

## #5097 ~ Commercial Building

**973 Holmdel Road  
Holmdel, NJ 07733**

**Commercial**

**Block: 11.01  
Lot: 23**

**Land Size: 0.3665 Acre  
Building Size: 3,946 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 335,900.  
Improvement Assessment: \$ 425,400.  
Total Assessment: \$ 761,300.**

**Taxes: \$ 13,494.  
Tax Year: 2023  
Tax Rate: 1.911/\$100  
Equalization Ratio: 95.65%  
Updated: 01/04/2024**

**Zoning: B-1 ~ Neighborhood (Village) Business District**

**Remarks: 3,946 Sq. Ft. Two-Story Commercial Building with Four Units on 0.3665 Acre. Large Parking Lot. Located Near the Intersection of Highway 520 and Holmdel Road. Easy Access to Highway 34.**

**Price: \$ 693,000. ~ 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.

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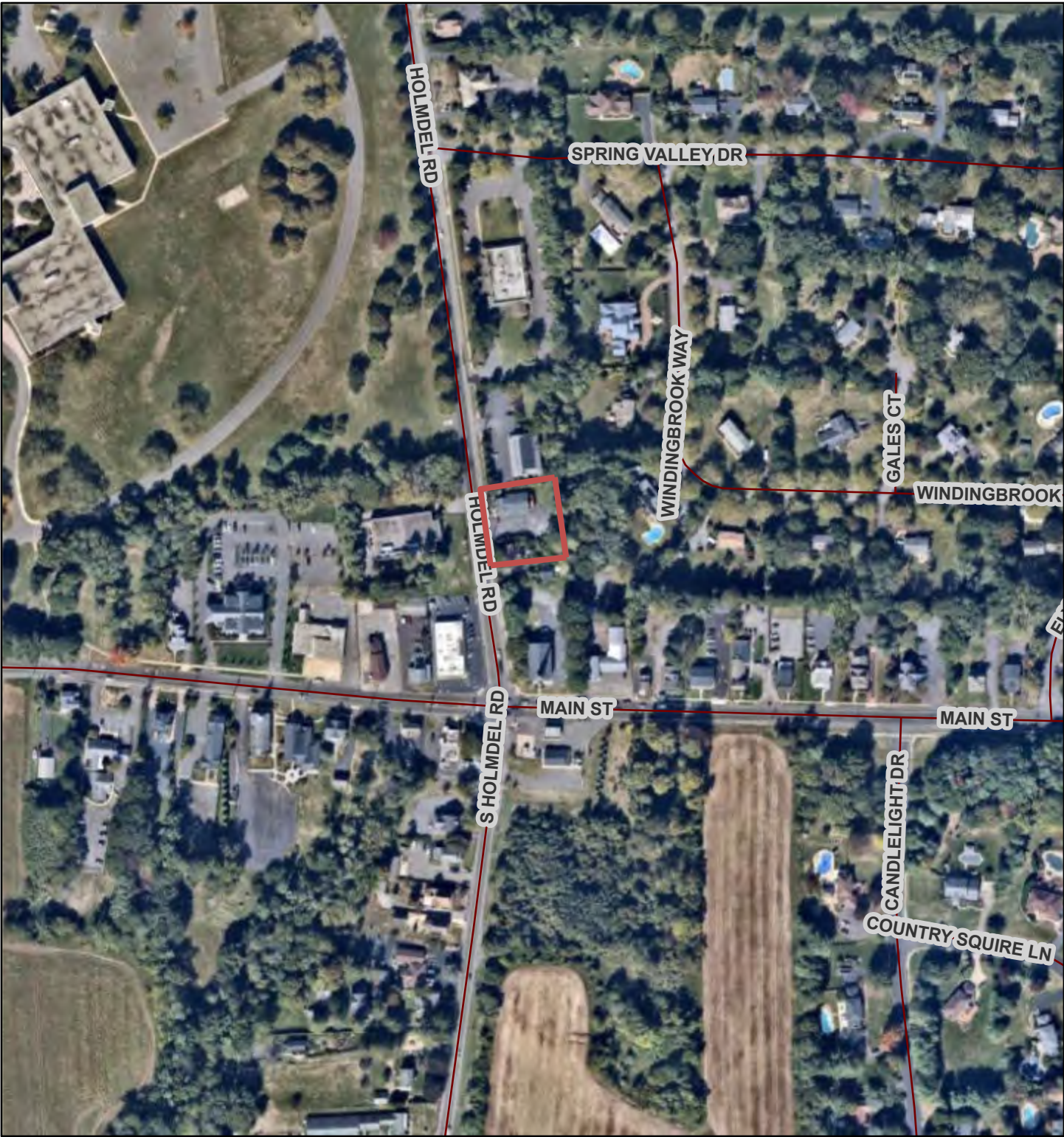




— Road Centerlines

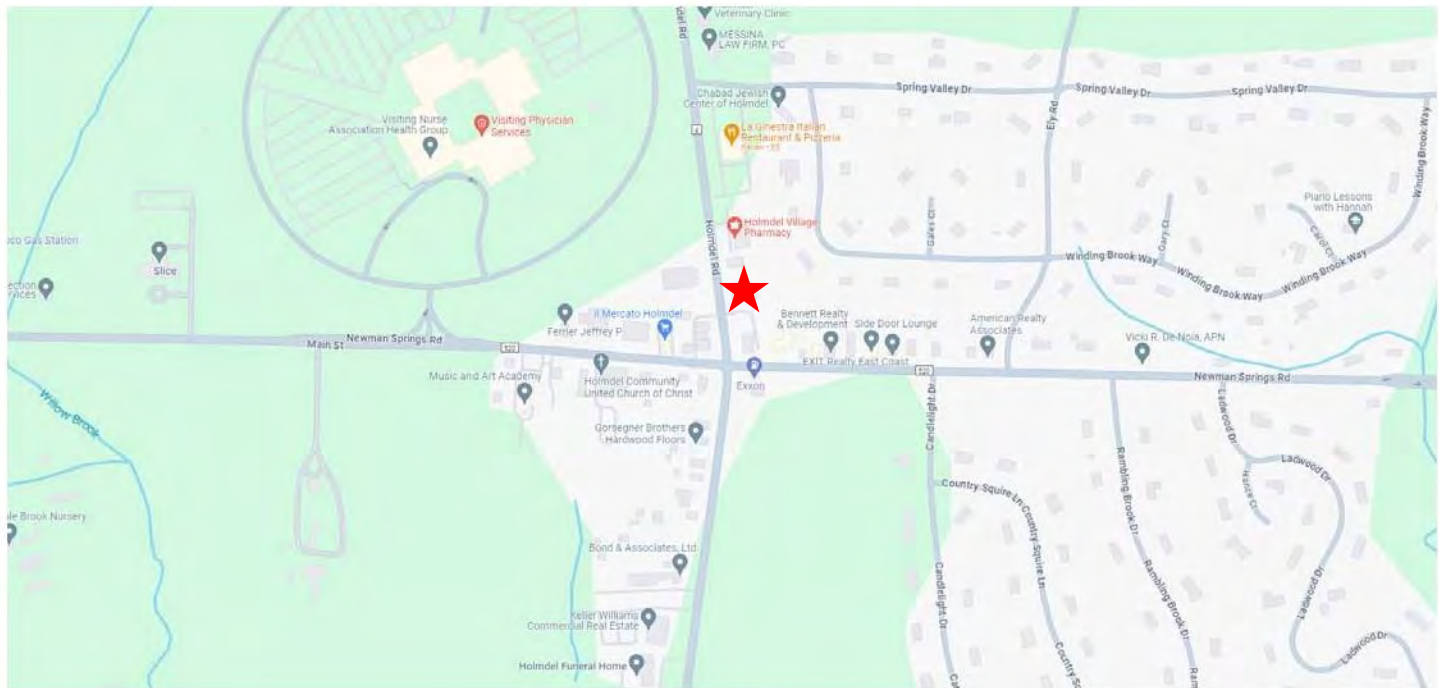
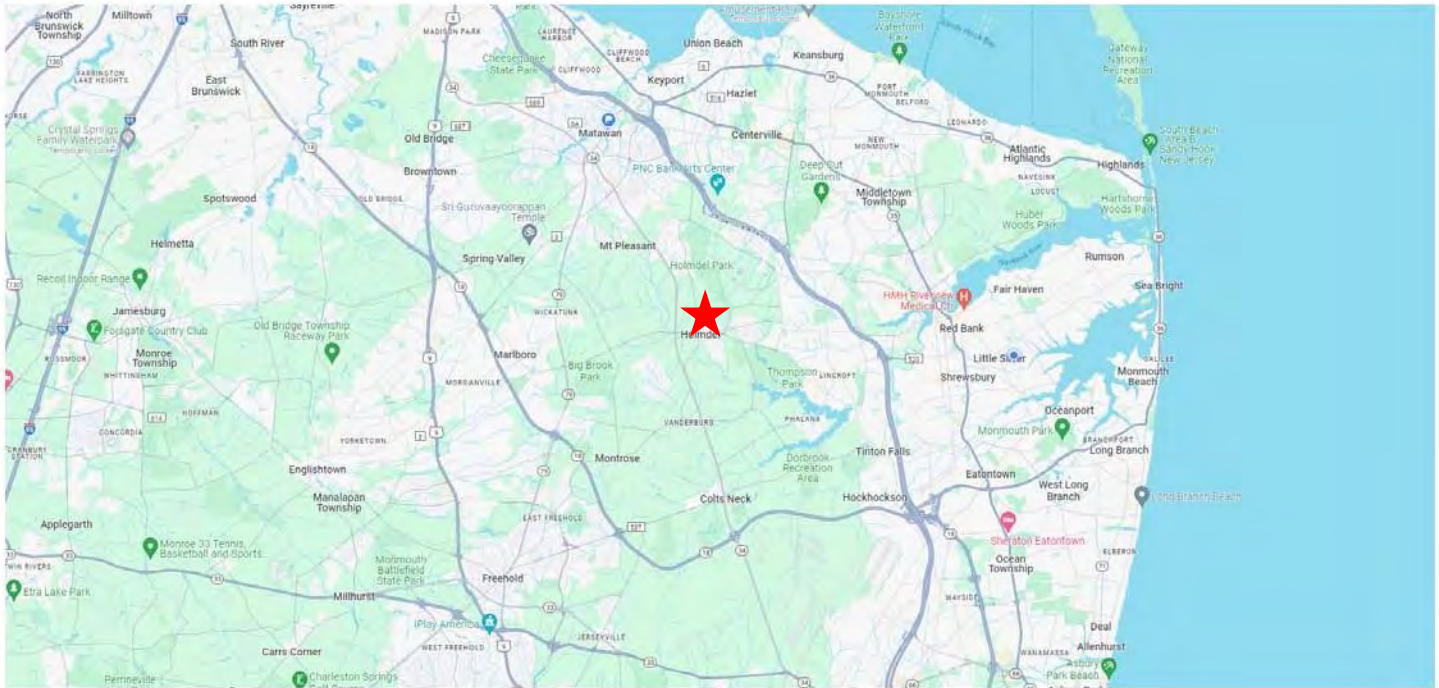
▭ Parcels (cadastral non-survey)



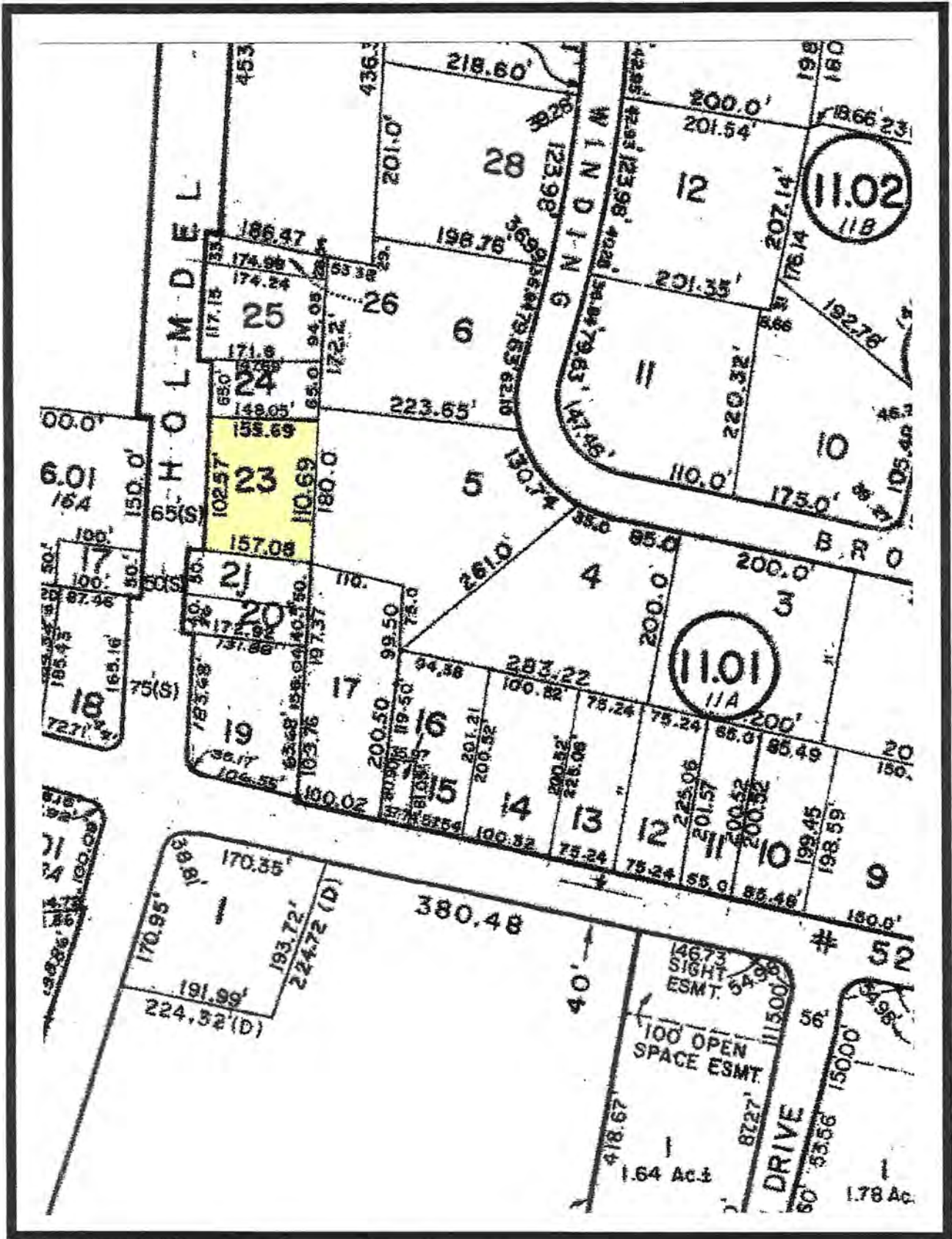


— Road Centerlines



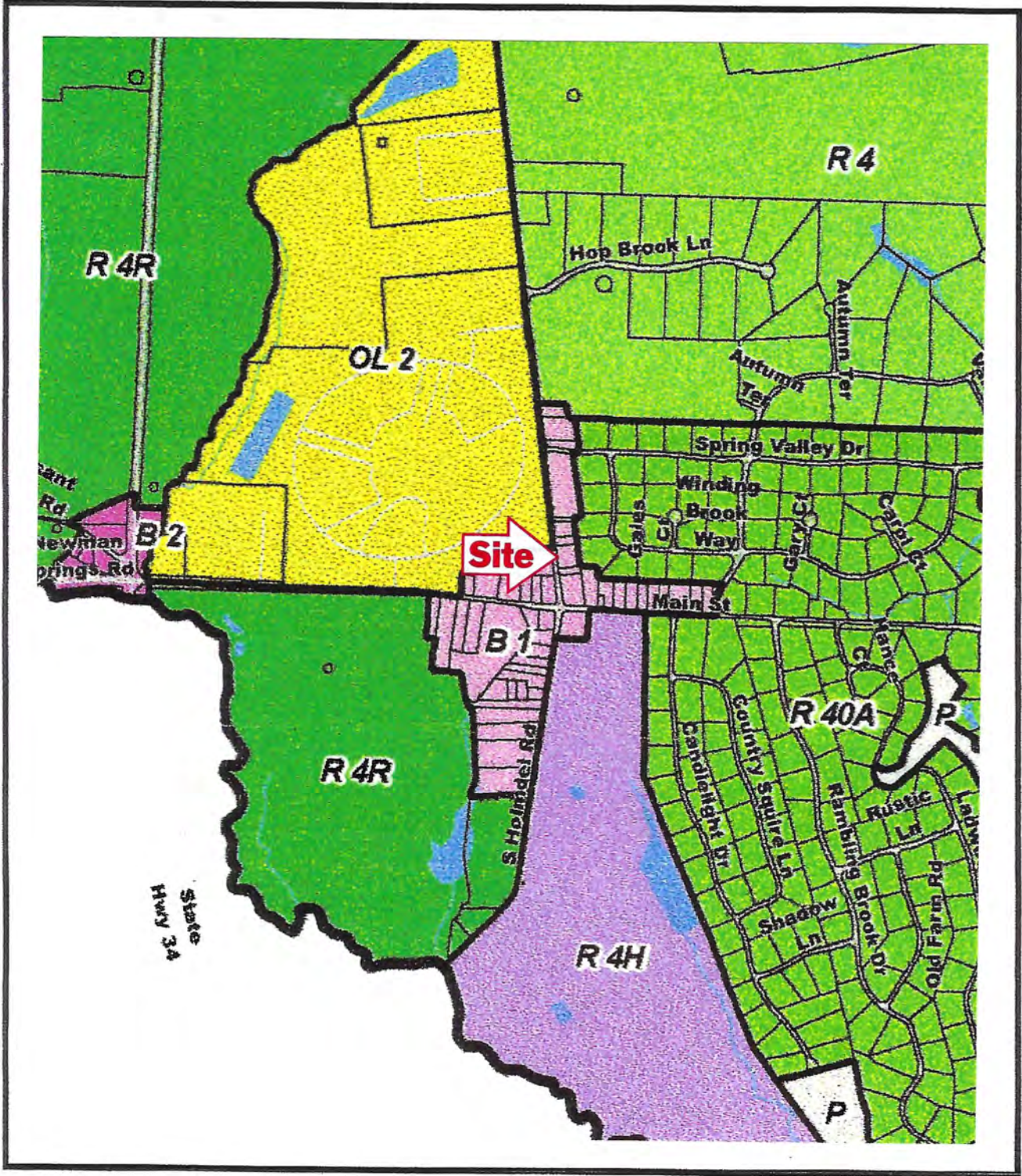


# TAX MAP LOCATION





# Zoning Map





Type of Requirement	OL-1 District	OL-2 District	OL-3 District
Minimum building setback, feet:			
From property line	200	200	200
From public street	600	400	200
From any residential zone district line	800	600	400
Maximum building height, feet	100 6 stories	60 4 stories	45 3 stories
Maximum building coverage, percent	5	5	5
Maximum FAR	0.1	0.1	0.1
Maximum lot coverage, percent	20	20	20
Minimum off-street parking*, spaces per square feet GFA	1/250	1/250	1/250
Minimum off-street loading of 1 space. An additional space shall be required for each 100,000 square feet of gross floor area.			

NOTES:

- \* Off-street parking may be in any yard, providing that it is no closer than 100 feet to a public street or residential zone district line.

## § 30-141.7. Buffer.

[1976 Code § 78-82; Ord. No. 3-82]

The buffer areas shall adhere to the requirements of Sections **30-54** and **30-80**.

## § 30-141.8. (Reserved)

- [1] *Editor's Note: Former subsection 30-141.8, Wireless Telecommunications Facility Standards, previously codified herein and containing portions of Ordinance Nos. 98-11 and 2001-23, was repealed in its entirety by Ordinance No. 2002-17.*

## § 30-142. B-1 NEIGHBORHOOD (VILLAGE) BUSINESS DISTRICT.

### § 30-142.1. Regulations.

[1976 Code § 78-83; Ord. No. 3-82]

Regulations for the B-1 District are as follows.

### § 30-142.2. Purpose.

[1976 Code § 78-83; Ord. No. 3-82]

The purpose of this district is to recognize the small residential and commercial area around the Village of Holmdel offering neighborhood convenience services. This district is also intended to require a review



of the architectural features of structures to assure new or rehabilitated structures will retain the character of the historic village.

### § 30-142.3. Uses Allowed by Right.

[1976 Code § 78-83; Ord. No. 3-82; Ord. No. 95-22 § X; Ord. No. 96-45 § I; Ord. No. 97-35 § IV; Ord. No. 2002-19 § 1]

- a. Public and private schools and libraries.  
[Amended 9-14-2021 by Ord. No. 2021-34]
- b. Buildings, structures and premises for use and occupancy by the Township for any municipal purpose.
- c. Firehouses and first aid and rescue facilities.
- d. Public utility offices.
- e. Banks and fiduciary institutions.
- f. Professional and business offices including real estate offices.
- g. Retail sales establishments, limited to meat markets, seafood markets, bakeries, specialty food stores and delicatessens (but not including convenience stores or supermarkets), art galleries and frame shops, craft stores, antiques stores, jewelry stores, pharmacies and drugstores, sporting goods stores, gift shops, hobby shops, toy stores, bookstores, record and tape stores, clothing stores, shoe stores, hardware stores, packaged liquor stores, fabric and sewing stores, computer sales, travel agencies, and florists.
- h. Retail service establishments, limited to barber and beauty shops involved in men's and women's hair and nail care, waxing, tanning and cosmetics, tailoring and dressmaking shops, appliance repair shops, shoe repair shops, optical services and optical clinics, computer service shops, antique appraisal shops and interior design shops.
- i. Counseling services, both personal and family, operating with a license issued by the State of New Jersey.
- j. Restaurants.
- k. Funeral homes.
- l. Single family dwellings.
- m. Child care centers.
- n. Retail farm markets.

### § 30-142.4. Accessory Uses.

[1976 Code § 78-83; Ord. No. 3-82; Ord. No. 98-11 § 3; Ord. No. 2001-23 § 1]

- a. Off-street parking and loading.
- b. Bulk storage and waste disposal facilities per Section **30-87**.
- c. Video/computer games and pinball machines shall be permitted as an incidental use in legally existing businesses, provided that there are no more than two such games or machines in any one place of business.



## § 30-142.5. Conditional Uses.

[1976 Code § 78-83; Ord. No. 3-82; Ord. No. 96-45 § II; Ord. No. 98-11 § 4; Ord. No. 2001-23 § 2; Ord. No. 2002-17 § 3; Ord. No. 2013-33]

The following conditional uses are permitted subject to the provisions of Section **30-155**:

- a. Accessory single-family residential use.
- b. Veterinarian offices.
- c. Wireless telecommunications antennas and towers.
- d. Church or house of worship.

## § 30-142.6. Bulk and Design Requirements.

[1976 Code § 78-83; Ord. No. 3-82]

- a. Minimum lot area: 30,000 square feet.
- b. Minimum lot width and frontage: 150 feet.
- c. Minimum lot depth: 200 feet.
- d. Minimum front yard: 50 feet.
- e. Minimum rear yard: 25 feet, except at least 50 feet from a public street.
- f. Minimum side yard: 20 feet each, except at least 50 feet from a public street.
- g. Maximum building height: 30 feet.
- h. Maximum floor area ratio: 0.2.
- i. Maximum lot coverage: 60%.
- j. Minimum Off-Street Parking and Loading:
  1. One parking space per 200 square feet of gross floor area.
  2. Two parking spaces per dwelling unit.
  3. A minimum of six parking spaces for each use or tenant in a professional building.
  4. One parking space per five seats in church.
  5. One loading space for each use or combination of uses on one lot that exceeds 10,000 square feet of gross floor area.

## § 30-142.7. Village Character.

[1976 Code § 78-83; Ord. No. 3-82; Ord. No. 20-82]

In order to preserve the unique historical and architectural character of Holmdel Village, the following procedure, in addition to but part of site plan approval, shall be followed and approval obtained prior to the issuance of a building permit for new structure or addition to or alteration of an existing structure.

- a. Architectural plans showing existing and proposed buildings on the lot shall be submitted as part of the site plan, where a site plan is required, or separately, where a site plan is not required.



- b. The approving authority shall include the architectural plans as one of the matters to be considered and upon which the public hearing is held. The purpose of the hearing on the architectural design shall be to determine whether the proposed building or alteration will be compatible in appearance with the character of Holmdel Village.
- c. The approving authority shall be guided in its determination not by rigid adherence to historic architectural styles, but by judgment of the appropriateness of the proposed use in its setting. For this purpose, the approving authority may consult, in addition to its engineer and planning consultant, recognized authorities in architecture or similar fields to assist it in its determination.

## § 30-142.8. Buffer.

[1976 Code § 78-83; Ord. No. 3-82]

The buffer areas shall adhere to the requirements of Sections **30-54** and **30-80**.

## § 30-142.9. (Reserved)

[1] *Editor's Note: Former subsection 30-142.9, Wireless Telecommunications Facility Standards, previously codified herein and containing portions of Ordinance Nos. 98-11 and 2001-23, was repealed in its entirety by Ordinance No. 2002-17.*

## § 30-143. B-2 NEIGHBORHOOD BUSINESS DISTRICT.

### § 30-143.1. Regulations.

[1976 Code § 78-84; Ord. No. 3-82]

Regulations for the B-2 District are as follows.

### § 30-143.2. Purpose.

[1976 Code § 78-84; Ord. No. 3-82]

The purpose of this district is to recognize small areas of commercial services offering neighborhood conveniences.

### § 30-143.3. Uses Allowed by Right.

[1976 Code § 78-84; Ord. No. 3-82]

- a. The same as the B-1 District.

### § 30-143.4. Accessory Uses.

[1976 Code § 78-84; Ord. No. 3-82]

- a. The same as the B-1 District.

### § 30-143.5. Conditional Uses.

[1976 Code § 78-84; Ord. No. 3-82; Ord. No. 2002-17 § 3; Ord. No. 2013-33]

POPULATION

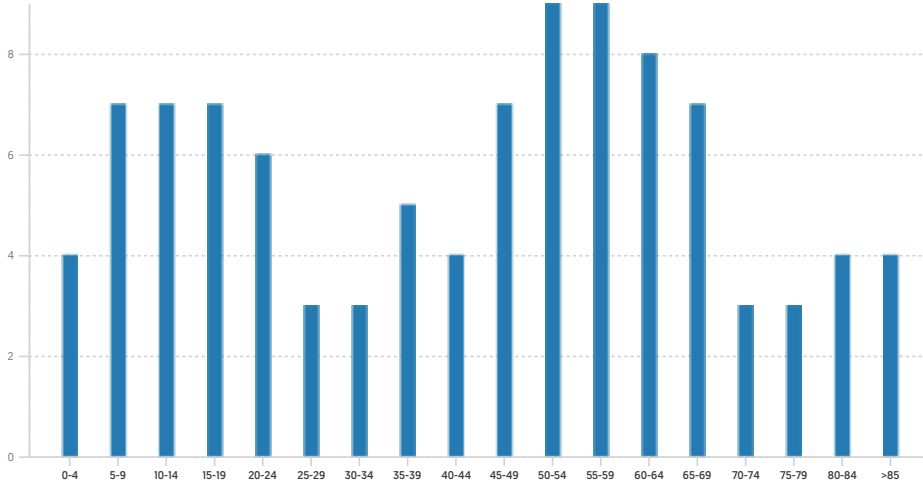
SUMMARY

Estimated Population	17,135
Population Growth (since 2010)	-9.2%
Population Density (ppl / mile)	953
Median Age	48.3

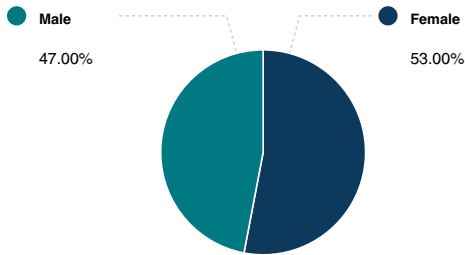
HOUSEHOLD

Number of Households	6,084
Household Size (ppl)	3
Households w/ Children	3,878

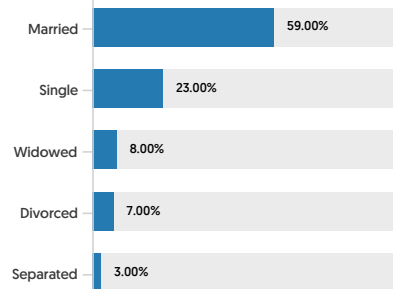
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

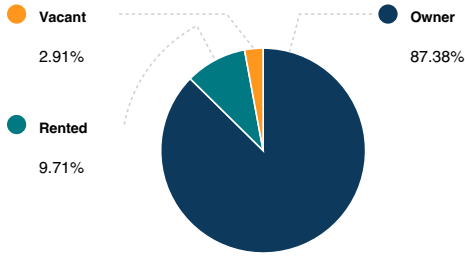
Median Home Sale Price	\$722,200
Median Year Built	1988

STABILITY

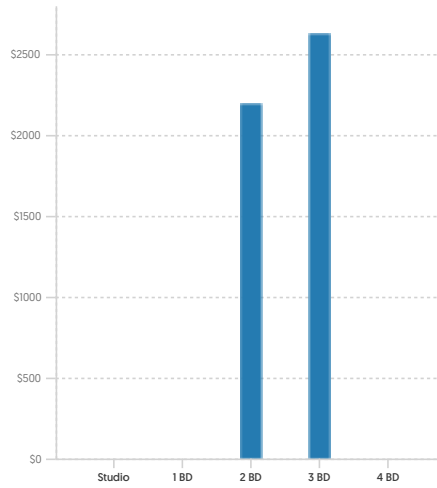
Annual Residential Turnover	8.8%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

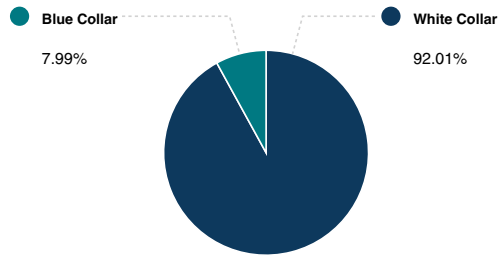


QUALITY OF LIFE

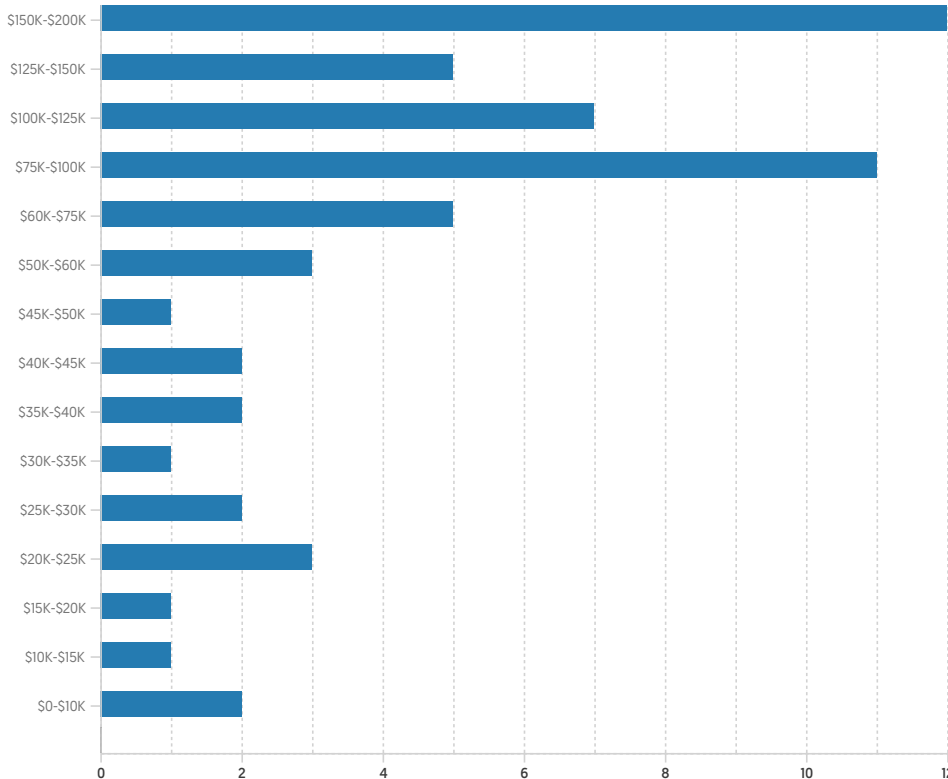
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	1
Mining	
Construction	297
Manufacturing	536
Transportation and Communications	336
Wholesale Trade	362
Retail Trade	850
Finance, Insurance and Real Estate	1,317
Services	2,809
Public Administration	162
Unclassified	

WORKFORCE



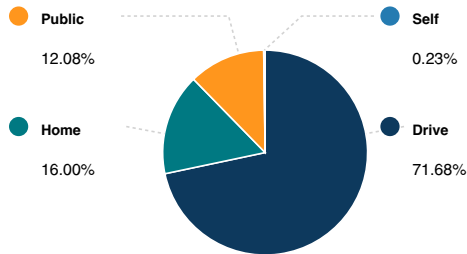
HOUSEHOLD INCOME



Average Household Income **\$156,996**

Average Per Capita Income **\$83,219**

COMMUTE METHOD



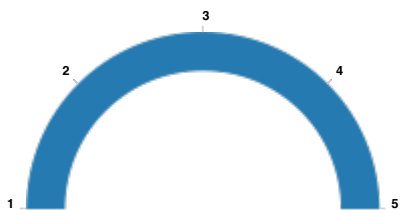
Median Travel Time **36 min**

WEATHER

January High Temp (avg °F)	<b>40</b>
January Low Temp (avg °F)	<b>22.4</b>
July High Temp (avg °F)	<b>85.3</b>
July Low Temp (avg °F)	<b>65.9</b>
Annual Precipitation (inches)	<b>46.87</b>

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	<b>35</b>
Some High School	<b>503</b>
High School Graduate	<b>1,509</b>
Some College	<b>1,372</b>
Associate Degree	<b>816</b>
Bachelor's Degree	<b>5,137</b>
Graduate Degree	<b>3,436</b>

(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)
Village School	<b>0.73</b>	<b>Pre-K-3rd</b>	<b>707</b>	<b>11</b>	<b>8/10</b>
			Community Rating (2)		
Village School	<b>3</b>				

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

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
La Ginestra	<b>963 Holmdel Rd Ste 2</b>	<b>(732) 332-0022</b>	<b>0.09</b>	<b>Coffee Shop</b>
Side Door Lounge LLC	<b>55 Main St</b>	<b>(732) 444-1373</b>	<b>0.12</b>	<b>Cocktail Lounge</b>
Joe's Bagel Cliffwood, LLC	<b>45 Clover Hill Ln</b>	<b>(732) 946-8594</b>	<b>0.87</b>	<b>Bagels</b>

SHOPPING

	Address	Phone #	Distance	Description
Triple Brook Nursery	<b>1159 State Route 34</b>	<b>(732) 946-2027</b>	<b>0.58</b>	<b>Retail Nurseries</b>
Nutrition Treatment Ctr	<b>4 Old Mill Rd</b>	<b>(732) 450-0535</b>	<b>0.59</b>	<b>Health And Dietetic Food Stores</b>