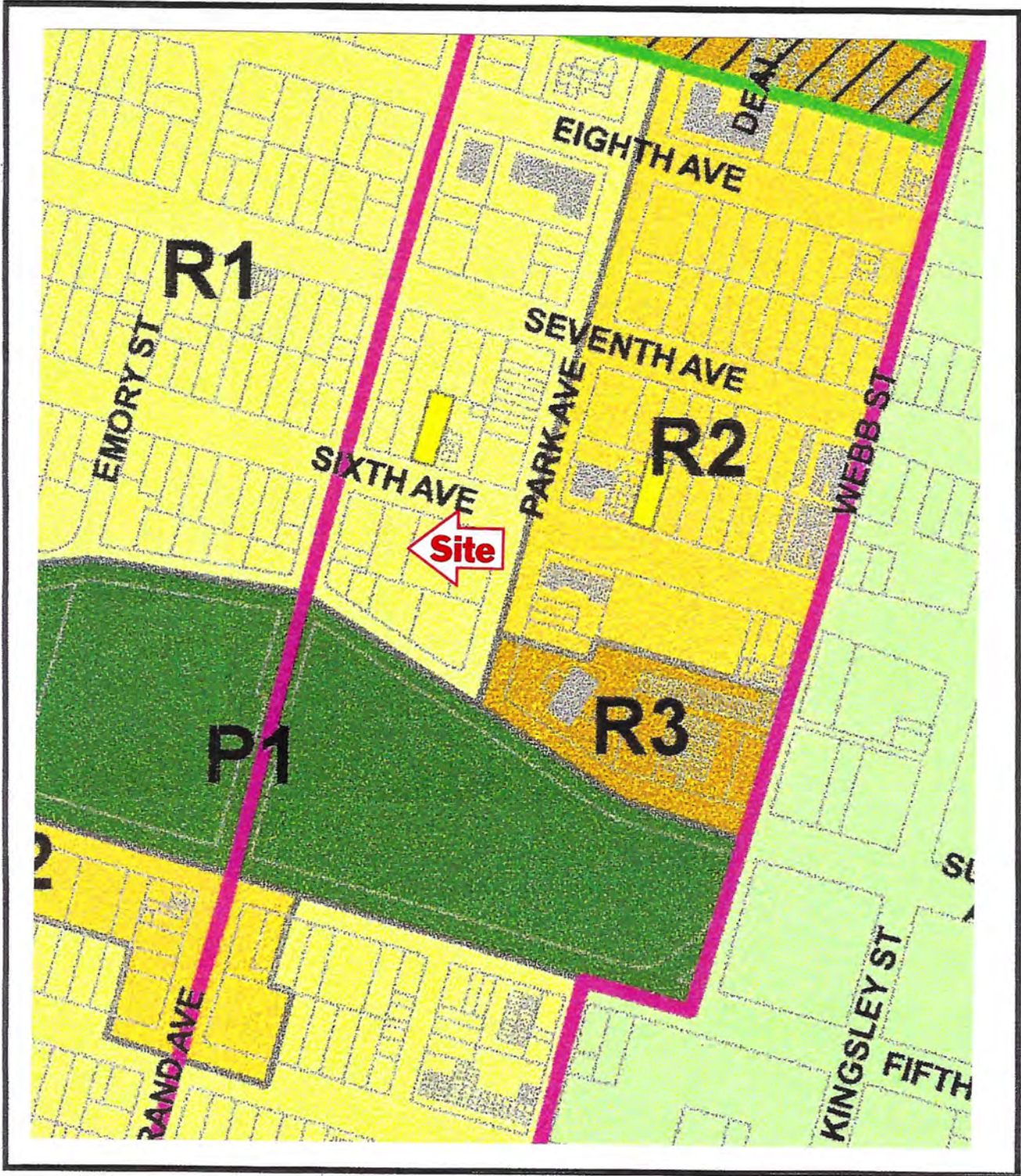


TAX MAP LOCATION

SIXTH AVE



Zoning Map



[1] *Editor's Note: Ord. No. 2021-21 deleted the provisions of § 30-69 including § 30-69.1 through § 30-69.6 regarding Community Design Regulations. Prior history includes 2000 Code § 30-69.1 – § 30-69.6.*

§ 30-70. USE REGULATIONS - RESIDENTIAL DISTRICTS.

§ 30-70.1. (Reserved)

[Ord. No. 2021-21]

§ 30-70.2. (Reserved)

[Ord. No. 2021-21]

§ 30-70.3. (R1) - Single Family Residential Zone.

[2000 Code § 30-70.3; amended 6-9-2021 by Ord. No. 2021-21]

- a. Permitted Principal Uses.
 1. Detached single family.
 2. Essential municipal services facilities.
- b. Permitted Accessory Uses.
 1. Garages.
 2. Personal recreational facilities such as swimming pools, basketball hoops, etc., subject to the requirements of this chapter.
 3. Driveways for the parking of personal vehicles, subject to the provisions of this chapter.
 4. Any other structure which is clearly incidental to the principal residential use of the premises.
 5. Minor home occupations.
- c. Permitted Conditional Uses. Pursuant to § 30-76.3 of this chapter:
 1. Major home occupations.
 2. Houses of worship.
- d. Off-Street Parking Requirements.
 1. Two parking spaces shall be provided for any newly constructed or converted single family dwelling.

Requirement may be met through provision of an enclosed garage and driveway of at least 20 feet in length between the property line and garage.

§ 30-70.4. (Reserved)

[2000 Code § 30-70.4; Ord. No. 2021-21]

§ 30-70.5. (R2) - One and Two Family Residential Zone.

POPULATION

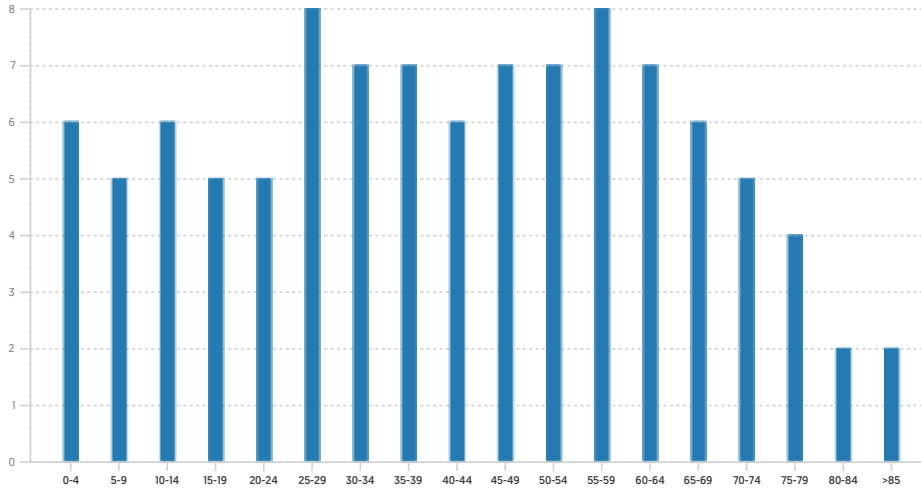
SUMMARY

Estimated Population	39,491
Population Growth (since 2010)	-0.8%
Population Density (ppl / mile)	3,134
Median Age	41.4

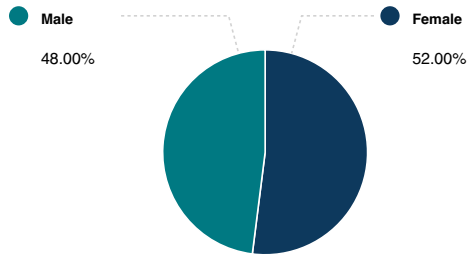
HOUSEHOLD

Number of Households	17,010
Household Size (ppl)	2
Households w/ Children	7,577

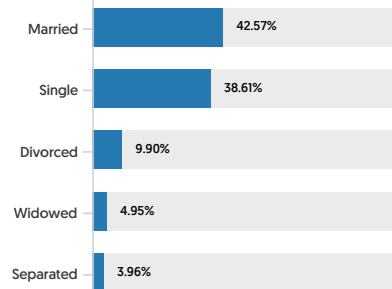
AGE



GENDER



MARITAL STATUS



HOUSING

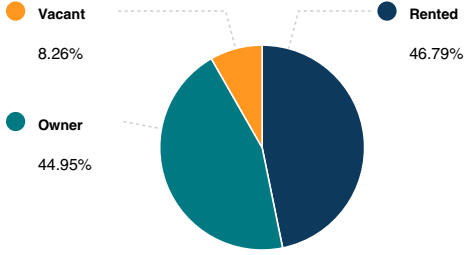
SUMMARY

Median Home Sale Price	\$451,300
Median Year Built	1970

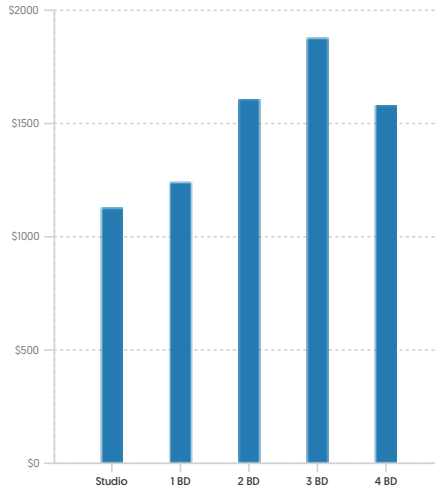
STABILITY

Annual Residential Turnover	9.63%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

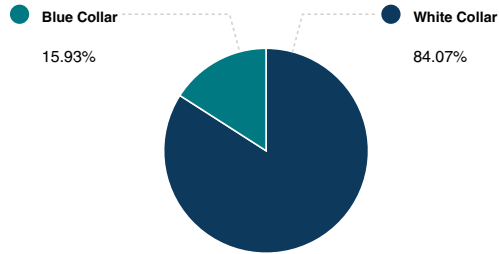


QUALITY OF LIFE

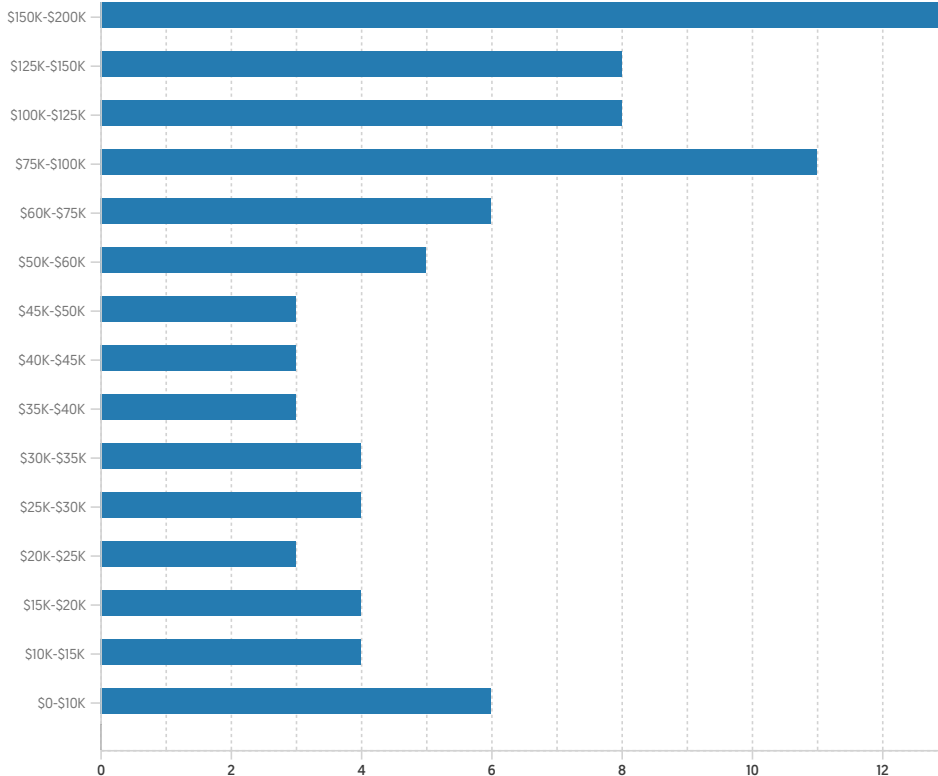
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	14
Mining	
Construction	1,016
Manufacturing	1,258
Transportation and Communications	912
Wholesale Trade	458
Retail Trade	2,418
Finance, Insurance and Real Estate	1,711
Services	8,812
Public Administration	1,021
Unclassified	

WORKFORCE



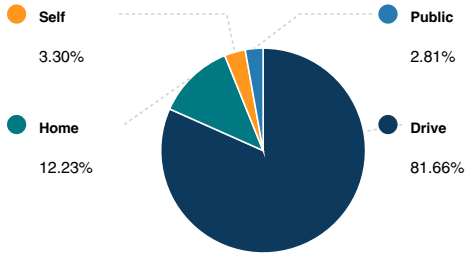
HOUSEHOLD INCOME



Average Household Income **\$84,328**

Average Per Capita Income **\$51,230**

COMMUTE METHOD



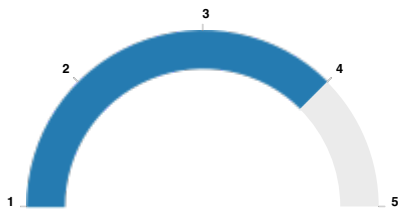
Median Travel Time **27 min**

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	548
Some High School	2,390
High School Graduate	6,549
Some College	5,074
Associate Degree	2,103
Bachelor's Degree	10,315
Graduate Degree	4,980

(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.
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SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Hope Academy Charter School	0.62	K-8th	256	10	3/10
Bradley Elementary School	0.66	Pre-K-3rd	301	7	3/10
Thurgood Marshall Elementary School	0.67	Pre-K-3rd	247	7	3/10
Dr. Martin Luther King Upper Elementary School	1	4th-6th	370	8	2/10

Community Rating (2)

- Hope Academy Charter School
- Bradley Elementary School
- Thurgood Marshall Elementary School
- Dr. Martin Luther King Upper Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Asbury Park High School	0.47	7th-12th	682	13	1/10
Hope Academy Charter School	0.62	K-8th	256	10	3/10

Community Rating (2)

- Asbury Park High School
- Hope Academy Charter School

	Distance	Grades	Students	Classrooms	Community Rating (2)
College Achieve Greater Asbury Park Charter School	0.32	K-9th	362		
Our Lady Of Mt Carmel School	0.81	K-8th	185		

(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
Enigma Restaurant LLC	408 7th Ave	(732) 897-7744	0.08	Eating Places
Enlarge Your Vision	321 6th Ave Apt 301	(732) 567-2797	0.08	Eating Places
Kim Marie's Kitchen LLC	1411 Kingsley St	(732) 774-6666	0.22	Eating Places
The Asbury Park Group LLC	200 7th Ave Apt 3	(732) 860-8004	0.23	Eating Places
Mike Norris	1501 Main St	(732) 774-1785	0.29	Fast-Food Restaurant, Chain
Medusa Stone Fired Kitchen	1039 3rd Ave	(732) 361-3061	0.32	Pizza Restaurants
Lentil Three LLC	808 5th Ave	(732) 455-5066	0.34	Eating Places
Georgee Inc	812 5th Ave	(732) 988-1220	0.35	Cocktail Lounge
Bettys Ice Box Ltd Liability	1300 Ocean Ave	(732) 927-0633	0.36	Cafe
Booskerdoo Coffee Limited Liability Company	1321a Memorial Dr	(732) 361-5261	0.36	Coffee Shop

SHOPPING

	Address	Phone #	Distance	Description
The Asbury Park Cotton Candy Co	303 Sunset Ave Apt 205	(203) 232-1447	0.15	Candy, Nut, And Confectionery Stores
Joe Magg Enterprises Inc	1406 Main St	(732) 775-6682	0.25	Delicatessen Stores
Welsh Farms	1500 Main St	(732) 774-2870	0.25	Grocery Stores, Independent
7-Eleven, Inc.	1509 Main St	(732) 774-3697	0.31	Convenience Stores, Chain
Leopold Paint Co.	510 1/2 2nd Ave	(908) 499-5247	0.4	Paint
Passaic Metal & Building Supplies Co.	809 3rd Ave	(732) 988-0470	0.41	Siding
Rimpee's Market	1017 Main St	(732) 775-3686	0.42	Convenience Stores
Lollipop Inc.	904 Emory St	(732) 489-1737	0.43	Wallpaper
Eleven LLC	1000 5th Ave	(973) 879-0075	0.47	Convenience Stores, Chain
Ymj Foods, L.L.C.	1006 5th Ave	(201) 741-4761	0.49	Gourmet Food Stores