



#5101 ~ Office Building

221 Monmouth Road
Ocean Township, NJ 07755

Commercial/Office

Block: 22
Lot: 15

Land Size: 0.668 Acre (150 x 194)
Building Size: 5,220 Sq. Ft.

Tax Information

Land Assessment:	\$ 219,500.
Improvement Assessment:	\$ 729,500.
Total Assessment:	\$ 949,000.
Taxes:	\$ 14,510.
Tax Year:	2023
Tax Rate:	1.728/\$100
Equalization Ratio:	84.18%
Updated:	01/11/2024

Zoning: O-1/40 ~ Office/Research Zone

Remarks: 5,220 Sq. Ft. Freestanding One-Story Office Building on 0.668 Acre Located in the Heart of Oakhurst Near the Intersection of Monmouth Road and Roosevelt Avenue. Brick Façade, Two Drive-Through Lanes and Central Air Conditioning. Beautiful Setting in Great Location. Easy Access to Highway 18, 35 and 71.

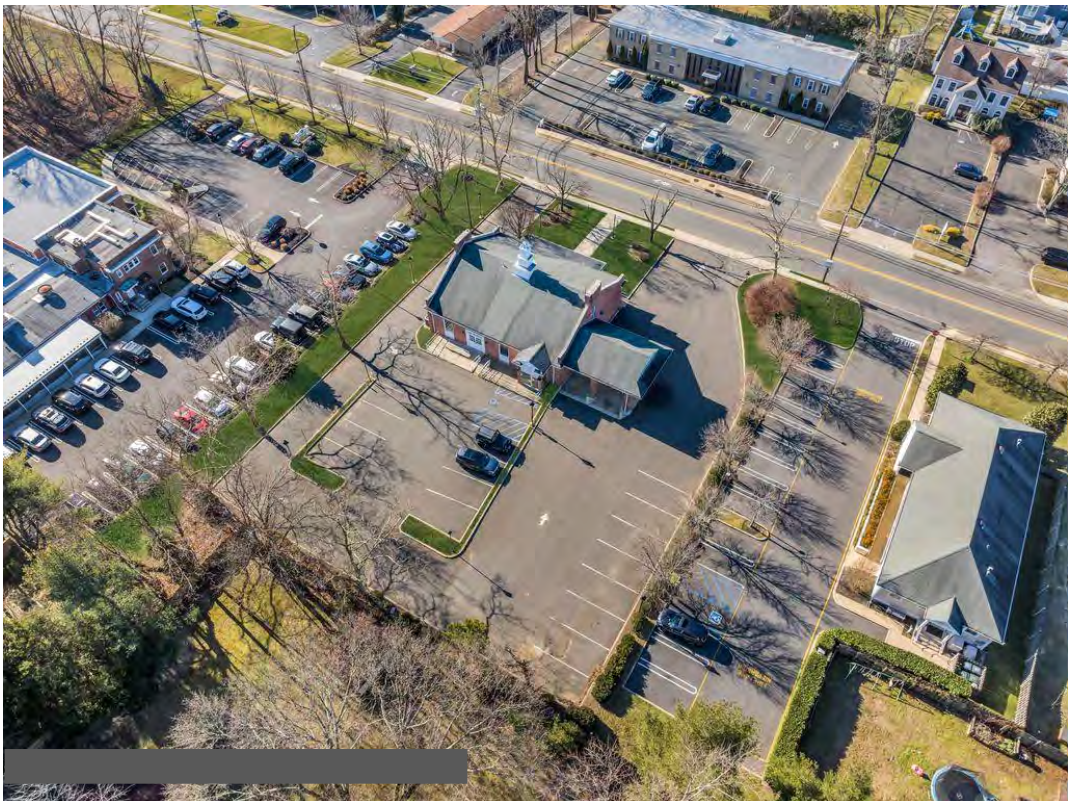
Price: \$ 2,699,000. ~ Sale

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



WELLS FARGO
SPACE MANAGEMENT
CHARLOTTE, NC 28203

PROJECT NAME AND ADDRESS

Oakhurst
221 Monmouth Rd
Oakhurst

BUSINESS ENTITY

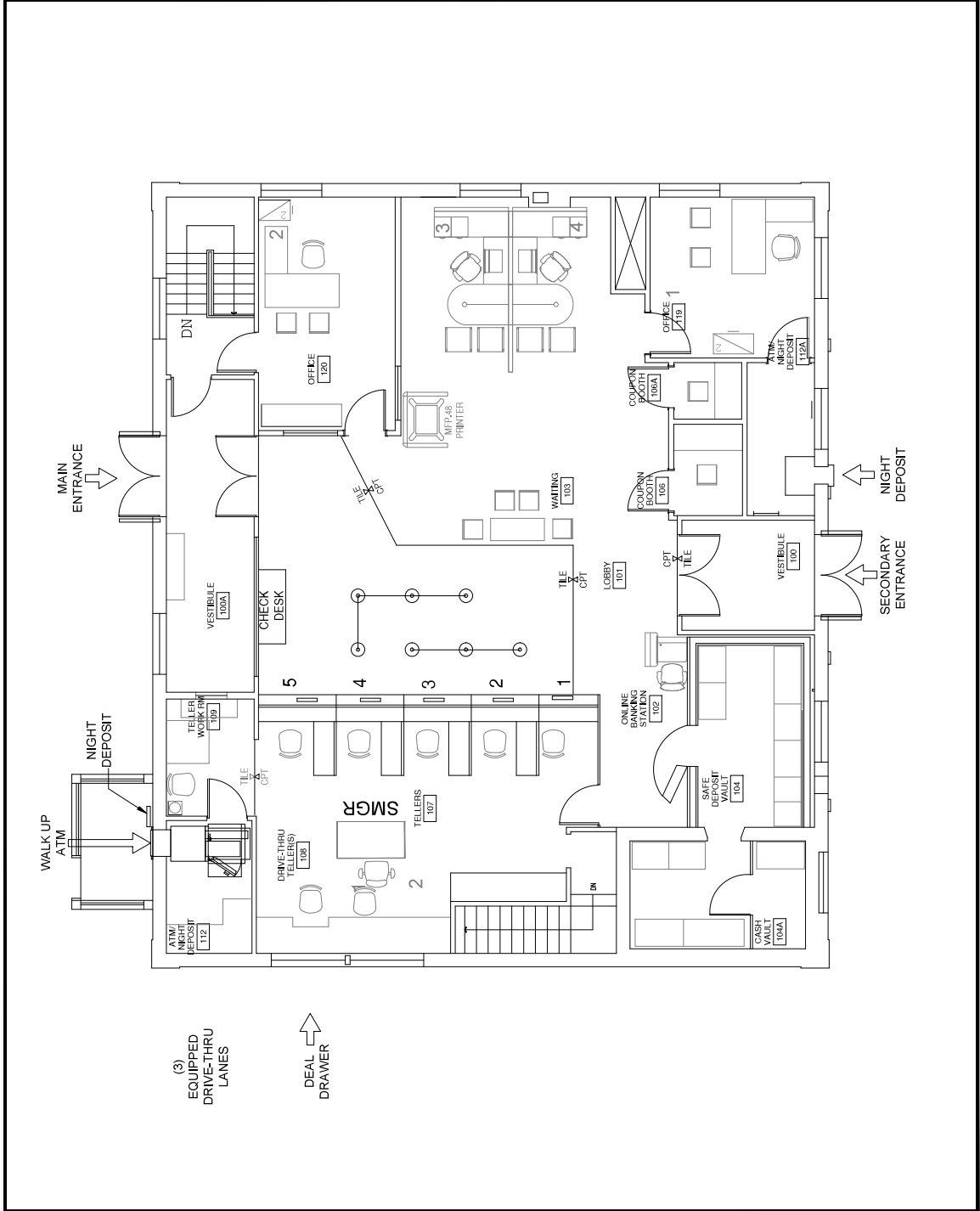
140283

FLOOR

1st Floor

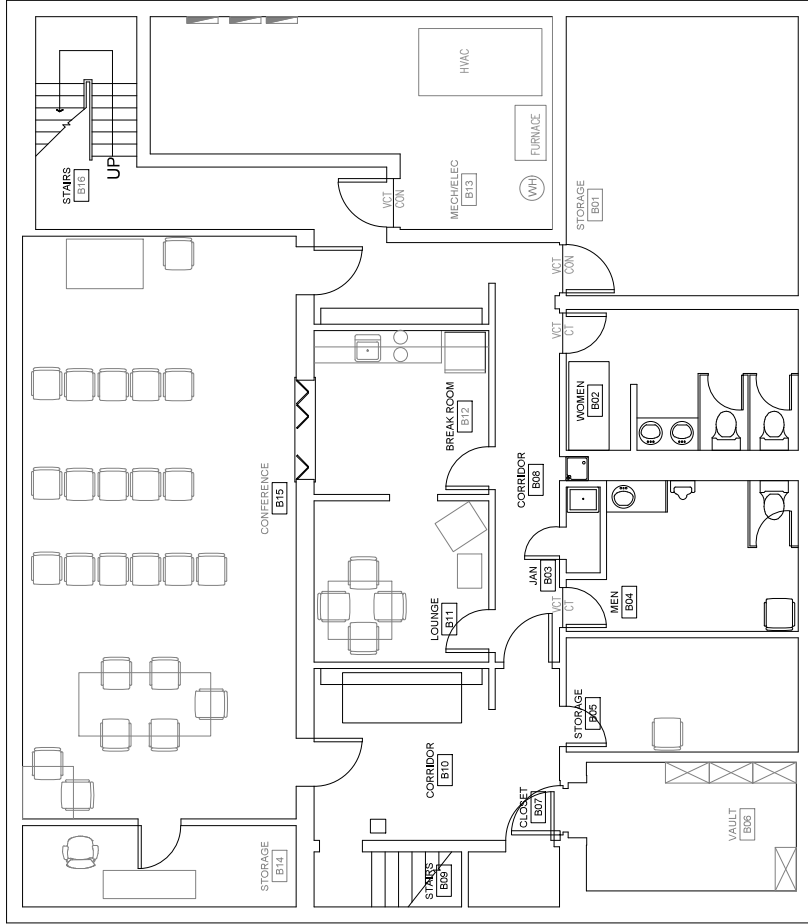
STATE

NJ





WELLS FARGO
SPACE MANAGEMENT
CHARLOTTE, NC 28202



PROJECT NAME AND ADDRESS:

Oakhurst
221 Minnecoth Rd
Caldwrest

BUSINESS ENTITY:

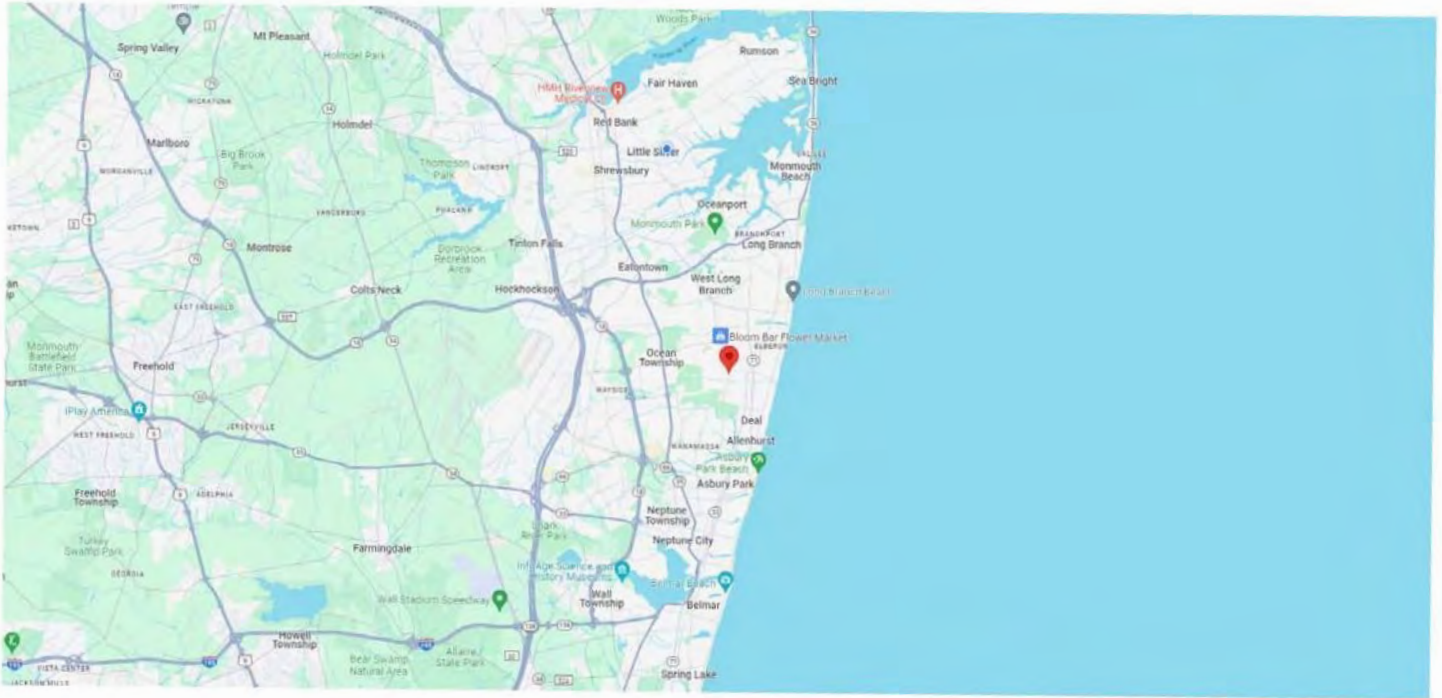
140283

FLOOR:

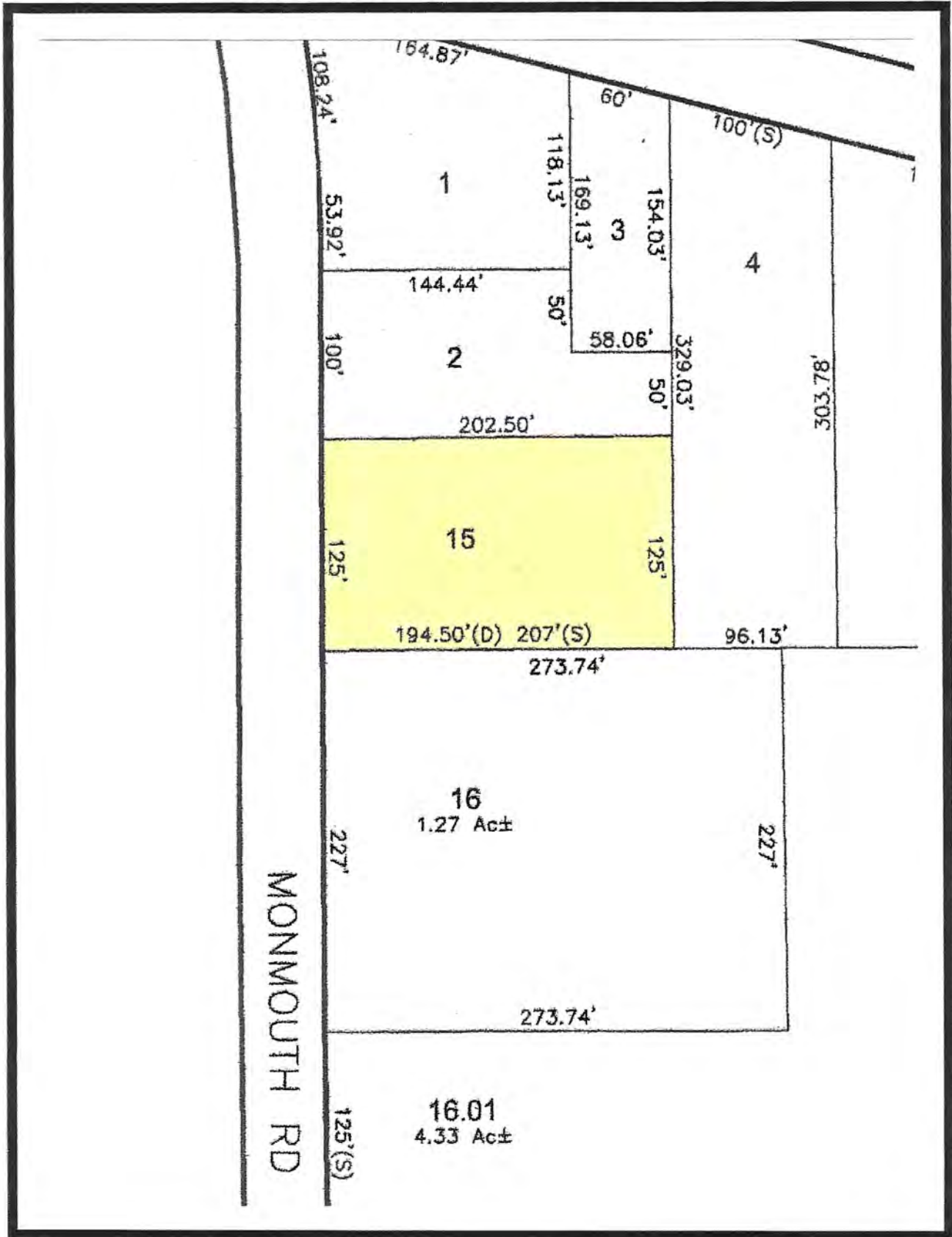
Basement floor

STATE:

NJ



TAX MAP LOCATION



ROOSEVELT AVENUE

DEED

CENTERLINE

(A)
261.37'

33.00'

25.00'

LOT 2

LOT 4

(B)
S 89°40'00" E
8.00'

POB

S 89°40'00" E 194.50

1.3' 1.0'

BLOCK 22
LOT 15

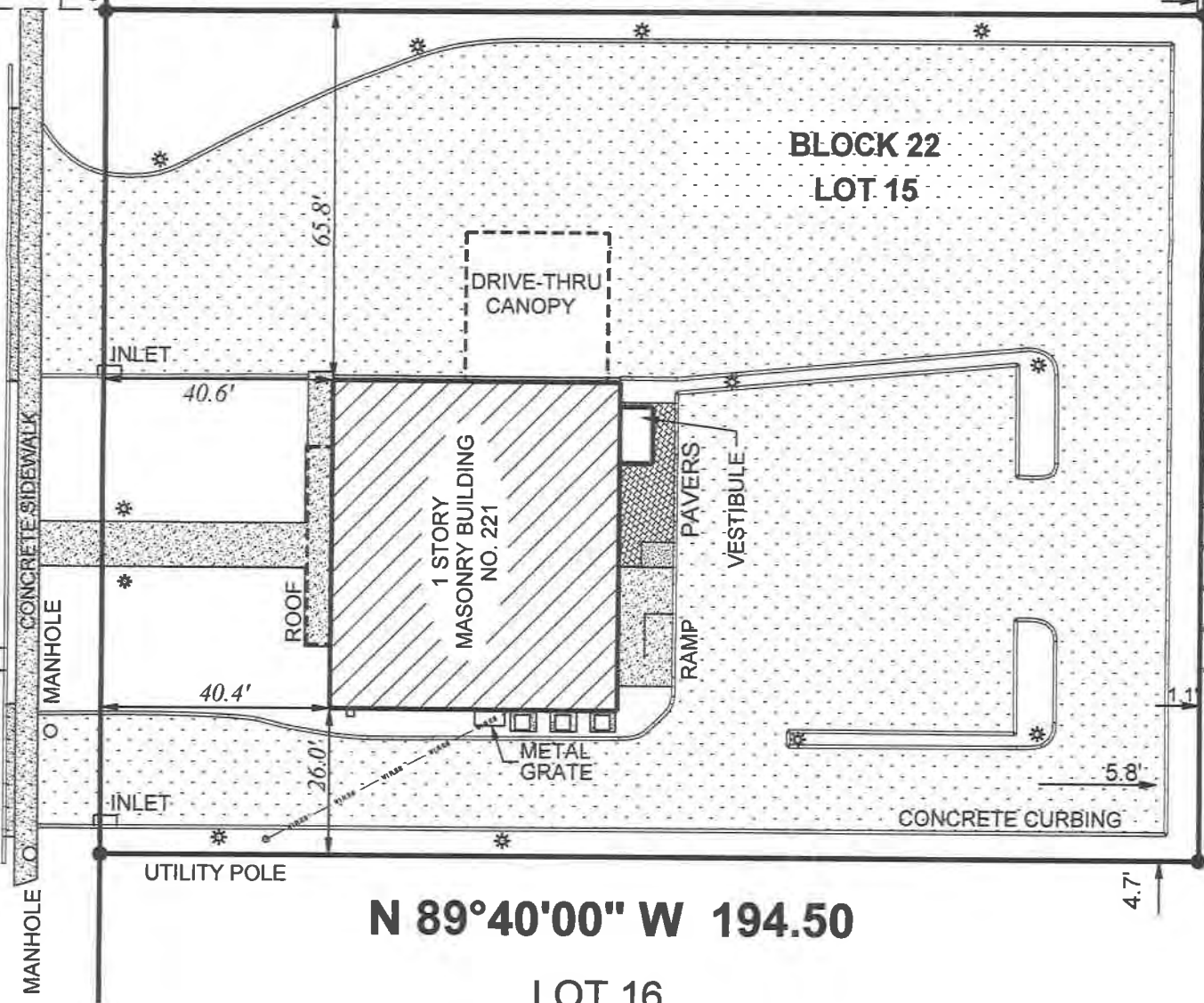
S 00°20'00" W 150.00

(TAX MAP 50' R.O.W.)

MONMOUTH ROAD

WIDTH UNKNOWN

N 00°20'00" E 150.00



N 89°40'00" W 194.50

LOT 16

CERTIFIED TO 221 MONMOUTH ROAD HOLDING, LLC; RIVERSIDE ABSTRACT, LLC (RANJ-41305)
CHICAGO TITLE INSURANCE COMPANY; UMBRELLA CORPORATE SOLUTIONS INC. ITS SUCCESSORS
AND OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

● FOUND IRON ROD * LIGHT POLE

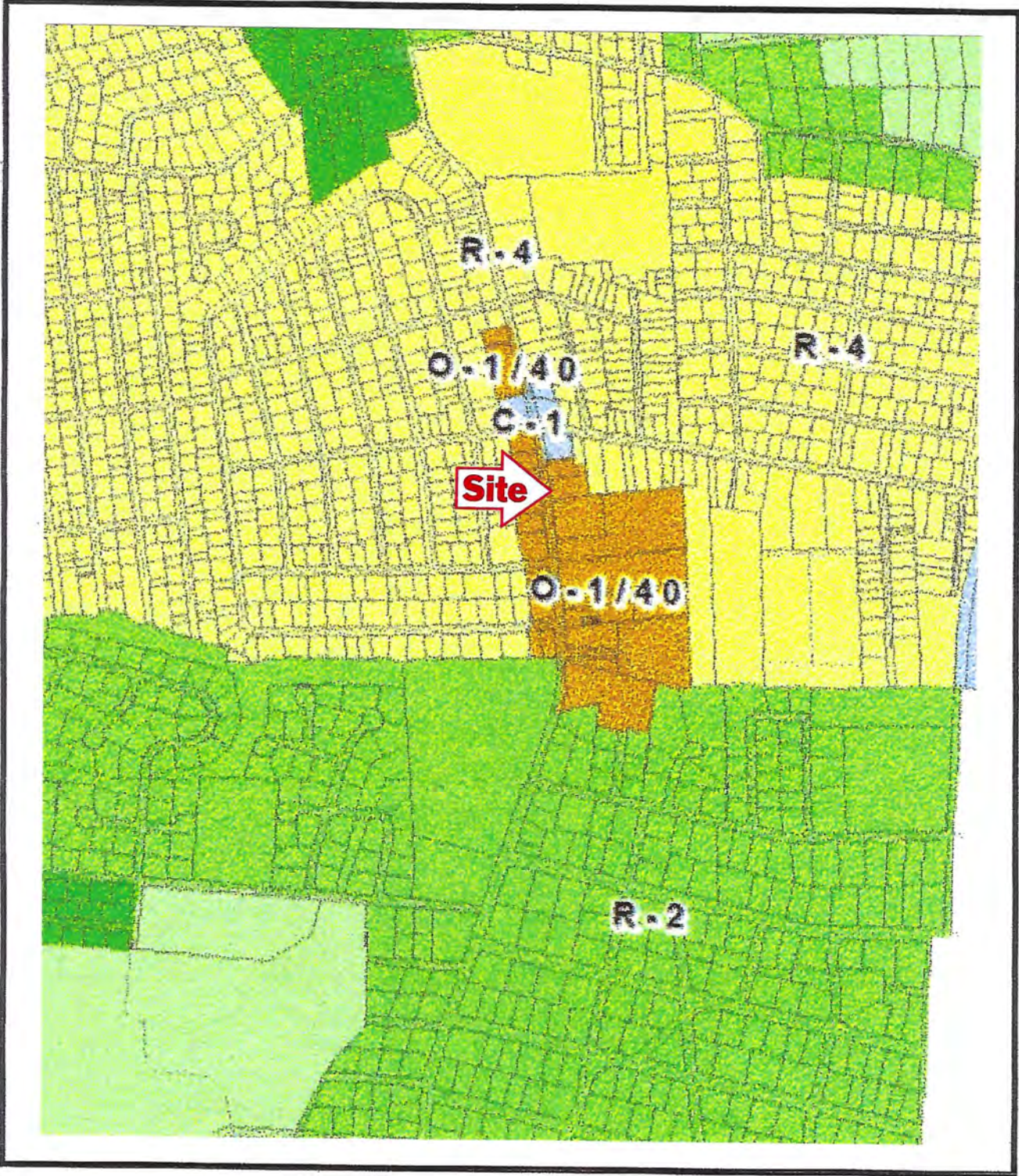
TITLE NO. RANJ-41305

ANTHONY J. SERENO
LAND SURVEYOR
LICENSE NO. 24GSO1391500
26 ARBOR STREET, WHITING N.J. 08759
TEL. 732-350-0999 EMAIL ANTHONY.SERENO@YAHOO.COM

SURVEY FOR
221 MONMOUTH ROAD HOLDING LLC
221 MONMOUTH ROAD
LOT 15, BLOCK 22
TOWNSHIP OF OCEAN, MONMOUTH COUNTY, N.J.
SCALE 1"=30' FILE NO. 120920
DATE: JANUARY 5, 2021

Anthony J. Sereno

Zoning Map



high solid architectural fence with front solid gates. All trash and recyclables shall be stored in this area and shall not be in public view.

- (o) Indoor and outdoor recreation facilities, of adequate size to serve the occupants, shall be provided. Recreation facilities shall include, at a minimum: a clubhouse a minimum of 1,100 square feet in area, and a swimming pool, as well as other outdoor active recreational facilities such as tennis courts. The outdoor recreation area shall occupy a minimum of 50 square feet per dwelling unit.
- (p) Parking shall be provided at the rate of two parking spaces per dwelling. Up to 50% of the required parking spaces may be provided above ground, provided that no parking spaces shall be located between any proposed building setback line and adjacent R-3 zoned properties. The remaining parking shall be provided in a below ground parking area.
- (q) The following requirements shall also apply:
 - (1) No unit shall have more than two bedrooms.
 - (2) Each unit shall have a kitchen or kitchenette in addition to a minimum of one private bathroom.
 - (3) Transportation amenities, including courtesy bus transportation for shopping and non-emergency medical appointments, may be provided.
 - (4) Additional amenities including recreation activities and housekeeping may be provided and shall be for the exclusive use of residents and their guests.
 - (5) A small retail convenience area not to exceed 300 square feet in area, and a beauty parlor/barber shop not to exceed 400 square feet in area may be provided for the exclusive use of residents and their guests.
- 4. In the event that the development is owner occupied, title to all reserved or common land shall be held in fee simple by a homeowners' association, except that the municipality may elect to have certain areas dedicated to the municipality.
- 5. In the event that the development is owner occupied, homeowners' association shall be required to be established by a Master Deed. Said deed shall require that the homeowners' association operate and maintain recreation facilities and maintain all common property such as open space, streets and stormwater detention facilities.

§ 21-41. O-1/40 OFFICE-RESEARCH ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the O-1/40 Office-Research Zone is to provide for the development of general offices, professional offices, medical/dental offices, and research related uses in the Township of Ocean on lots of 40,000 square feet or larger; to provide for compatible land use relationships; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from the office research areas. It is the intent of this zone to encourage the consolidation of smaller lots into conforming lots where practicable. It is not the intent to prohibit the development of lots of less than 40,000 square feet where consolidation is not possible.

§ 21-41.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal Uses shall include office and research related facilities including:

1. Office buildings for executive or administrative purposes, professional or general offices, and medical or dental offices.
 2. Laboratories, similar to the following (but not including manufacturing): biological, chemical, dental, pharmaceutical and general research.
[Amended 2-14-2001 by Ord. No. 1883]
 3. Data processing and computer operations.
 4. Wellness center.
 5. In addition to the above, any office-research facility not inconsistent with the above, that is similar in purpose, function, character and effort.
[Amended 10-15-2015 by Ord. No. 2249]
- b. Accessory Buildings and Uses including:
1. Private garage space for the storage of vehicles operated exclusively as part of a permitted use which is located on the same site.
 2. Signs subject to the provisions of this chapter.
 3. Fences and hedges subject to the provisions of this chapter.
 4. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- c. Conditional Uses. The following conditional uses are permitted upon approval of the Planning Board in accordance with the special conditions of this chapter.
1. Child day-care centers.
 2. Satellite antenna dishes greater than two meters in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
 3. Wireless telecommunications tower and antenna.
[Added 6-17-1998 by Ord. No. 1799]
 4. Assembly and/or fabrication of light machinery or products.
[Added 4-14-2008 by Ord. No. 2093]

§ 21-41.2. Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The O-1/40 Office-Research Zone specified herewith shall be occupied only as indicated in the Schedule in Article XVII of this chapter which is as follows:

- a. Principal Buildings.
1. Minimum lot size: 40,000 square feet.
 2. Minimum lot width: 200 feet.
 3. Minimum lot depth: 100 feet.
 4. Minimum front yard setback (measured from the future street R.O.W.): 100 feet from N.J. Route 35 35 feet from any other street.
 5. Minimum rear yard setback: 20 feet.

Where an O-1/40 Zone abuts a lot in a single family residential zone, a minimum rear yard of 25 feet shall be required.

6. Minimum side yard setback: 12 feet one side; 50% of lot width both sides combined.

Where an O-1/40 Zone abuts a lot in a single family residential zone, a minimum side yard of 25 feet shall be required.

7. Maximum lot coverage: 27% of buildable lot area.

8. Maximum Floor area ratio: 30% of total lot area.

9. Minimum gross floor area: 3,500 square feet.

10. Maximum building height: 35 feet.

11. Minimum distance between buildings shall be no less than the height of the highest of the two buildings.

- b. Accessory Buildings. Accessory buildings shall be set back one foot for each one foot of building height, but not less than 25 feet from a property line, except where the yard abuts a residential zone, the building shall meet all the setback requirements of a principal building. Accessory buildings are not permitted in the required front yard.

§ 21-41.3. Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to regulations and conditions specified in this chapter.
- b. Landscaping must be provided in subject to the regulations of this chapter.
- c. No materials, raw or finished, shall be stored in any yard or open area.

§ 21-42. O-1/80 OFFICE-RESEARCH-LIMITED COMMERCIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the O-1/80 Office-Research-Limited Commercial Zone is to provide for the development of general offices, professional offices, medical/dental offices, research related uses, and limited retail and service uses in the Township of Ocean on lots of 80,000 square feet or larger; to provide for compatible land use relationships; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from the sites within the zone and adjacent areas. It is the intent of this zone to encourage the consolidation of smaller lots into conforming lots where practicable. It is not the intent to prohibit the development of lots of less than 80,000 square feet where consolidation is not possible.

§ 21-42.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal Permitted Uses shall include office and research related facilities including:
 1. Office buildings for executive or administrative purposes, professional or general offices, and medical or dental offices.

LAND DEVELOPMENT ORDINANCE

21 Attachment 3

[Amended 3-8-2018 by Ord. No. 2303]

BULK REQUIREMENTS - NONRESIDENTIAL ZONES

ZONE	MINIMUM REQUIREMENTS										MAXIMUM PERMITTED			
	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	PRINCIPAL			ACCESSORY			LOT COVERAGE	FLOOR AREA RATIO	HEIGHT/STORIES	
					SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK						
T-1	10,000	100'	100'	30'	10'/25'	30'	(1)	(1)	(1)	(1)	27%(2)	27%(2)	35/2	
C-1	10,000 sq.ft.	50'	100'	5'	0'(3)	10'	0'(3)	10'	10'	10'	27%	NA	35/2.5 whichever less	
C-2	2 Acres	250'	250'	100'(9)	25'/50'(9)	50'(9)	25'/50'(9)	50'(9)	50'(9)	50'(9)	27%	30%	45'/4(9) whichever less	
C-3	20,000 sq.ft.	100'	100'	50'	12'(4)	20'(4)	12'(4)	20'(4)	20'(4)	20'(4)	27%	30%	45'/2.5 whichever less	
C-4	40 Acres	1,000'	1,500'	(5)	(5)	(5)	(5)	(5)	(5)	(5)	NA	NA	65'/8 whichever less	
C-5	3 Acres	350'	300'	100(10)	70'/35%	75'	70'/35%	75'	75'	75'	NA	35%	45'/4	
C-7	See Section 21-38B for bulk standards													
I-1	40,000 sq.ft.	150'	200'	50'	20'/80'(6)	60'(6)	20'/80'(6)	60'(6)	60'(6)	60'(6)	54%	54%	35	
O-1/20	20,000 sq.ft.	200'	100'	35'	12'/50%	20'	(1)	(1)	(1)	(1)	27%	30%	35'	
O-1/40	40,000 sq.ft.	200'	100'	35'(7)	12'/50%(4)	20'(4)	(1)	(1)	(1)	(1)	27%	30%	35'	
O-1/80	80,000 sq.ft.	200'	400'	100'(9)	50'(6)(9)	75'(6)(9)	(1)	(1)	(1)	(1)	27%	30%	45'/4(9) whichever less	
SRI	See Section 21-43A													

TOWNSHIP OF OCEAN CODE

NOTES FOR BULK REQUIREMENTS – NON-RESIDENTIAL ZONES

- (1) See Ordinance text for required accessory building and structure setbacks.
- (2) Maximum building coverage is 27% of buildable lot area. Maximum impervious coverage is 90% of buildable lot area. Floor area ratio of 27% applies to professional offices only, and is limited to 20% for home professional offices only for that portion of the building which is utilized for the home professional office. Single family residences have no floor area ratio.
- (3) Where buildings are not attached, the minimum distance between buildings on adjacent lots shall be 15 feet. Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (4) Where a property abuts a residential zone, the building shall be set back a minimum of 25 feet.
- (5) See Section 21-38 for setback standards.
- (6) Where a property abuts a residential zone, the building shall be set back a minimum of 100 feet.
- (7) Front yard setback shall be 100 feet on N.J. Route 35.
- (8) Reserved. Footnote eliminated when O-2 Zone eliminated on January 26, 2005 by Ordinance 2003.
- (9) Building setbacks shall be increased 5 feet for every one foot the building heights exceed 35 feet.
- (10) Front yard setback in the C-5 Zone shall be 100 feet plus 1 foot for each additional 1 foot of building height above 30 feet.

POPULATION

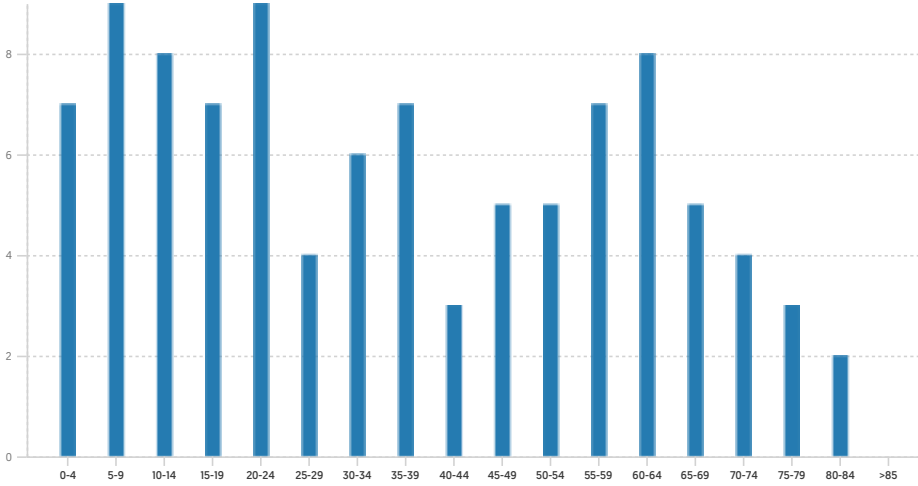
SUMMARY

Estimated Population	6,651
Population Growth (since 2010)	-2.3%
Population Density (ppl / mile)	2,265
Median Age	33.7

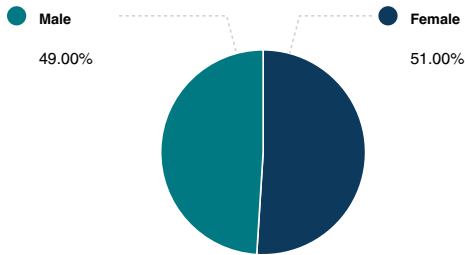
HOUSEHOLD

Number of Households	2,037
Household Size (ppl)	3
Households w/ Children	1,980

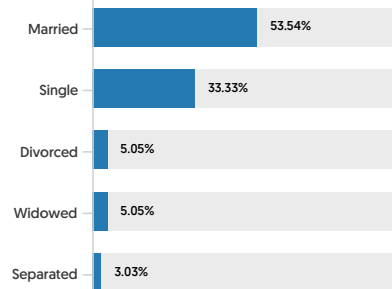
AGE



GENDER



MARITAL STATUS



HOUSING

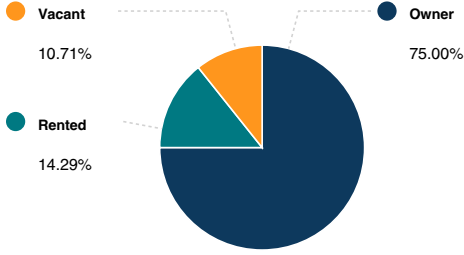
SUMMARY

Median Home Sale Price	\$478,700
Median Year Built	1966

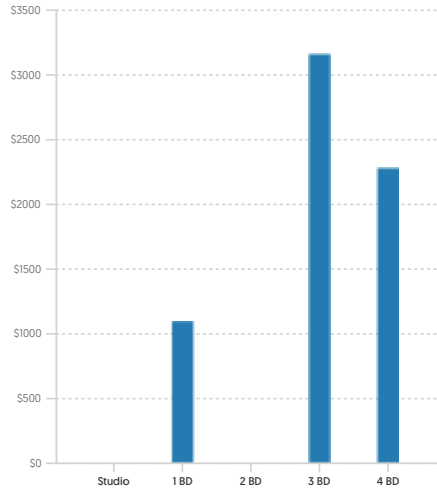
STABILITY

Annual Residential Turnover	16.2%
-----------------------------	--------------

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

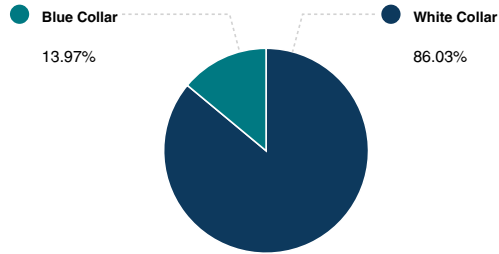


QUALITY OF LIFE

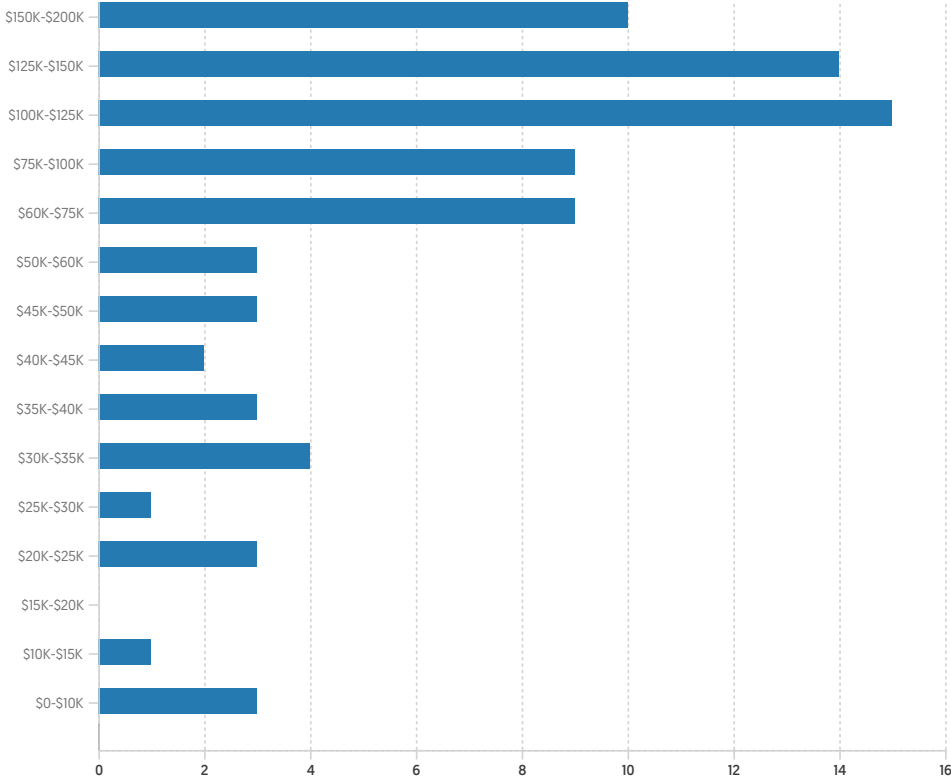
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	197
Manufacturing	135
Transportation and Communications	123
Wholesale Trade	146
Retail Trade	183
Finance, Insurance and Real Estate	283
Services	1,124
Public Administration	123
Unclassified	

WORKFORCE



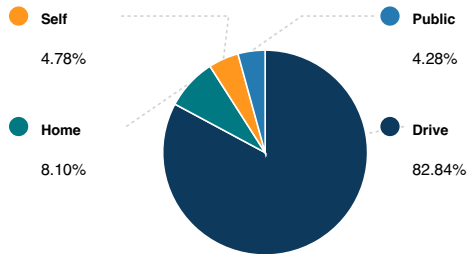
HOUSEHOLD INCOME



Average Household Income **\$115,436**

Average Per Capita Income **\$46,886**

COMMUTE METHOD



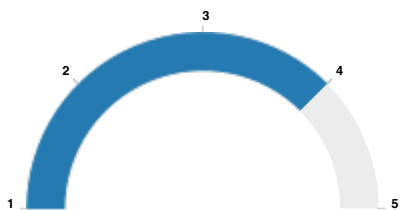
Median Travel Time **34 min**

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	10
Some High School	179
High School Graduate	824
Some College	946
Associate Degree	288
Bachelor's Degree	1,289
Graduate Degree	689

(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)
George L Catrambone	0.93	K-5th	813	14	3/10
Deal Elementary School	0.93	K-8th	156	9	6/10
Ocean Township Elementary School	0.95	Pre-K-4th	379	8	7/10

Community Rating (2)

- George L Catrambone
- Deal Elementary School
- Ocean Township Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Deal Elementary School	0.93	K-8th	156	9	6/10

Community Rating (2)

- Deal Elementary School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Yeshiva At The Jersey Shore	0.47	K-8th	82		

(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
Paulette K Fox Inc	171 Oakhurst Rd	(732) 571-3733	0.36	Pizzeria, Chain
Ajh Culinary LLC	4 Vineberg Ct	(732) 996-7673	0.42	Caterers
Coffee Attic LLC	191 Delaware Ave	(732) 531-2870	0.44	Coffee Shop
Treats By Eileen	201 Grant Ave	(732) 403-5501	0.47	Retail Bakeries
Chang Mao Sakura Chinese & Japanese	214 Roosevelt Ave Ste 1	(732) 531-7086	0.5	Chinese Restaurant
Crispy Grill Inc	214 Roosevelt Ave	(732) 695-3119	0.5	Hamburger Stand
Sheng Mao Glatt Kosher Restaurant	214 Roosevelt Ave	(732) 517-8889	0.5	Japanese Restaurant
Nahum Bakery	268c Norwood Ave	(732) 233-0514	0.57	Retail Bakeries
Slices Inc	250 Norwood Ave	(732) 531-6811	0.57	Pizza Restaurants
Nahum Challa Bakery Inc	268 C Norwood Ave	(732) 531-2911	0.58	Retail Bakeries

SHOPPING

	Address	Phone #	Distance	Description
M & A Kosher Meats	198 Monmouth Rd	(732) 531-2100	0.09	Meat Markets, Including Freezer Provisioners
Dreyer's Lumber	348 Elberon Blvd	(732) 531-0220	0.41	Planing Mill Products And Lumber
The Shuk Marketplace LLC	6 Marie Elaine Ct	(732) 428-6719	0.43	Supermarkets, Chain
I Deal Lumber & Supply Company	245 Pinewood Ave	(732) 531-0220	0.43	Planing Mill Products And Lumber
Kings Highway Glatt Meat Inc.	250 Norwood Ave	(732) 660-1010	0.57	Meat Markets, Including Freezer Provisioners
The Deal Candy Shop LLC	280 Norwood Ave	(917) 836-2907	0.58	Candy
Food By Dan LLC	141 Chatham Ave	(609) 649-8238	0.58	Grocery Stores
Rivka's Catering Inc	100 Norwood Ave	(732) 531-5560	0.65	Grocery Stores
Shalom Food Grocery LLC	104 Norwood Ave Ste A	(732) 531-4838	0.67	Grocery Stores, Independent
Stephen D Harvey	""	(732) 531-2108	0.68	Paint