

#5104 ~ Commercial Property

**29 Park Avenue
Englishtown, NJ 07726**

Commercial

**Block: 23
Lot: 7**

**Land Size: 2.82 Acres
Building Size: 18,000 Sq. Ft.**

Tax Information

**Land Assessment: \$ 705,000.
Improvement Assessment: \$ 730,100.
Total Assessment: \$ 1,435,100.**

**Taxes: \$ 27,956.
Tax Year: 2023
Tax Rate: 2.170/\$100
Equalization Ratio: 102.22%
Updated: 01/23/2024**

Zoning: C-2 ~ Commercial, General Zone and I ~ Industrial Zone

Remarks: 18,000 Sq. Ft. Commercial Building on 2.82 Acres to Include 6,000 Sq. Ft. of Warehouse Space, 20 Ft. Clear Ceilings and Two Loading Docks. Currently Used as a Retail Pet and Home Goods Store, Outdoor Equipment, Warehouse Storage and Truck Parking. Perfect for a Trucking Company or Wholesaler of Goods that Needs Extra Space. Easy Access to Highway 9, 18 and 33.

Price: \$ 3,990,000. ~ Sale

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

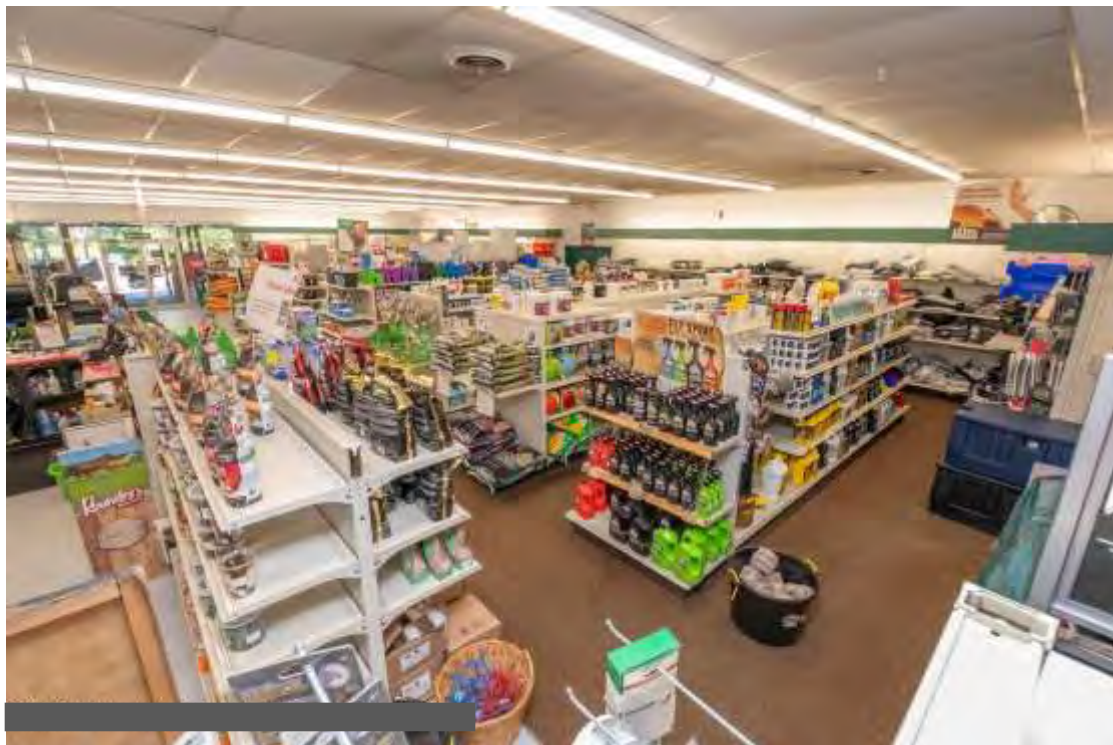
**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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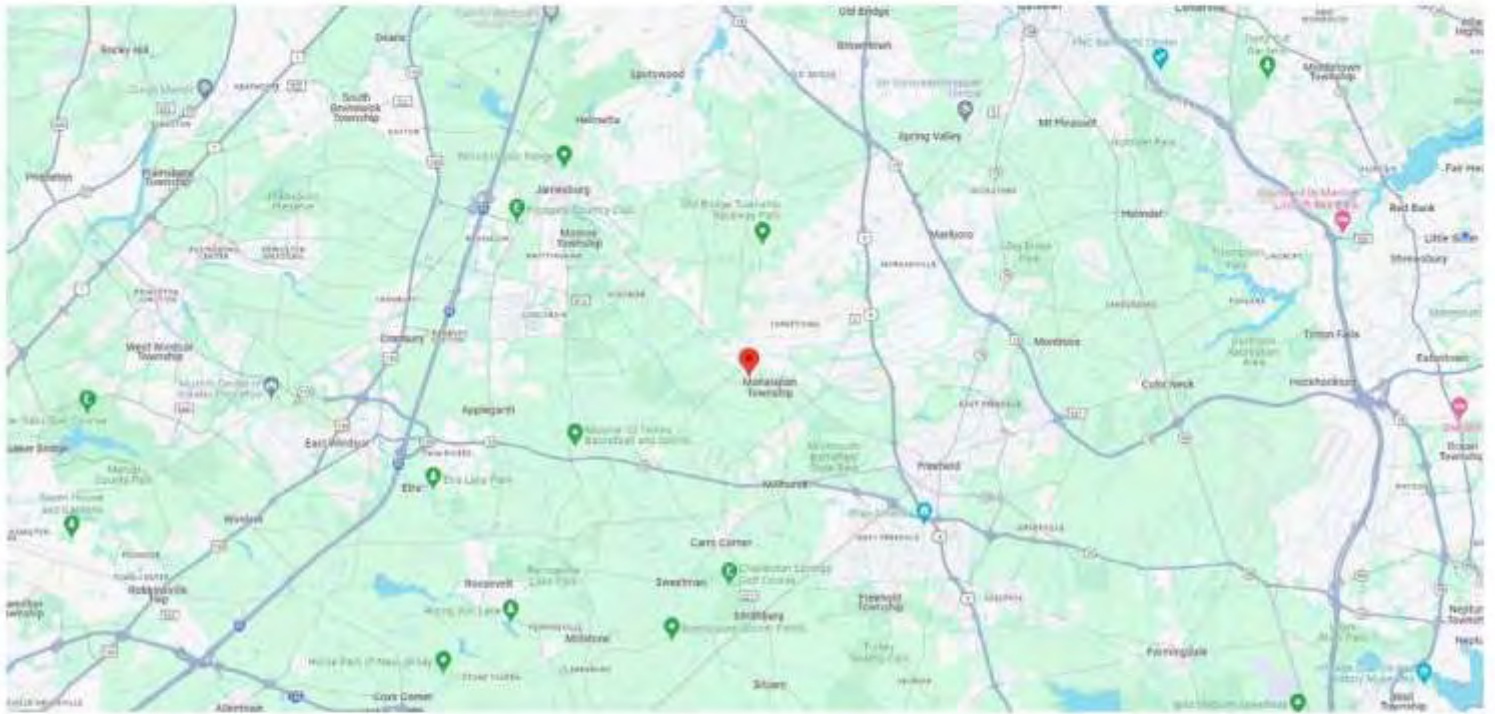


— Road Centerlines

□ Parcels (cadastral non-survey)



— Road Centerlines



WETLANDS MAP

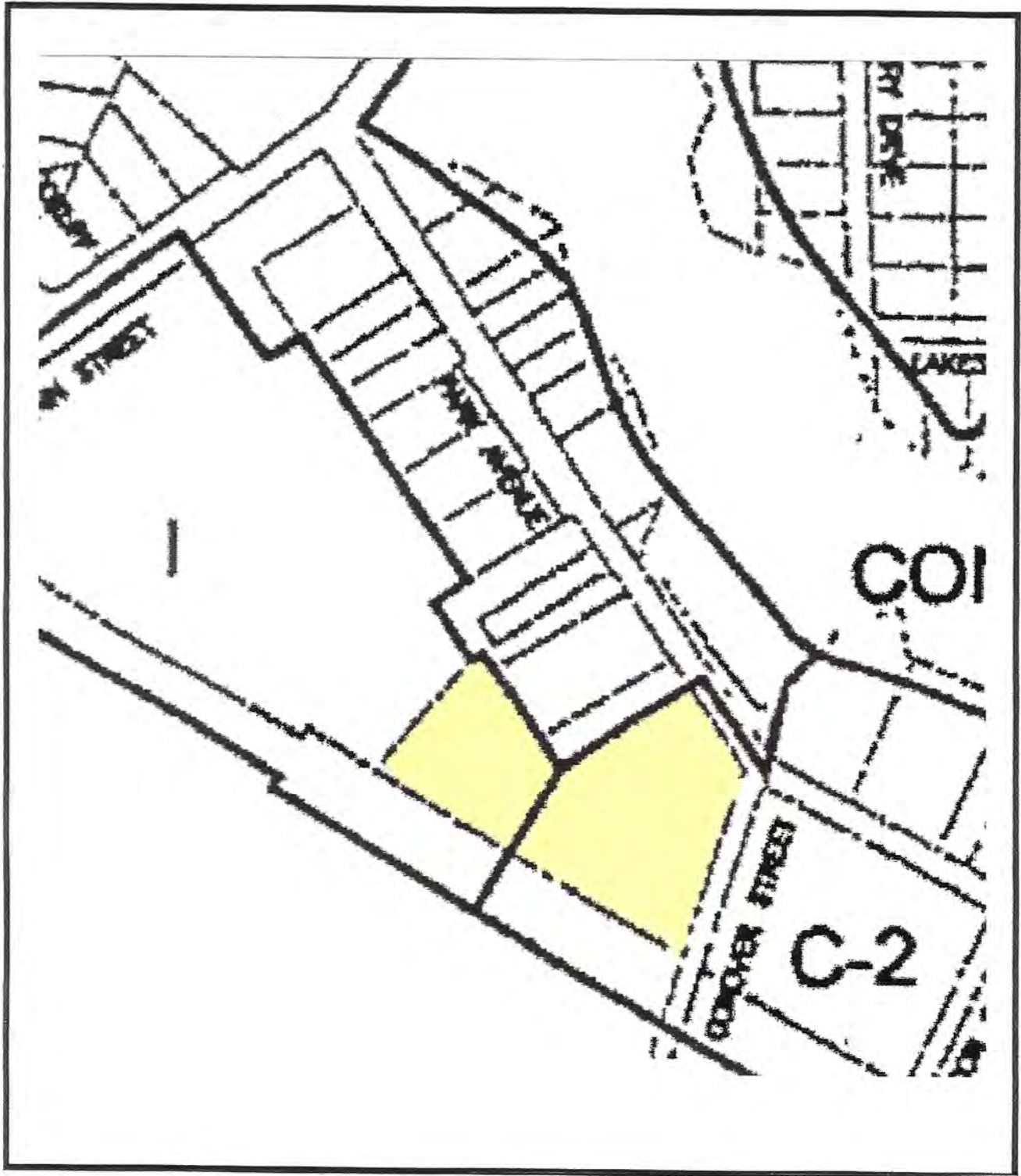


- Road Centerlines
- Parcels (cadastral non-survey)
- National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)
 - Stream/River
 - Artificial Path
- National Hydrography Dataset (NHD) Waterbody 2002 for New Jersey - Waterbody 2002 (NHD)
 - Lake/Pond
- Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)
 - DECIDUOUS WOODED WETLANDS
 - HERBACEOUS WETLANDS

[illegible]

HIP OF MANALAPAN
MOUTH COUNTY

Zoning Map



- (2) *Side yard setback.* No building shall be erected nearer than ten (10) feet to the sideline of any interior lot line and on corner lots not nearer than fifteen feet to the sideline which is coincident with a street right-of-way line.
- (3) *Rear yard setback.* No building shall be erected nearer than twenty-five (25) feet to the rear line of the lot or the rear line which is coincident with a street right-of-way line.

F. Maximum lot coverage permitted. Seventy-five (75) percent.

(Ord. 2004-05, Amended 6/23/2004; Ord. 95-7, Amended 5/24/1995; Ord. 90-9, Amended 9/25/1990; Ord. 82-12, Renumbered 9/15/1982)

2.130.13.1 C-1A, Commercial Central Zone.

A. Permitted uses.

- (1) Any use permitted in the C-1, Commercial, Central Zone; provided, however, that there shall be no residential apartments permitted in this zone. Any commercial use in this zone shall comply with all of the requirements of the said C-1 zone.

B. Permitted accessory uses.

- (1) Signs, subject to the provisions of this Chapter.
- (2) Fences subject to the provisions of this Chapter.
- (3) Off-street parking subject to the provisions 2.109.10A(1)(c) (off-street parking requirements for particular uses); provided, however, that except in the case of one-family and two-family dwellings, no parking area provided shall be established for less than four (4) spaces.

C. Building height limit. No building shall be erected to a height in excess of thirty-five feet or two and one-half (2 ½) stories, whichever is less.

D. Required lot area. Lot area shall not be less than five thousand (5,000) square feet, and lot width not less than fifty (50) feet.

E. Yards required. Each lot shall have front, side and rear yards not less than the depths or widths following:

- (1) *Front yard setback.* No building or structure shall hereafter be constructed or altered nearer than twenty-five (25) feet to the street right-of-way.
- (2) *Side yard setback.* No building shall be erected nearer than ten (10) feet to the side line of any interior lot line and on corner lots not nearer than fifteen (15) feet to the side line which is coincident with a street right-of-way line.
- (3) *Rear yard setback.* No building shall be erected nearer than twenty-five (25) feet to the rear line of the lot or the rear line which is coincident with a street right-of-way line.

F. Maximum lot coverage permitted. Seventy-five percent (75%)

2.130.14 C-2, Commercial, General Zone.

A. Permitted uses.

- (1) Any use permitted in the R-LD, Residential Low Density Zone. Any such use shall comply with all requirements of said R-LD zone.
- (2) Neighborhood shopping centers which include at least four (4) or more uses permitted by the C-1, Commercial, Central Zone regulations within a planned integrated development embracing buildings, off-street parking areas, pedestrian ways and plazas and landscaping.
- (3) Free standing independent uses (i.e. not a part of a neighborhood shopping center as described above) of the types permitted by the C-1, Commercial, Central Zone regulations.
- (4) *Apartments*. The terms and provisions of § 2.130.13 C-1, A. (8) are applicable to apartment units established in the C-2 zoning district. [Amended 5-24-95 by Ord. 95-07]

B. Permitted accessory uses.

- (1) Signs, subject to the provisions of this Chapter.
- (2) Fences subject to the provisions of this Chapter.
- (3) Off-street parking subject to the provisions of §2.109.10A (1).(c). (off-street parking requirements for particular uses).

C. Conditional uses.

- (1) Autobody or mechanical repair shops provided that the subject parcel is located a minimum of two hundred (200) feet from a residential zone or use.

D. Building height limit. No building shall be erected to a height in excess of thirty-five (35) feet or two and one-half (2 ½) stories, whichever is less.

E. Required lot area. Lot area shall not be less than forty thousand (40,000) square feet and lot width shall not be less than two hundred (200) feet.

F. Yards required. Each lot shall have front, side and rear yards not less than the depths and width following.

- (1) *Front yard setback*. No building shall hereafter be erected or altered nearer than forty (40) feet to the street right-of-way line.
- (2) *Side yard setback*. No building shall be erected nearer than twenty (20) feet to the side line of any interior lot line and on corner lots not nearer than thirty (30) feet to the side line which is coincident with a street right-of-way.
- (3) *Rear yard setback*. No building shall be erected nearer than forty (40) feet to the rear line of the lot or the rear line which is coincident with a street right-of-way.

G. Maximum lot coverage permitted. Sixty (60) percent.

(Ord. 95-7, Amended 5/24/1995; Ord. 90-9, Amended 9/25/1990; Ord. 82-12, Renumbered 9/15/1982)

2.130.14 I-Industrial Zone.

The following regulations shall apply in the Industrial District or Zone.

A. Permitted uses.

- (1) Research laboratories with associated administrative offices devoted to the research and design of electronics, computers, telecommunications, robotics or aerospace products.
- (2) Computer centers with associated administrative offices.
- (3) Publishing houses and commercial printing plants.
- (4) Warehouse or storage of goods and products provided no goods are sold from the premises.
- (5) Wood fabrication and assembly of wood products, such as but not limited to boats, boxes, cabinets, woodworking and furniture.
- (6) "Low Hazard Factory and Industrial Uses" as classified by BOCA.
- (7) *Farms*. No storage of manure or other odor or dust producing substances or use shall be permitted within 100 feet of any property lines.

B. Permitted accessory uses.

- (1) Storage and maintenance of motor vehicles and maintenance equipment owned and operated by the use.
- (2) Gatehouses and security structures.
- (3) Structures for the storage of materials and supplies.
- (4) Training facilities for employees and incidentally for visitors and guests thereof and of the management.
- (5) Cafeterias, clinics and service uses of a convenience nature for the exclusive use of employees, guests and visitors.
- (6) Signs, subject to the provisions of this Chapter.
- (7) Fences, subject to the provisions of this Chapter.
- (8) Off-street parking, subject to the provisions of § 2.109.10A (1)(c). (off-street parking requirements for particular uses).

C. Building height.

- (1) *Principal building*. No building shall be erected to a height in excess of thirty-five (35) feet or two and one-half (2 ½) stories, whichever is less.
- (2) *Accessory building*. No accessory building or structure shall be erected to a height in excess of sixteen (16) feet.

D. Required lot area. Lot area shall not be less than sixty thousand (60,000) square feet and lot frontage not less than two hundred (200) feet.

E. Yards required. Each lot shall have front, side and rear yards not less than the depths or widths following:

- (1) *Front yard setback*. No principal or accessory building or structure shall hereafter be constructed or altered nearer than fifty (50) feet to the street right-of-way line.
- (2) *Side yard setback*.
 - (a) Principal building. No building shall be erected nearer than thirty (30) feet to the side line of any interior lot and on corner lots not nearer than forty (40) feet to the side line which is coincident with a street right-of-way line.
 - (b) Accessory structures. No accessory building or structure shall be erected nearer than twenty (20) feet to the side line of any interior lot and on corner lots not nearer than thirty (30) feet to the side line which is coincident with the street right-of-way line.

(3) *Rear yard setback.*

(a) Principal building. No principal building shall be erected nearer than fifty (50) feet to the rear line of the interior lots, or the rear line which is coincident with a street right-of-way line.

(b) Accessory buildings. No accessory building shall be erected nearer than twenty-five (25) feet to the rear line or within thirty-five (35) feet of a rear line which is coincident with a street right-of-way line.

F. **Maximum lot coverage permitted.** Sixty (60) percent.

G. **Buffer.** All parcels of land developed for any use permitted in this zone shall provide buffer, of at least fifty (50) feet in width, along the perimeter of the tract.

The buffer shall consist of an area containing ground cover, and appropriate plantings of conifer and deciduous trees and shrubs as required by the municipal agency. The buffer shall be considered as required yard area and shall not be encroached upon by buildings, structures, paved areas, or detention/retention basins. All buffers required by this Code shall be included in a conservation easement which restricts the removal of trees or ground cover except for the following purposes: removal of dead or diseased trees or selective thinning and trimming of trees. In addition all conservation easements shall reserve a right-of-entry by the Borough for the purpose of maintaining the health, safety and welfare of the general public.

(Ord. 90-9, Amended 9/25/1990; Ord. 82-12, Renumbered 9/15/1982)

2.130.15.1 Con-Conservation Zone.

The following regulations shall apply in the CON – conservation zone.

A. Permitted uses

(1) open space

General requirements: all lands within the Conservation zone shall be designated as conservation easements for permanent open space.

B. Building height – not applicable

C. Area requirements – not applicable

(Ord. 91-5, Added 9/25/1991)

2.130.16 Nonconforming uses.

A. Any nonconforming use or structure existing at the time of the passage of this chapter may be continued upon the lot or in the structure so occupied subject to the provisions of this section.

B. Whenever a nonconforming use is abandoned such use shall not be resumed and all further use of the structure or premises, or both, from which such nonconforming use has been discontinued, shall be in accordance with the provisions of this chapter relating to the zone in which the structure or premises is located.

C. If a nonconforming building or use is subsequently changed to a conforming building or use, it shall not be changed back again to a nonconforming use. Any nonconforming building or

POPULATION

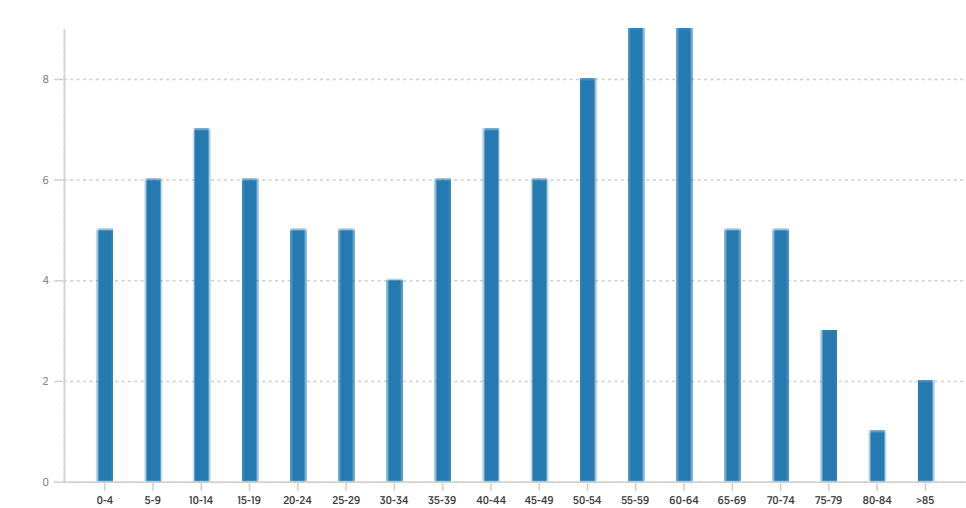
SUMMARY

Estimated Population	44,954
Population Growth (since 2010)	-1.6%
Population Density (ppl / mile)	1,348
Median Age	44.1

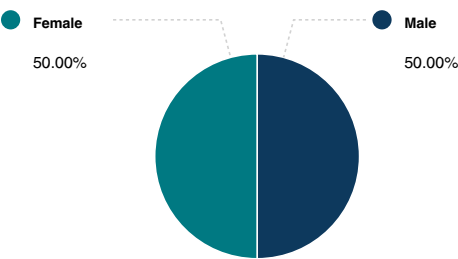
HOUSEHOLD

Number of Households	16,214
Household Size (ppl)	3
Households w/ Children	9,960

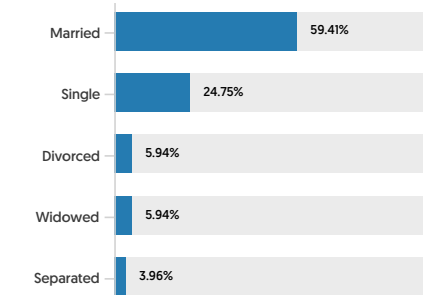
AGE



GENDER



MARITAL STATUS



HOUSING

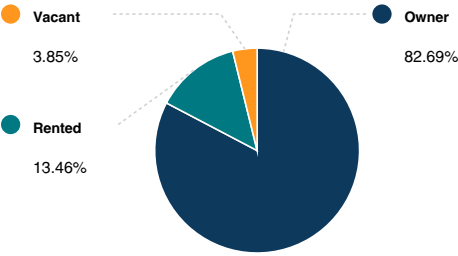
SUMMARY

Median Home Sale Price	\$485,400
Median Year Built	1985

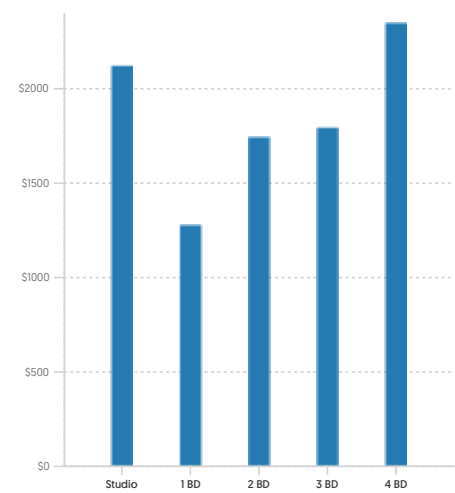
STABILITY

Annual Residential Turnover	4.82%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

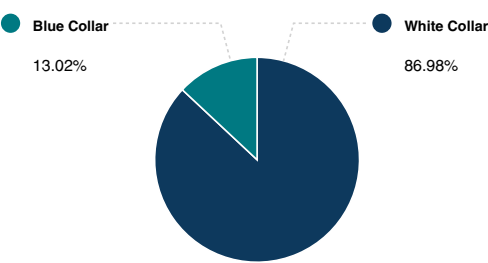


QUALITY OF LIFE

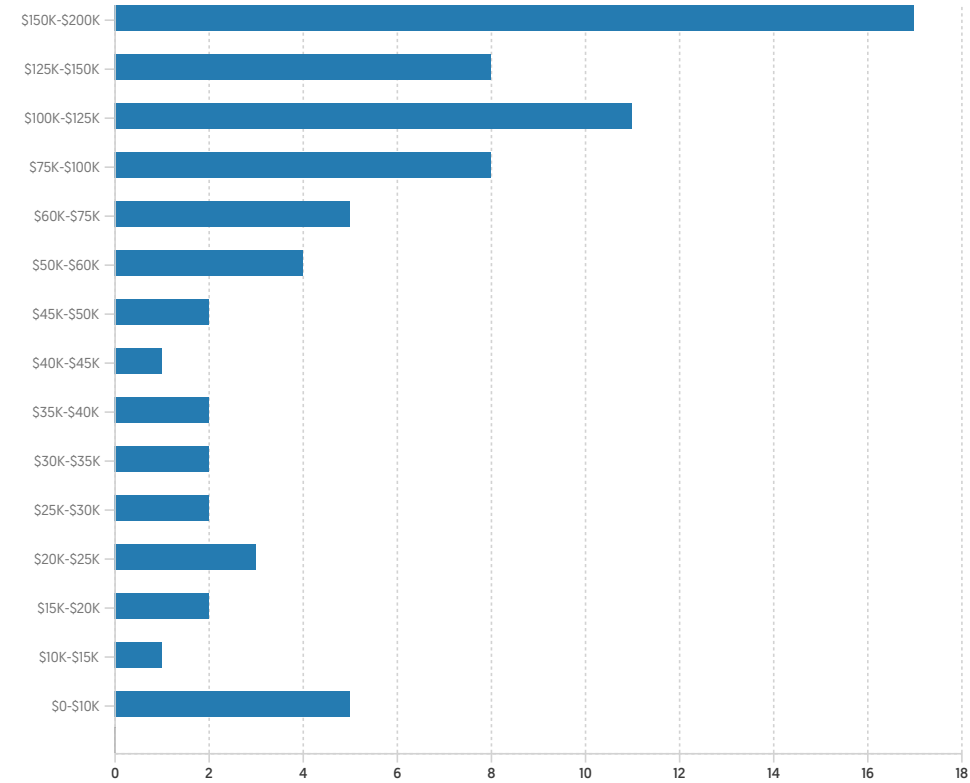
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	3
Mining	
Construction	1,593
Manufacturing	1,043
Transportation and Communications	1,001
Wholesale Trade	670
Retail Trade	2,377
Finance, Insurance and Real Estate	2,651
Services	8,030
Public Administration	1,049
Unclassified	

WORKFORCE



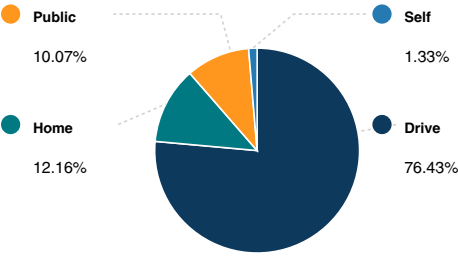
HOUSEHOLD INCOME



Average Household Income \$135,953

Average Per Capita Income \$61,458

COMMUTE METHOD



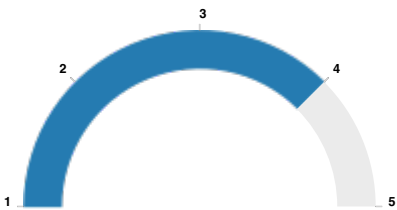
Median Travel Time 43 min

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	315
Some High School	1,257
High School Graduate	6,290
Some College	4,844
Associate Degree	2,383
Bachelor's Degree	12,910
Graduate Degree	6,598

(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)
Wemrock Brook School	0.58	K-5th	579	13	8/10
Community Rating (2)					
Wemrock Brook School			5		

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Manalapan-Englishtown Middle School	0.43	7th-8th	1,183	12	8/10
Community Rating (2)					
Manalapan-Englishtown Middle School					

(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
C E R Inc	11 Tennent Ave	(732) 446-7387	0.29	Italian Restaurant
Ristorante Maietta	11 Tennent Ave	(732) 446-7431	0.29	Italian Restaurant

Sultan Wok 3 Inc	38 Main St	(732) 792-9653	0.41	Chinese Restaurant
A&S Salumeria Inc	480 State Route 33 Ste 1	(732) 792-7050	0.45	Delicatessen (Eating Place s)
Industry Barber Lounge LLC	47 Lasatta Ave	(732) 446-7105	0.72	Cocktail Lounge
Trattoria Ravello	14 Wilson Ave	(732) 792-9696	0.87	Italian Restaurant
Cholula Restaurant	24 Wilson Ave	(732) 786-0080	0.9	Mexican Restaurant
Doughboy's Donuts LLC	3 Wheatley Rd	(732) 446-5164	0.92	Doughnuts
Nail Cafe Ryan Corp	2 Heron Ct	(732) 294-8770	0.99	Cafe
Four Boys Concessions	17 Pension Rd	(732) 995-8486	1	Ice Cream Stands Or Dairy Bars

SHOPPING

	Address	Phone #	Distance	Description
Twin Towers Trading Inc.	10 Station St	(732) 786-8010	0.11	Warehouse Club Stores
The Hot Corner	28 Harrison Ave	(732) 446-7634	0.51	Convenience Stores
Quick Chek Corporation	1 Wilson Ave	(732) 446-1742	0.78	Convenience Stores