



#5128 ~ Commercial Building

**50 Church Street
Little Silver, NJ 07739**

Commercial/Retail/Professional/Investment

**Block: 40
Lot: 8**

**Land Size: 0.3736 Acre (75 x 217)
Building Size: 2,423 Sq. Ft.**

Tax Information

Land Assessment:	\$ 564,800.
Improvement Assessment:	\$ 384,300.
Total Assessment:	\$ 949,100.
Taxes:	\$ 17,084.
Tax Year:	2023
Tax Rate:	1.904/\$100
Equalization Ratio:	97.92%
Updated:	04/05/2024

Zoning: B-1 ~ Business Zone

Remarks: 2,423 Sq. Ft. Two-Story Distinctive Century Colonial Building on 0.3736 Acre in High Visibility Location in the Heart of Little Silver. Perfectly Suited for Retail or Professional Use. 100% Leased and Waiting for Its Next Investor/Owner. Security System, Central Air Conditioning and Hardwood Floors Throughout. Easy Access to Highway 35.

Price: \$ 875,000. ~ 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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732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



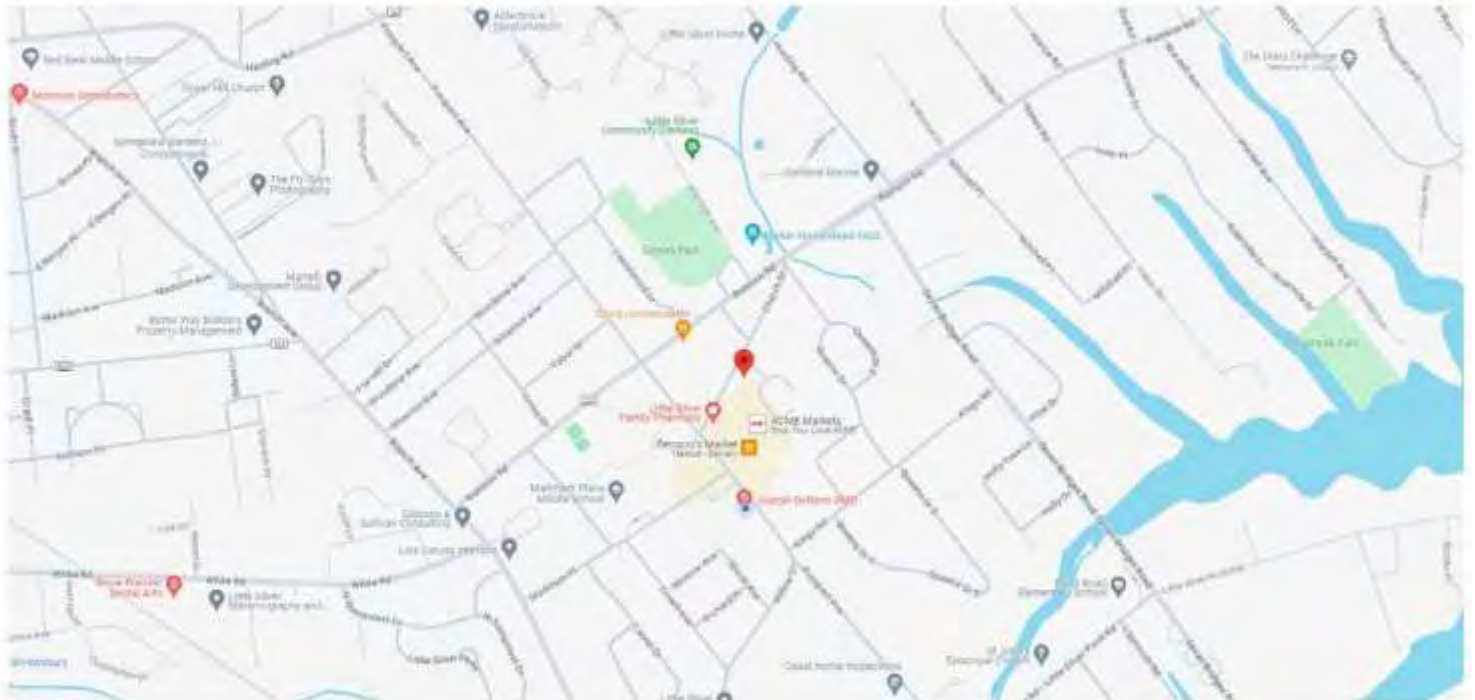
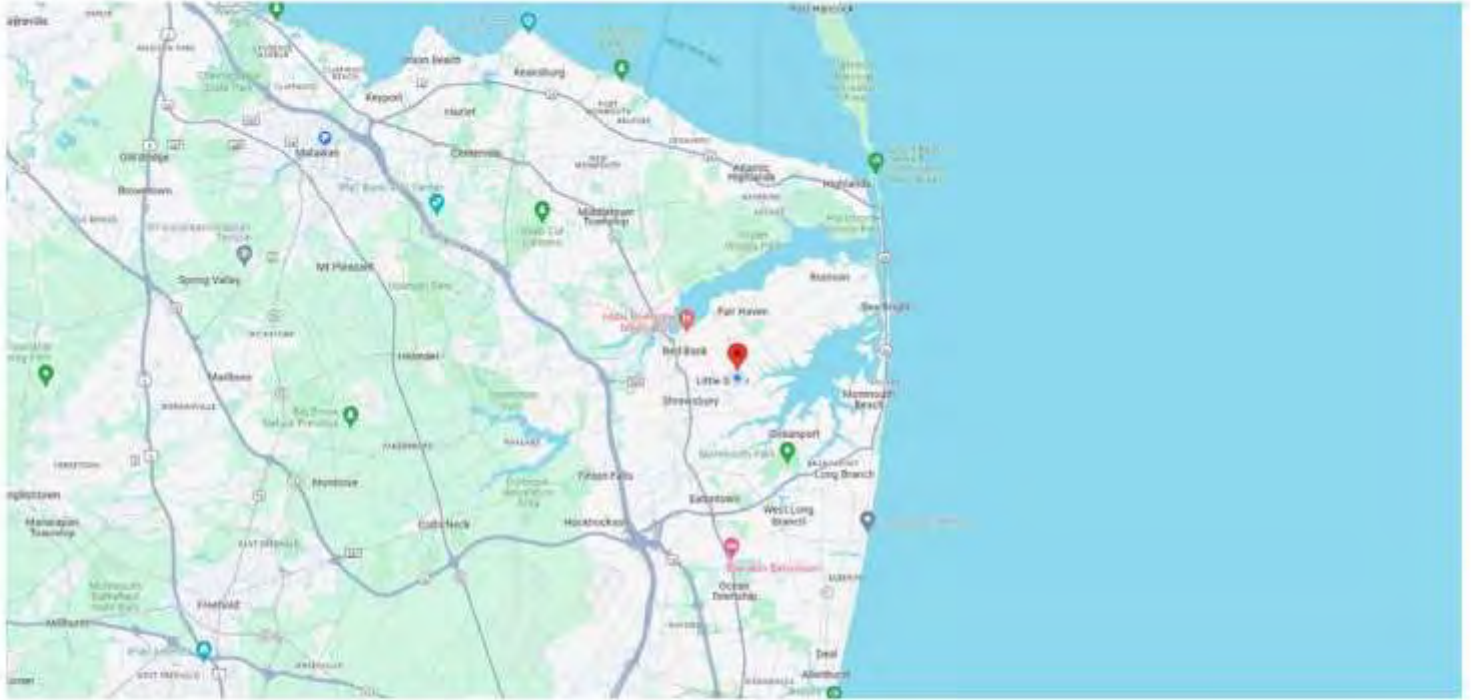


Parcels Data (Block and Lot)

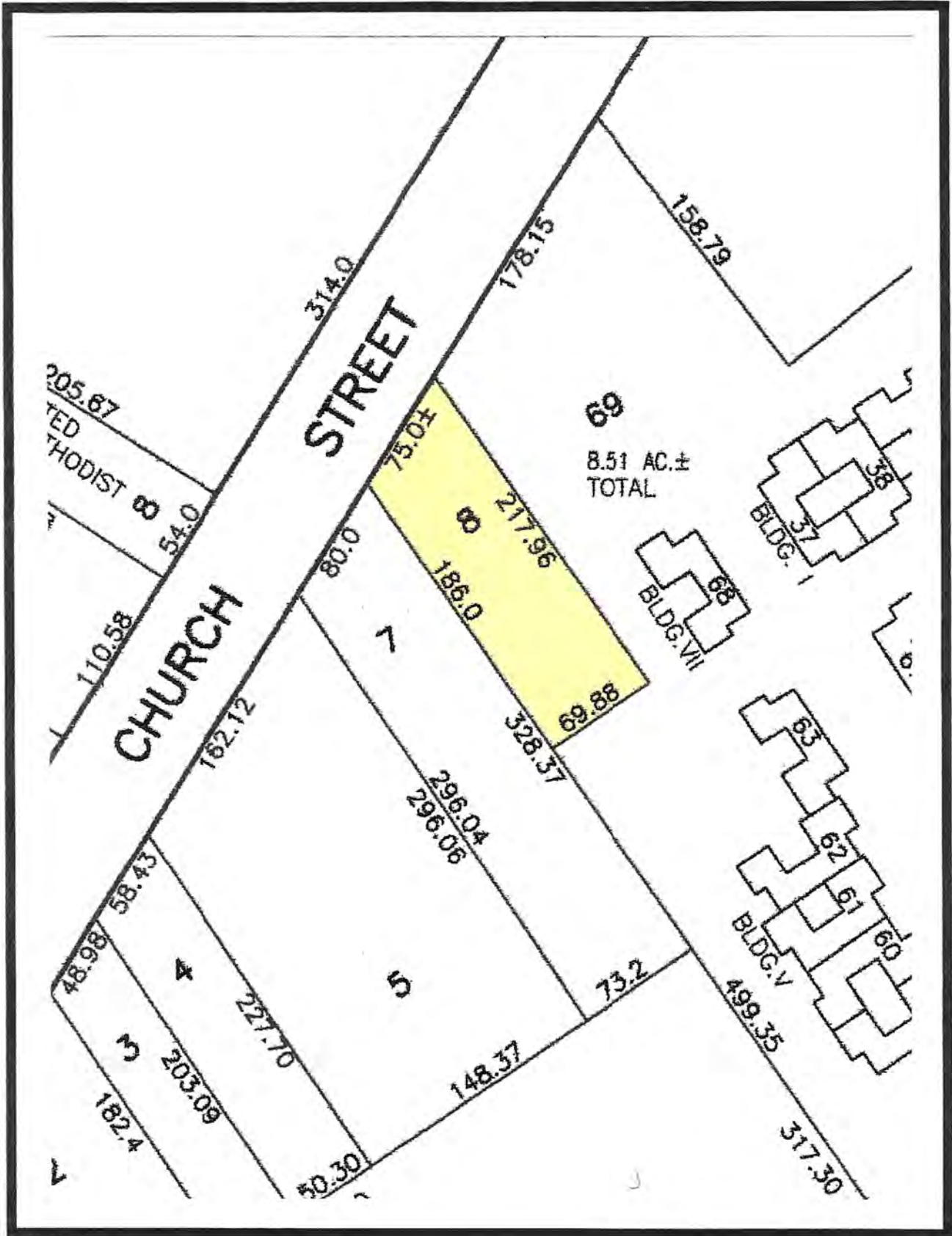
Road Centerlines of NJ



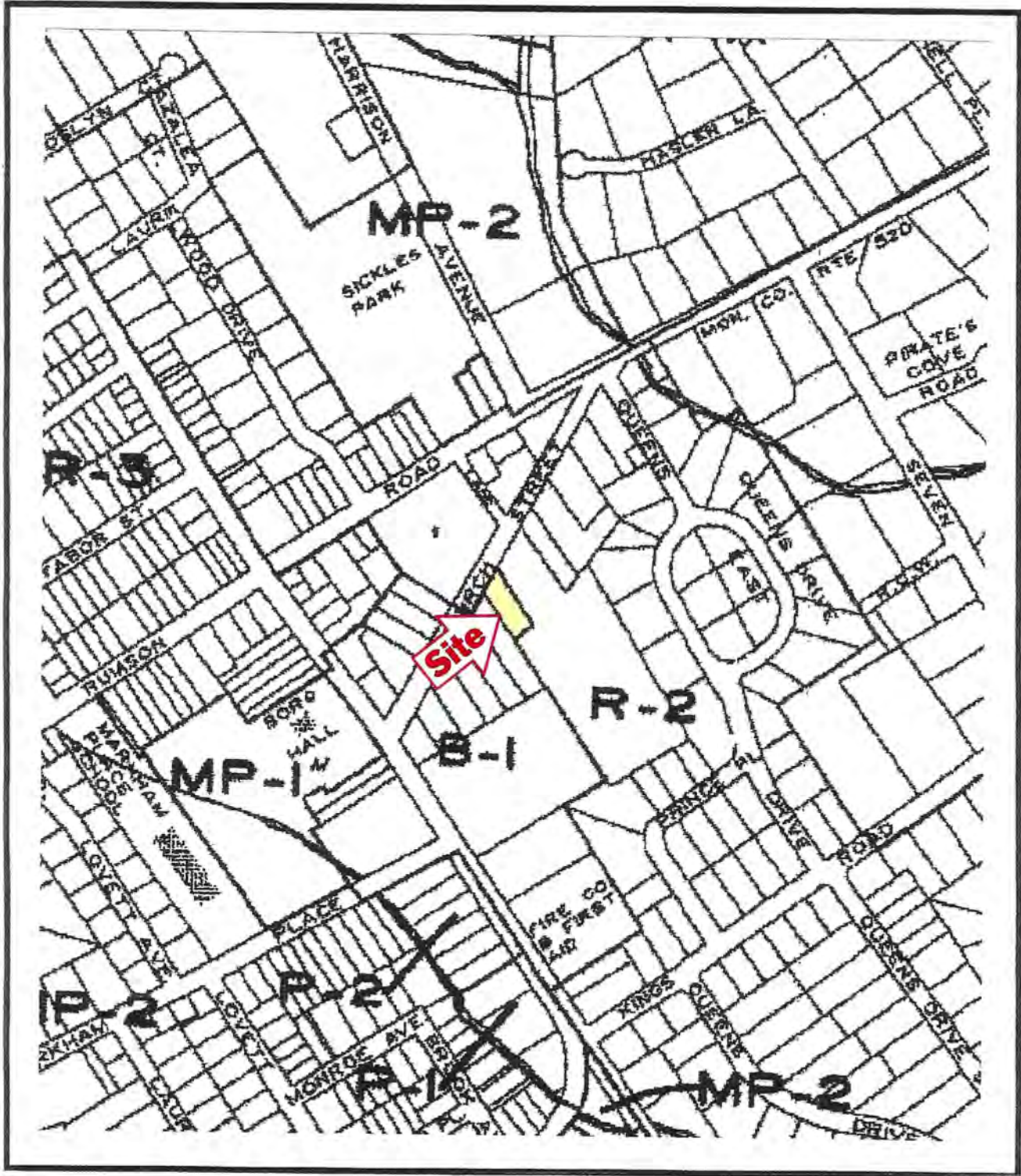
— Road Centerlines of NJ



TAX MAP LOCATION



Zoning Map



3. Minimum rear yard setback:
 - a. Principal building - 50 feet.
 - b. Accessory building - 15 feet.
4. Minimum side yard setback:
 - a. Principal building - 15 feet.
 - b. Accessory building - 15 feet.
5. Maximum building and/or structure height:
30 feet and not exceeding 2 1/2 stories.
16 feet for any free standing accessory building.
6. Minimum gross habitable ground floor area: 900 square feet.
7. Maximum lot coverage: eighteen percent (18%).
8. Maximum impervious surface: Thirty-five percent (35%).
9. Maximum number of bedrooms: Seven (7)
10. Maximum Floor Area Ratio – 0.18
11. For buildings located in the Coastal Flood Hazard Area per the advisory Base Flood Map, dated December 12, 2012:

It is recommended that the first floor elevation be a minimum of four (4) feet above the Base Flood Elevation, or the Advisory Base Flood Elevation, whichever is higher. No structure shall exceed 2 ½ stories or 42 feet in height above the surrounding grade.

F. Additional Regulations and Standards

1. No building, structure, improvement and/or development, which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development, shall be permitted in the Coastal Flood Zone, as defined in Chapter XIX of the Revised General Ordinances of the Borough of Little Silver. For purposes of this paragraph, the following shall not be considered buildings, structures, improvements and/or development regulated hereby: fences.

SECTION-10.8 B-1 BUSINESS ZONE

A. Permitted Uses

1. The retail sale of goods which may include the following:
 - a. Grocery Stores and food markets.
 - b. Drug stores.
 - c. Dry goods stores.
 - d. Baked goods stores.
 - e. Packaged liquor stores.
 - f. Flower shops.
 - g. Confectionery stores.
 - h. Household supplies stores.
 - i. Stationery supplies, tobacco and periodical stores.
 - j. Haberdashery, dress goods and notions.
 - k. Hardware, plumbing supplies and electrical supplies.
 - l. Boat supplies and automobile supplies.
 - m. Shops of artisans and craftsmen.
 - n. Furniture and appliance stores.
 - o. Gift shops.
2. Personal service establishments which may include the following:
 - a. Barber shops and beauty shops
 - b. Tailoring and dressmaking shops.
 - c. Dry cleaning and laundry collection shops
 - d. Shoe repair shops.
 - e. Appliance repair shops.
 - f. Radio and television repair shops.
 - g. Art, dancing, music, gymnastics and other similar instructional schools.
 - h. Nursery schools and day nurseries.
3. Private clubs and fraternal organizations.
4. Business and professional offices
5. Restaurants, lunchrooms, and other eating and dining establishments (except that lunch wagons, diners, refreshment or eating places where patrons are served outside of the building and restaurants, eating places or refreshment places of the type known as

drive-ins or fast food restaurants, whether patrons are served outside or inside of the building shall not be permitted).

6. Federal, State, County and Municipal buildings and grounds.
7. Essential services.

B. Required Accessory Uses

1. Off street parking subject to the provisions of Section 8.20.
2. Off street loading subject to the provisions of Section 8.19.

C. Permitted Accessory Uses

1. Fences and walls subject to the provisions of Section 8.14.
2. Signs subject to the provisions of Section 8.26.
3. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

D. Conditional Uses: Subject to the provisions of Article IX of This Chapter.

1. Public Utilities-Section 9.3.
2. Off Tract Parking Lots-Section 9.8.

E. Prohibited Uses: Other uses not expressly permitted in this section are prohibited.

F. Area, Yard and Building Requirements

1. Minimum lot area: 5,000 square feet.
2. Minimum lot frontage: 50 feet.
3. Minimum front setback: 25 feet. No parking areas shall be permitted in front yards.
4. Minimum rear yard setback:
 - a. Principal building-50 feet.
 - b. Accessory building -8 feet.
5. Minimum side yard setback:

- a. Principal and accessory building - 8 feet.
6. Maximum building and/or structure height:
30 feet and not exceeding 2 1/2 stories.
16 feet for any free standing accessory building
7. Minimum unoccupied open space: Forty percent (40%).
8. Minimum floor area of any building: 2,000 square feet.
9. Minimum floor area of any use contained in a multi-use building: 1,000 square feet.
10. Maximum floor area of any use contained in a multi-use building: 3,000 square feet.
11. Maximum Floor Area Ratio (FAH): .30

G. Additional Regulations and Standards

1. No building, structure, improvement and/or development, which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development, shall be permitted in the Coastal Flood Zone, as defined in Chapter XIX of the Revised General Ordinances of the Borough of Little Silver. For purposes of this paragraph, the following shall not be considered buildings, structures, improvements and/or development regulated hereby: fences.
2. Any bona fide restaurant, as defined herein and in Chapter VII of the Ordinances of the Borough of Little Silver, that operates with a Restaurant Conditional Liquor License, as defined in Chapter VII of the Ordinances of the Borough of Little Silver, will require a side yard setback of 20 feet on any side or rear of subject property that abuts a residential zone. A 6 foot high solid fence must be constructed in accordance with Section 8.14 of this chapter along any property line that abuts a residential zone. In addition a shrub line minimum 6 foot in height is required along the fence line when property abuts a residential zone. Any proposed parking lot lighting shall not exceed 15 feet in height along any property line that abuts a residential zone. The common entrance and outside public gathering (including smoking area) is prohibited on any side of the property that abuts a residential zone.
3. To qualify as a bona fide restaurant under this section, the premises must comply with the following requirements:
 - (a) There shall be no food or beverages consumed at counters in any part of the licensed premises that is available to the public. For purposes of this section, a counter shall be any linear footage of wood or other material exceeding 1 foot in length and that is connected to a wall at the perimeter of a room or between posts or other fixtures in such a manner as to provide a horizontal space upon which food and/or drink is permitted or encouraged to be placed. The definition of counter shall not include the bar counter of

the bar/lounge area, behind which a bartender or bartenders are located; food and beverages may be consumed at the bar.

- (b) The dining area of the licensed premises shall be devoted to the purposes of dining and shall not contain fewer than 300 hundred square feet of floor space. The computation of said dining area shall not include any space used for kitchen, pantry, storage, rest rooms, bar/lounge area or any other purpose than dining.
- (c) Men's lavatory. For the first seventy-five seats or fraction thereof in the dining room area, the men's lavatory shall contain one water closet, one urinal and one wash basin. For each additional seventy-five or fraction thereof in dining capacity over seventy-five, there shall be one additional water closet and one additional urinal required in the men's lavatory.
- (d) Women's lavatory. For the first one hundred fifty seats or fraction thereof in the dining room area, the women's lavatory shall contain two water closets and one wash basin. For each additional seventy-five or fraction thereof in dining seating capacity over one hundred fifty there shall be one additional water closet required in the women's lavatory.
- (e) Both lavatories. There shall be an additional wash basin in each lavatory for each seventy-five seats or fraction thereof above one hundred and fifty.
- (f) Miscellaneous. The entrances to such lavatories shall be screened from public view.
- (g) There shall be suitable facilities on the licensed premises for temporary storage of coats, hats, umbrellas, overshoes and other items of clothing outside the dining area.
- (h) There shall be no service of food or beverages of any kind on any patio, deck, or other area available to the public that is located outside the foundation line of the licensed premises. For purposes of Section 7-3.8, any patio, deck, or other area available to the public that is located inside the foundation line of the licensed premises shall be considered part of the dining area, and must provide a dining menu at all times it is open.
- (i) A premises licensed under this section may provide tables and a bar/lounge area at which alcoholic beverages may be served without meals for the use or patrons.
- (j) The number of bar stools shall be calculated as no more than 1 bar stool per 4 seats of dining, but in any event no more than 1 bar stool for every two (2) feet of bar counter. For purposes of calculating the number of permitted bar stools, "dining seats" shall include the actual number of seats used at tables in the bar/lounge area, out of the 50 seats permitted
- (k) The maximum capacity of the bar/lounge area shall not exceed 100 people having a maximum capacity of not more than 50 seats, not more than 25 bar stools and a standing capacity of not more than 25.
- (l) Such bar/lounge area shall offer a dining menu during all hours of operation.
- (m) The bar/lounge area should be delineated by a knee wall, railing or architectural feature to designate the limits of the bar/lounge area.
- (n) The tables in the bar/lounge area shall be at least 42 inches high. Each seat at such tables in the bar/lounge area shall be included in computing the floor space required by this section and shall also be included in the total seating capacity required by any provision in this section to meet the requirement for obtaining such license.

50 Church St, Little Silver, NJ 07739-1434, Monmouth County

APN: 25-00040-0000-00008 CLIP: 8033433593

POPULATION

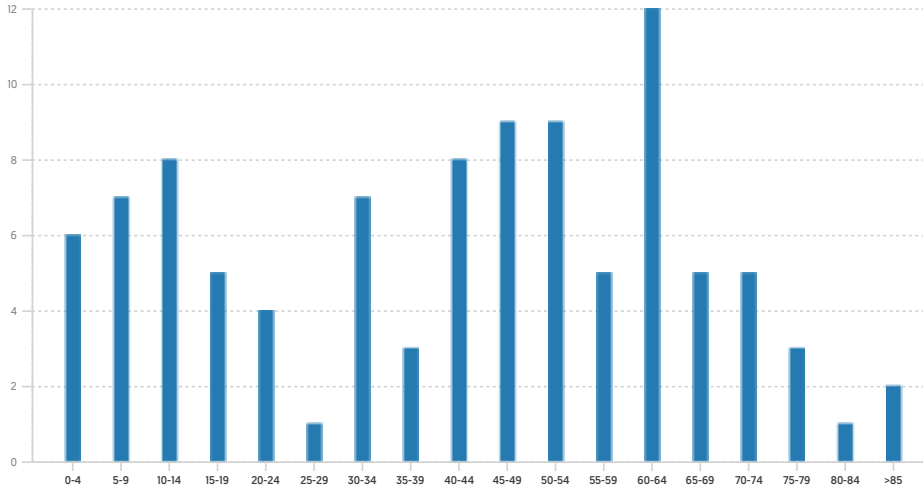
SUMMARY

Estimated Population	6,103
Population Growth (since 2010)	-20.4%
Population Density (ppl / mile)	1,845
Median Age	47

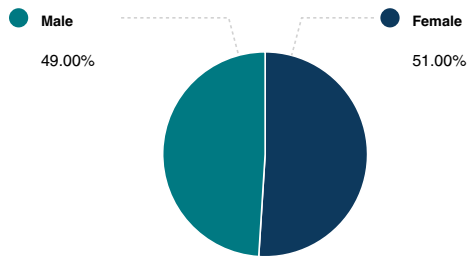
HOUSEHOLD

Number of Households	2,224
Household Size (ppl)	3
Households w/ Children	1,524

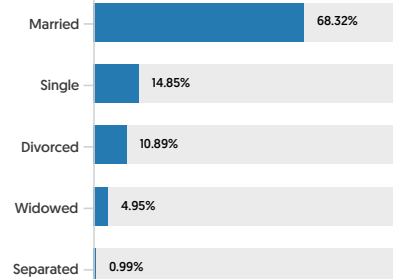
AGE



GENDER



MARITAL STATUS



HOUSING

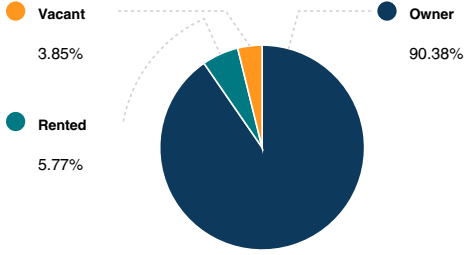
SUMMARY

Median Home Sale Price	\$709,100
Median Year Built	1960

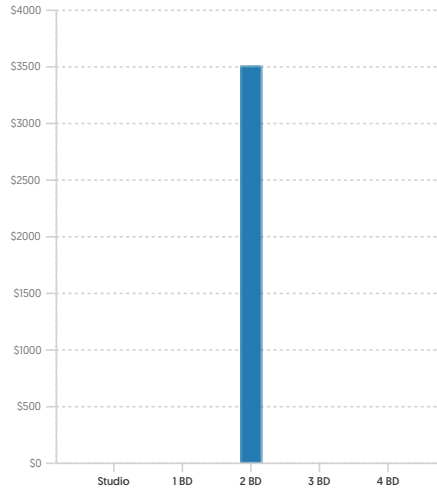
STABILITY

Annual Residential Turnover	7.44%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

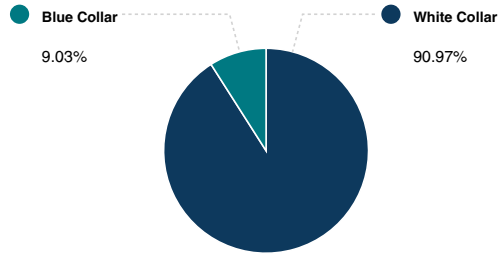


QUALITY OF LIFE

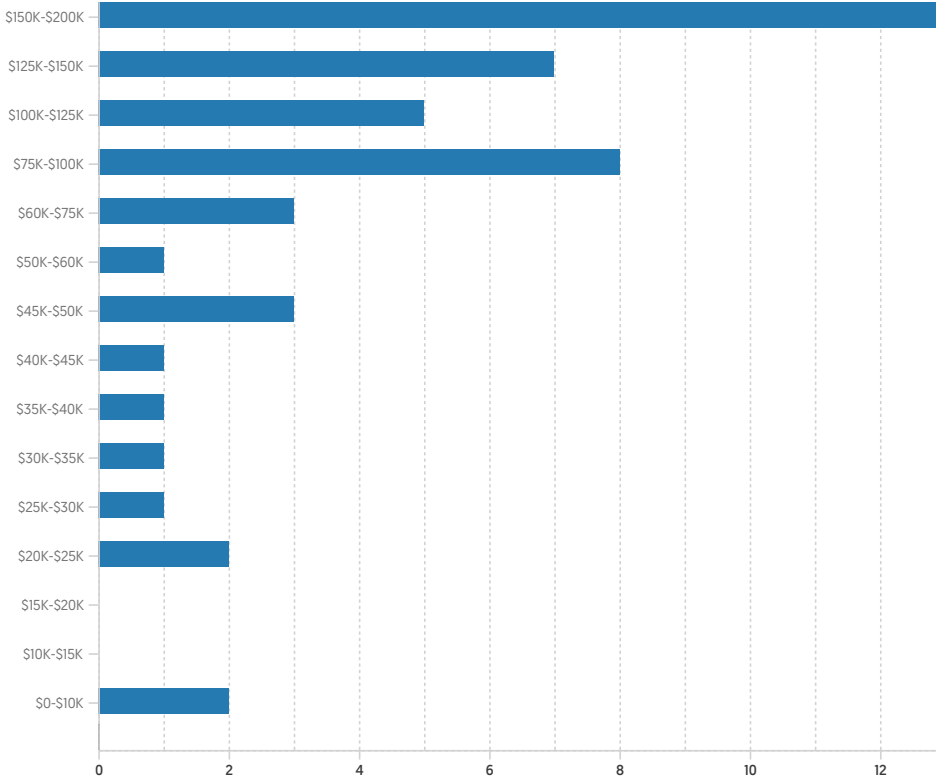
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	185
Manufacturing	108
Transportation and Communications	86
Wholesale Trade	178
Retail Trade	164
Finance, Insurance and Real Estate	671
Services	750
Public Administration	16
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



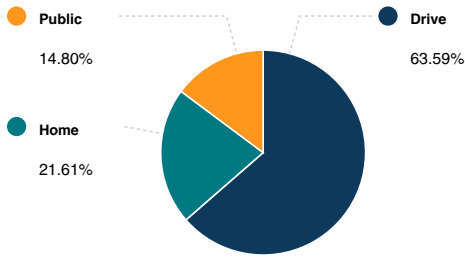
Average Household Income

\$212,069

Average Per Capita Income

\$102,440

COMMUTE METHOD



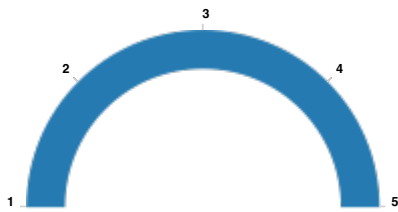
Median Travel Time **39 min**

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	
Some High School	41
High School Graduate	447
Some College	476
Associate Degree	259
Bachelor's Degree	2,012
Graduate Degree	1,345

(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)
Markham Place School	0.27	5th-8th	360	9	7/10
Point Road School	0.64	Pre-K-4th	370	10	9/10

Community Rating (2)

Markham Place School	
Point Road School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Markham Place School	0.27	5th-8th	360	9	7/10
Red Bank Regional High School	0.63	9th-12th	1,195	10	5/10

Community Rating (2)

Markham Place School	
Red Bank Regional High School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Tower Hill School	0.81	Pre-K-K	11		

(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
Jennifer Asfar	471 Prospect Ave	(732) 383-7260	0.09	Carry-Out Only (Except Pizza) Restaurant
Little Szechuan Restaurant	485 Prospect Ave	(732) 842-3823	0.1	Chinese Restaurant
Gianni's Pizzeria Inc	495 Prospect Ave	(732) 530-9277	0.1	Pizzeria, Independent
Jrd Pizzeria Inc	495 Prospect Ave	(732) 768-9018	0.1	Pizza Restaurants
Grandma's Bagels Inc A New Generation	479 Prospect Ave	(732) 219-8989	0.1	Bagels
Eddie's Luncheonette	164 Rumson Rd	(732) 842-9647	0.1	Diner
Ferrucci Gourmet II Inc	24 Prospect Plz	(732) 741-9505	0.13	Delicatessen (Eating Places)
Ferruce 2 Gourmet Foods Inc	24 Prospect Plz	(732) 741-9505	0.13	Caterers
The China Garden	14 Prospect Plz	(732) 758-1018	0.13	Chinese Restaurant
Olivia's	4 Prospect Plz	(732) 219-7766	0.13	Pizza Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Acme Markets, Inc.	507 Prospect Ave	(732) 345-9910	0.09	Supermarkets, Chain
Little Silver Seafood Market	123 Markham Pl	(732) 530-1123	0.2	Seafood Markets
Sickles Market, L.I.c.	1 Harrison Ave	(732) 741-9563	0.37	Fruit Stands Or Markets
Nuts For Golf, LLC	24 Rosslyn Ct	(917) 340-1651	0.4	Nuts
Healthfair Vitamin Center Inc	625 Branch Ave	(732) 747-3140	0.8	Health Foods
Willow Deli	290 Willow Dr	(732) 741-9224	0.8	Delicatessen Stores
7-Eleven, Inc.	647 Branch Ave	(732) 741-3373	0.83	Convenience Stores, Chain
Silver Little Building Supply Co	15 Sycamore Ave	(732) 747-0808	0.92	Lumber Products