

COMMERCIAL LAND FOR SALE

483-497 Union Ave (Rt 28) Bridgewater

Somerset County



Property Information

- 2.87 Commercial Acres
- C-3 Zone/R10 Zoning
- Medical/Office Use Permitted
- Less than 1/4 Mile from RWJ University Hospital Somerset Medical Center
- Conceptual Drawing Available for 8000 SF Medical Building with Plenty of Parking
- Offered at: \$1,475,000



DEMOGRAPHICS:

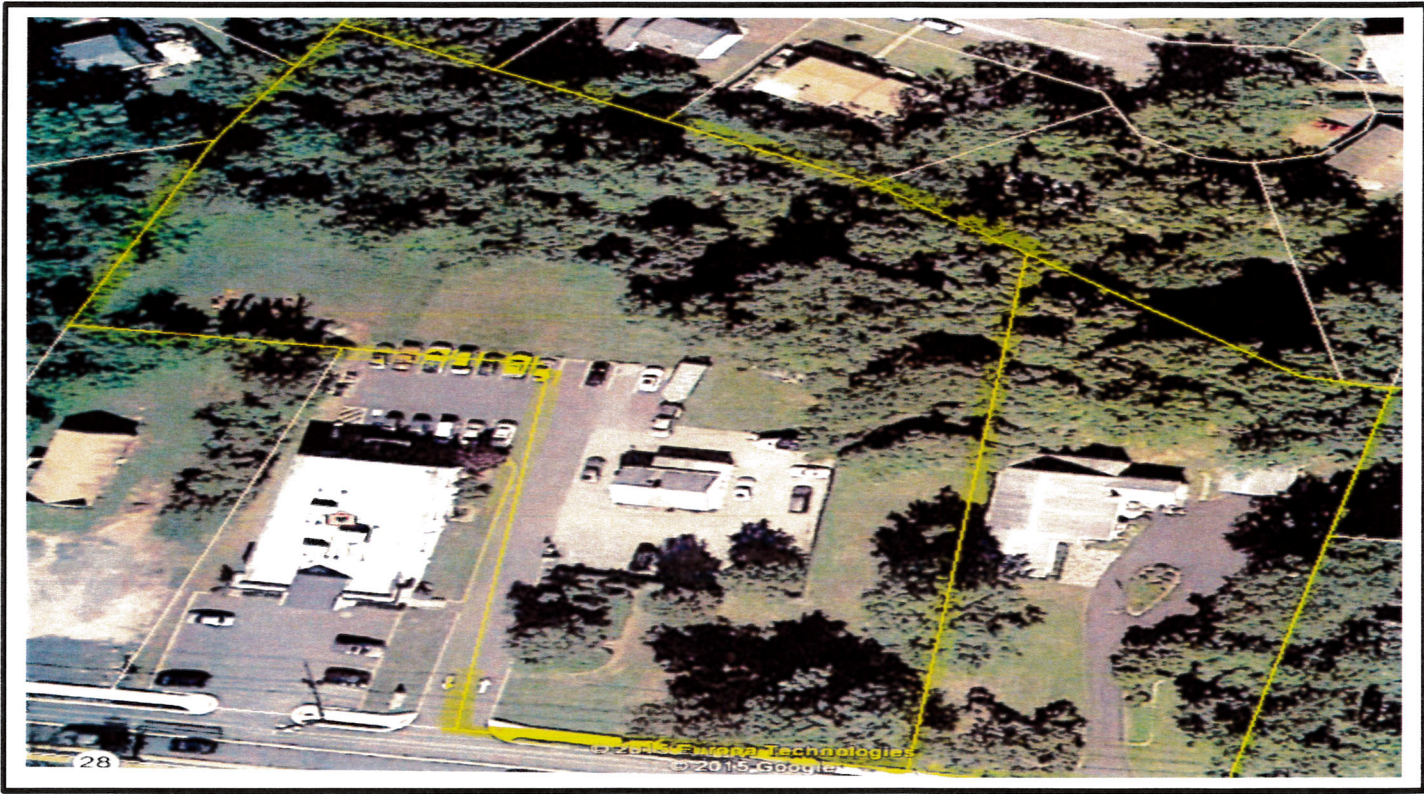
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,498	57,184	133,183
Daytime Population	5,866	42,490	100,702
Households	2,036	21,405	49,682
Household Income (Avg)	\$93,269	\$100,859	\$114,869



Timothy P. Deluccia
Broker Associate
Commercial Sales/Leasing
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BERKSHIRE
HATHAWAY
HomeServices
New Jersey Properties

483-497 Union Ave Bridgewater



ZONE DATA

6-10. SOUTHWATER BROOK
 BLOCK 230, LOT 10
 PROPOSED ZONE C-1
 TOTAL TRACT AREA = 13.20 AC = 2.81 ACRES

AS SHOWN ON THE TOWNSHIP OF BRIDGEWATER TAX MAP SHEET #73.01

AREA AND LAMB RESTRICTIONS

DESCRIPTION	REQUIRED/ALLOWED (CODE C-1)	EXISTING	PROPOSED
MIN. LOT AREA	400 SF	13,200 SF	13,200 SF
MIN. LOT WIDTH	100 FT.	118.8 FT.	240 FT.
MIN. FRONT YARD SETBACK	25 FT.	118.8 FT.	52.0 FT.
MIN. SIDE YARD SETBACK	15 FT. OR 1/4 OF LOT WIDTH	183.3 FT.	194.0 FT. OR 1/4
MIN. REAR YARD SETBACK	25 FT.	182.1 FT.	194.3 FT.
MIN. SIDE SETBACK (TRIANGULAR STRUCTURE)	25 FT.	26.8 FT.	194.3 FT.
MIN. SIDE SETBACK (RECTANGULAR STRUCTURE)	20 FT.	58.8 FT.	194.3 FT.
MIN. ACCESSORY STRUCTURE	500	9.22	42.22
MIN. WAREHOUSING LOT COVERAGE	25 FT.	1,370 SF	1,370 SF
MAX. WAREHOUSING LOT COVERAGE	25 FT.	1,370 SF	1,370 SF
MAX. BULK HEAD-OUT		135 FT.	135 FT.

EXISTING NON-CONFORMITY

PARKING REQUIREMENTS (136-169)

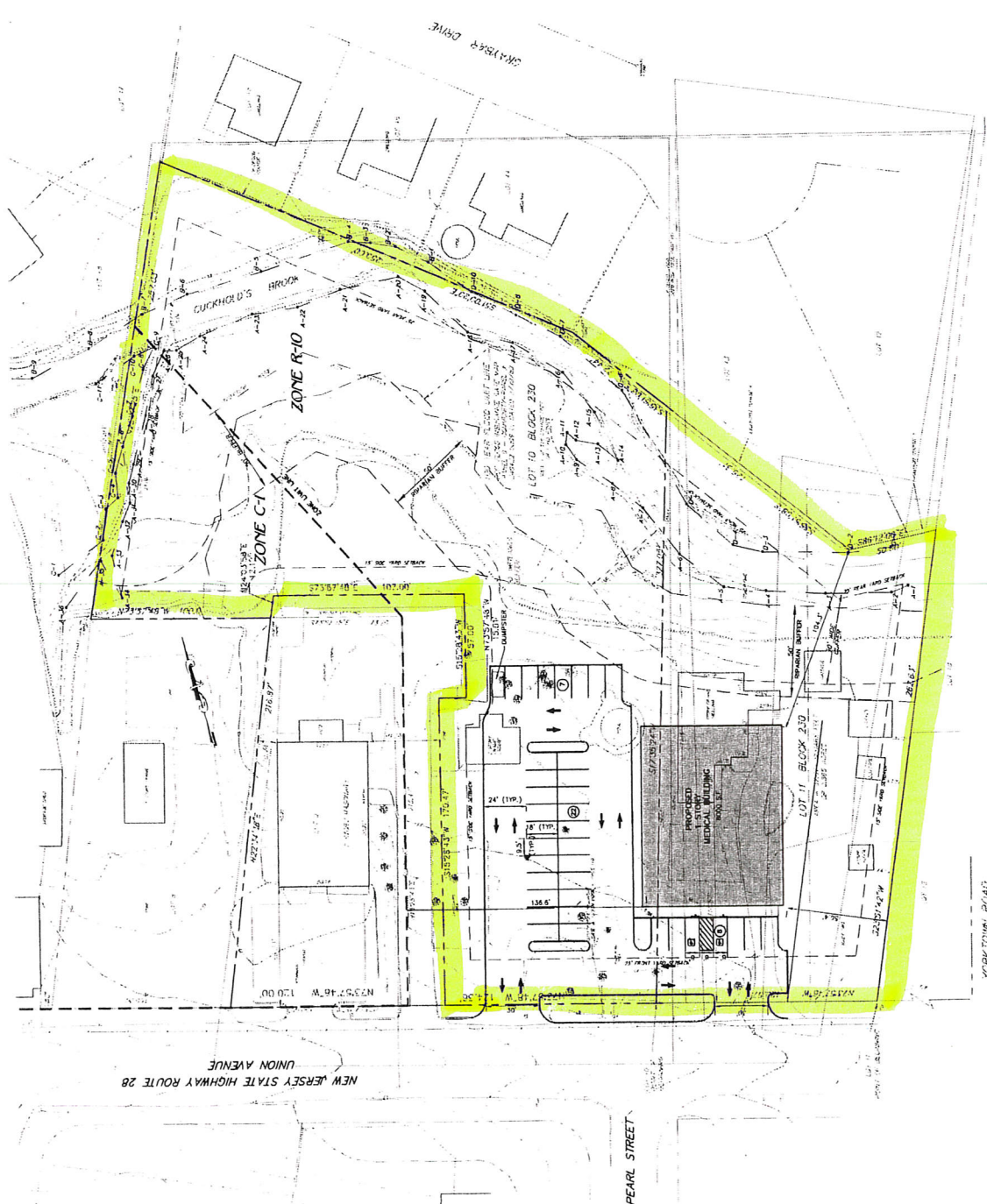
MIN. 1 SPACE PER 100 SF OF GROSS FLOOR AREA
 MIN. 10 SPACES PER 100 SF OF GROSS FLOOR AREA
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REFERENCE: DIMENSIONS TAKEN FROM PLANS SUBMITTED TO TOWNSHIP OF BRIDGEWATER, CAMDEN COUNTY, NJ, FOR LOT 10, BLOCK 230, TOWNSHIP OF BRIDGEWATER, CAMDEN COUNTY, NJ, 4/17/2011.

SYMBOL LEGEND:

- 1 Existing MH
- 2 Proposed MH
- 3 Stormwater Box
- 4 Stormwater Catchment
- 5 Stormwater Drywell
- 6 Stormwater Inlet
- 7 Stormwater Valve
- 8 Stormwater Meter
- 9 Stormwater Manhole
- 10 Stormwater Box
- 11 Stormwater Catchment
- 12 Stormwater Drywell
- 13 Stormwater Inlet
- 14 Stormwater Valve
- 15 Stormwater Meter
- 16 Stormwater Manhole
- 17 Stormwater Box
- 18 Stormwater Catchment
- 19 Stormwater Drywell
- 20 Stormwater Inlet
- 21 Stormwater Valve
- 22 Stormwater Meter
- 23 Stormwater Manhole
- 24 Stormwater Box
- 25 Stormwater Catchment
- 26 Stormwater Drywell
- 27 Stormwater Inlet
- 28 Stormwater Valve
- 29 Stormwater Meter
- 30 Stormwater Manhole
- 31 Stormwater Box
- 32 Stormwater Catchment
- 33 Stormwater Drywell
- 34 Stormwater Inlet
- 35 Stormwater Valve
- 36 Stormwater Meter
- 37 Stormwater Manhole
- 38 Stormwater Box
- 39 Stormwater Catchment
- 40 Stormwater Drywell
- 41 Stormwater Inlet
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- 45 Stormwater Box
- 46 Stormwater Catchment
- 47 Stormwater Drywell
- 48 Stormwater Inlet
- 49 Stormwater Valve
- 50 Stormwater Meter
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- 96 Stormwater Drywell
- 97 Stormwater Inlet
- 98 Stormwater Valve
- 99 Stormwater Meter
- 100 Stormwater Manhole

GRAPHIC SCALE
 1 inch = 20 feet



DAVID A. STIRES ASSOCIATES, LLC
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

678 US HWY 202/206 N, SUITE 6
 BRIDGEWATER, NJ 08807
 PHONE: (908)222-7000 FAX: (908)232-7090

DAVID A. STIRES
 PROFESSIONAL ENGINEER
 N.J. LICENSE NO. J4814
 DATE: 5/11/15

PROJECT NO. 15062
 SHEET NUMBER 1 OF 1
 TOWNSHIP OF BRIDGEWATER CAMDEN COUNTY NEW JERSEY

CONCEPT PLAN
 PROPOSED MEDICAL BUILDING
 BLOCK 230, LOTS 10 & 11

DESIGNED BY: JAS
 DRAWN BY: JAS
 SCALE: 1"=20'

Property Location

497 UNION AVE, Bridgewater 08807-3143
 1806 (Bridgewater Township), Block: 230, Lot: 11, Qualifier:

Property Information

Class: Class: 2 - Residential	Assessment Data
Additional Lots:	Total Value: \$333,400.00
Bld Description: 1S-F 2G-F 1S-F	Land Value: \$237,000.00
Land Description: 115X280	Improvement Value: \$96,400.00
Acreage: 0.7392	% Improvement: 28.91
Square Footage: 0	Special Tax Codes: F04
Zoning: R10, Usage:	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Year Constructed: 1918	Exemption: 0
Use Code: 0	Exemption statute:
# Dwellings: 0	2012 Rate: 2.013; 2012 Ratio: 89.44%; 2012 Taxes: \$7,274.98
Census Tract: 510	2013 Rate: 2.099; 2013 Ratio: 94.09%; 2013 Taxes: \$6,981.27
	2014 Rate: N/A; 2014 Ratio: 90.56%; 2014 Taxes: \$0.00

Current Owner

489 UNION AVENUE LLC %P. BATSARIKA 25 GREENBROOK ROAD Middlesex, NJ 08846-1318 Previous Owner:	Sale Data Date: 06/05/2001 Deed Book: 02356 Deed Page: 00368
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Latest Sales Detail

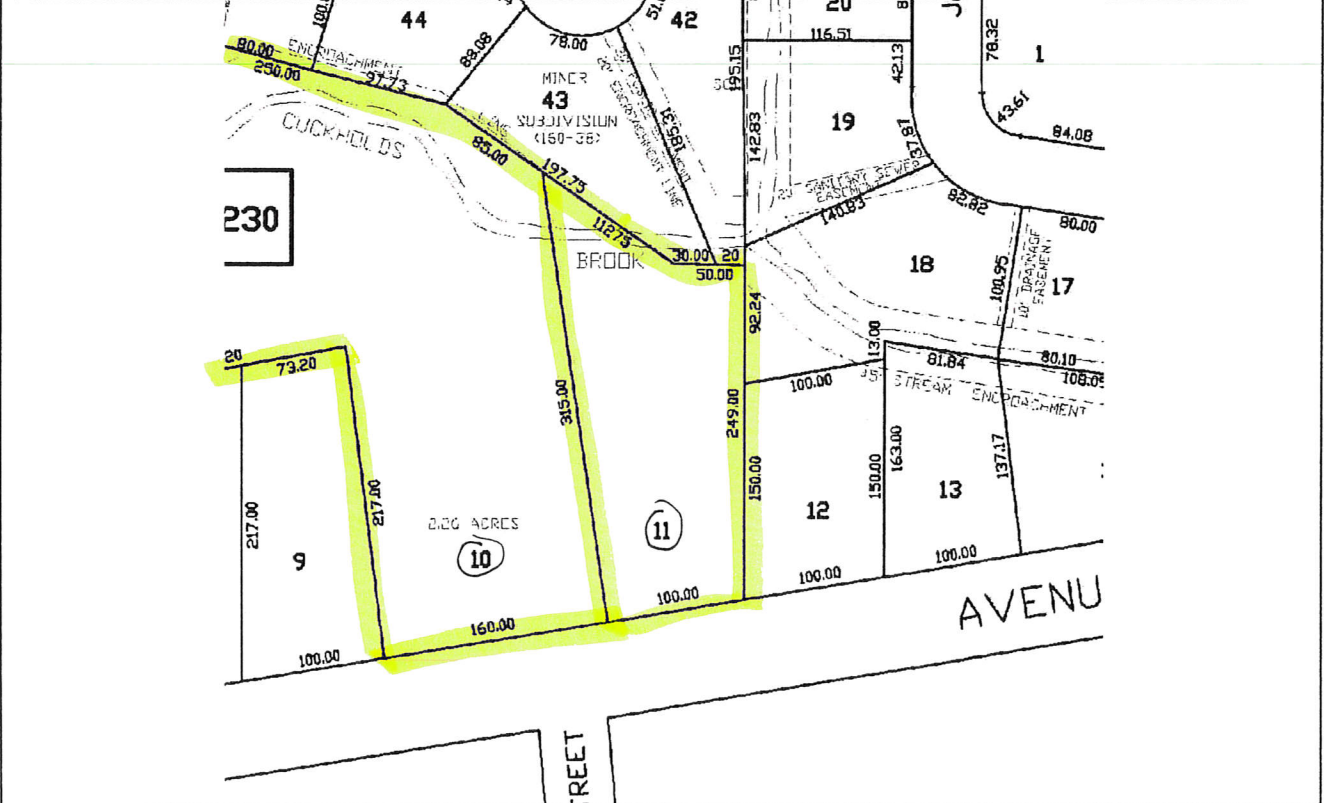
Recorded: 06/06/2001	Recorded:	Sales Price:
Sales Date: 06/05/2001	Sales Date:	Sales Ratio:
Deed Book: 02356	Use Code: 0	Use Code:
Deed Page: 00368	Not Usable: 00368	Not Usable:

Buyer

489 UNION AVENUE LLC %P. BATSARIKA
25 GREENBROOK ROAD
Middlesex, NJ 08846-1318

Seller

ANDERSON, LEE & DAVIDSON, D & DS JR
497 UNION AVENUE
Bridgewater, NJ 08807-3143



Property Location			
483 UNION AVE, Bridgewater 08807-3143, 1806 (Bridgewater Township), Block: 230, Lot: 10, Qualifier:			
Property Information		Assessment Data	
Class: Class: 2 - Residential		Total Value: \$395,000.00	
Additional Lots:		Land Value: \$360,500.00	
Bld Description:		Improvement Value: \$34,500.00	
Land Description: 2.22AC		% Improvement: 8.73	
Acreage: 2.22		Special Tax Codes: F04	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv Spouse() Disabled()	
Zoning: R10, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2012 Rate: 2.013; 2012 Ratio: 89.44%; 2012 Taxes: \$0.00	
# Dwellings: 0		2013 Rate: 2.099; 2013 Ratio: 94.09%; 2013 Taxes: \$8,284.75	
Census Tract: 510		2014 Rate: N/A; 2014 Ratio: 90.56%; 2014 Taxes: \$0.00	
Current Owner		Sale Data	
493 UNION AVENUE,LLC% P BARSARIKA		Date: 10/05/2001	
25 GREENBROOK ROAD		Ratio: 3950.0%	
Middlesex, NJ 08846-1318		Deed Book: 05052	
Previous Owner:		Deed Page: 02575	
Latest Sales Detail			
Recorded:		Recorded:	
Sales Date: 10/05/2001		Sales Date:	
Deed Book: 05052		Deed Book:	
Deed Page: 02575		Deed Page:	
Use Code: 0		Sales Price:	
Not Usable: 02575		Sales Ratio:	
		Use Code:	
		Not Usable:	
Buyer			Buyer
493 UNION AVENUE,LLC% P BARSARIKA			
25 GREENBROOK ROAD			
Middlesex, NJ 08846-1318			
Seller		Seller	

No map available