

#5051 ~ Office Space

**259 Overbrook Avenue
Ocean Township, NJ 07755**

Commercial/Office

**Block: 22
Lot: 43**

**Land Size: 0.3375 Acre (100 x 147)
Building Size: 7,576 Sq. Ft.
Available Size: 462 Sq. Ft. (33 x 14)**

Tax Information

**Land Assessment: \$ 149,800.
Improvement Assessment: \$ 506,500.
Total Assessment: \$ 656,300.**

**Taxes: \$ 10,953.
Tax Year: 2022
Tax Rate: 1.728/\$100
Equalization Ratio: 84.18%
Updated: 08/14/2023**

Zoning: R-4 ~ Medium Density Single Family Residential Zone

Remarks: 462 Sq. Ft. Office Space in a 7,576 Sq. Ft. Office/Warehouse/Flex Building on 0.3375 Acre. Private Toilet Facilities. Separate Gas Meter. Electric Meter Shared with the Warehouse. Easy Access to Highway 18, 35, 36 and 71.

Price: \$ 750./Month ~ Lease

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.

**630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**





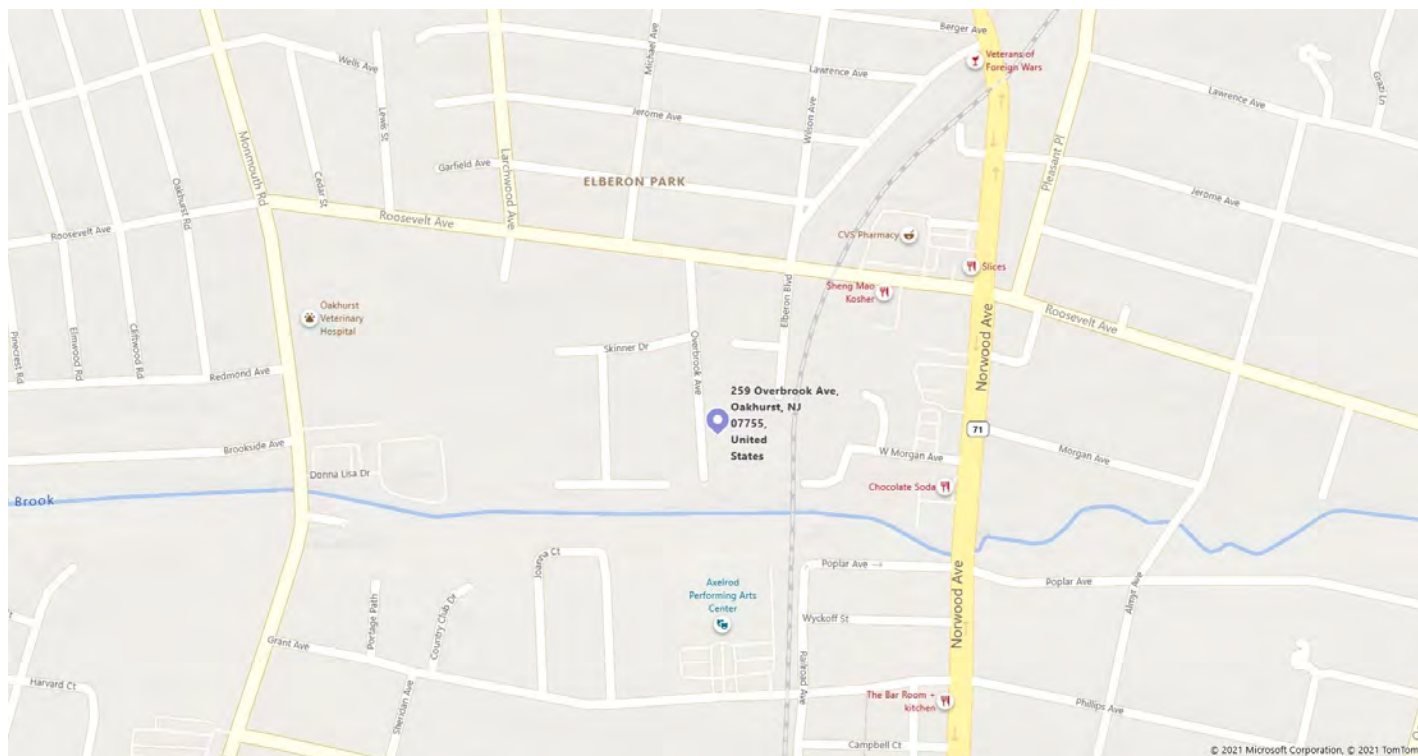
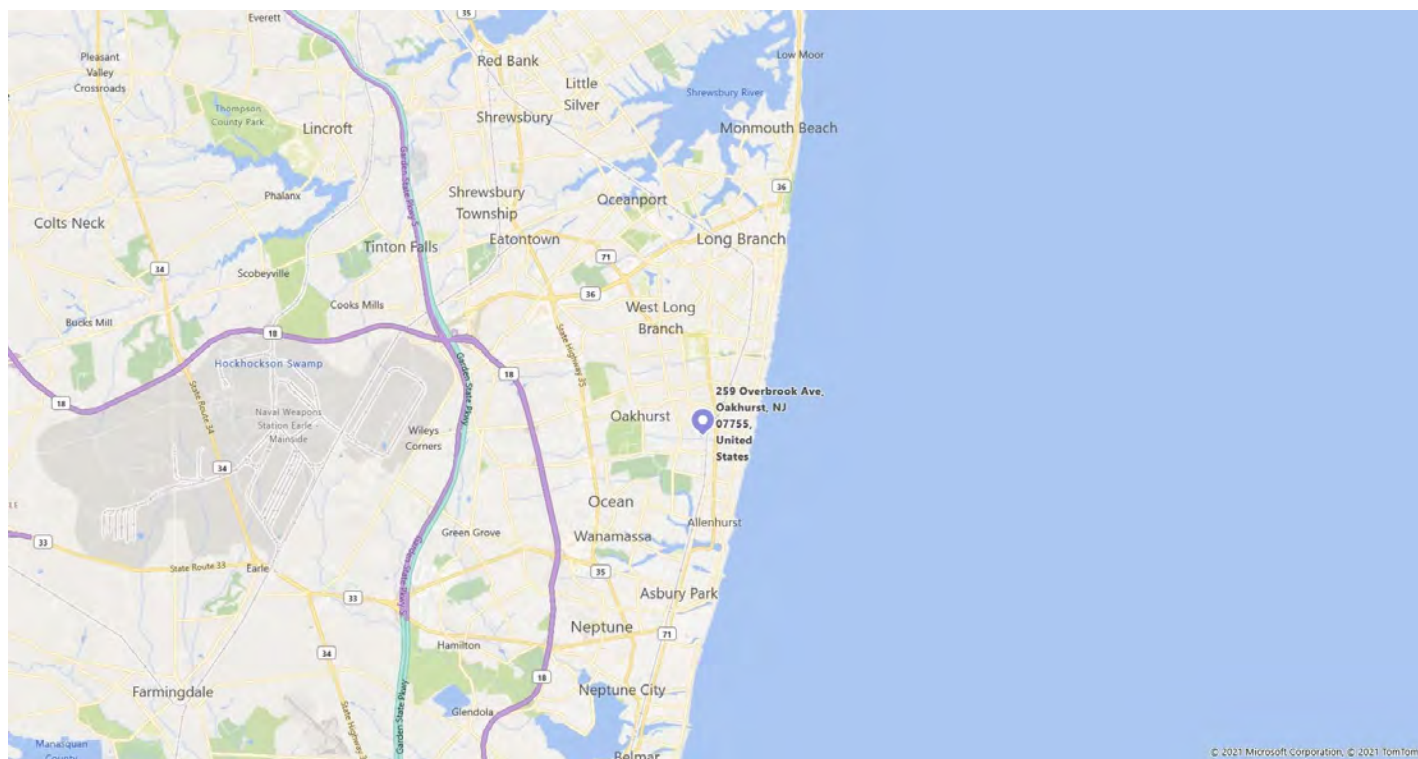




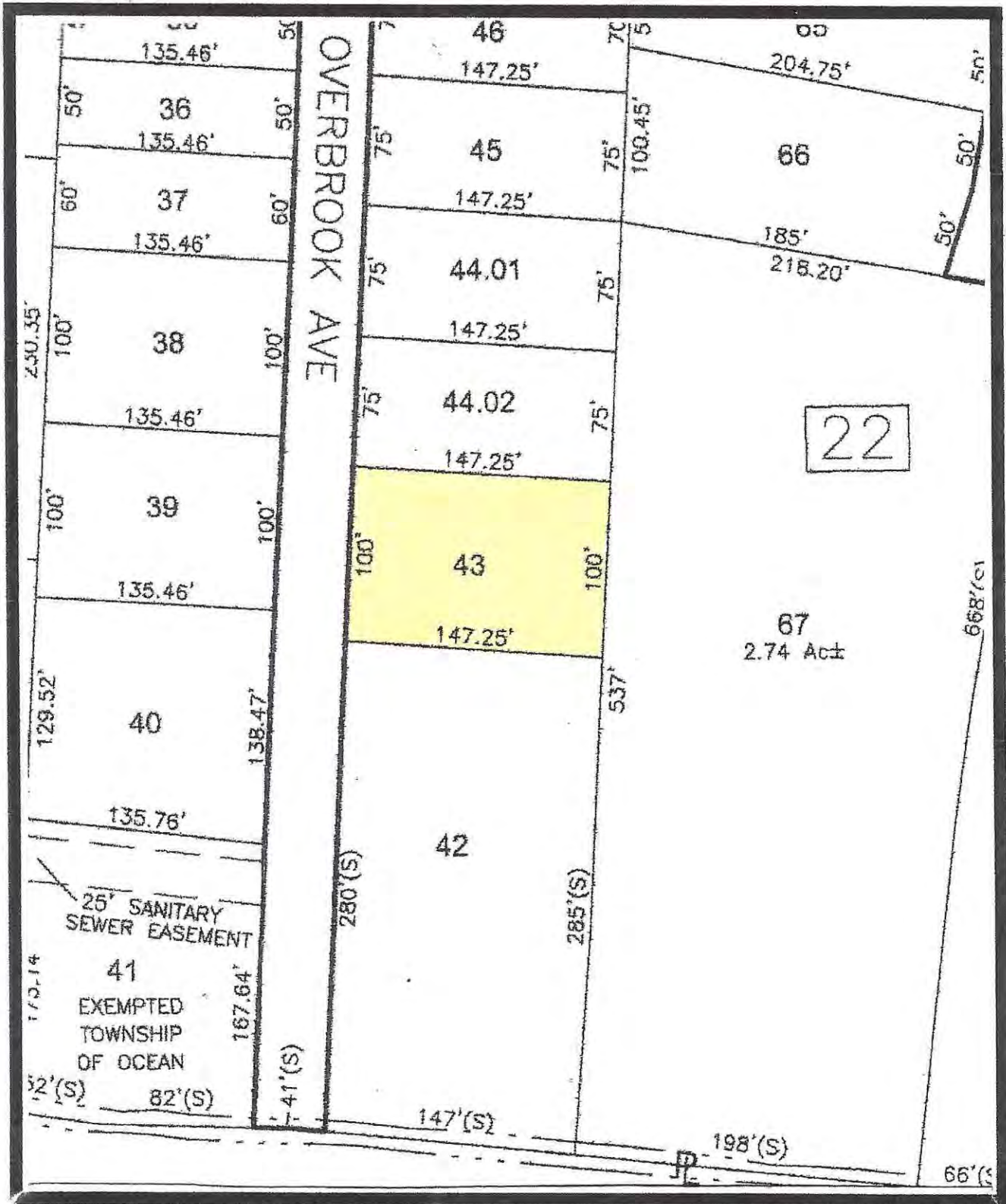
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



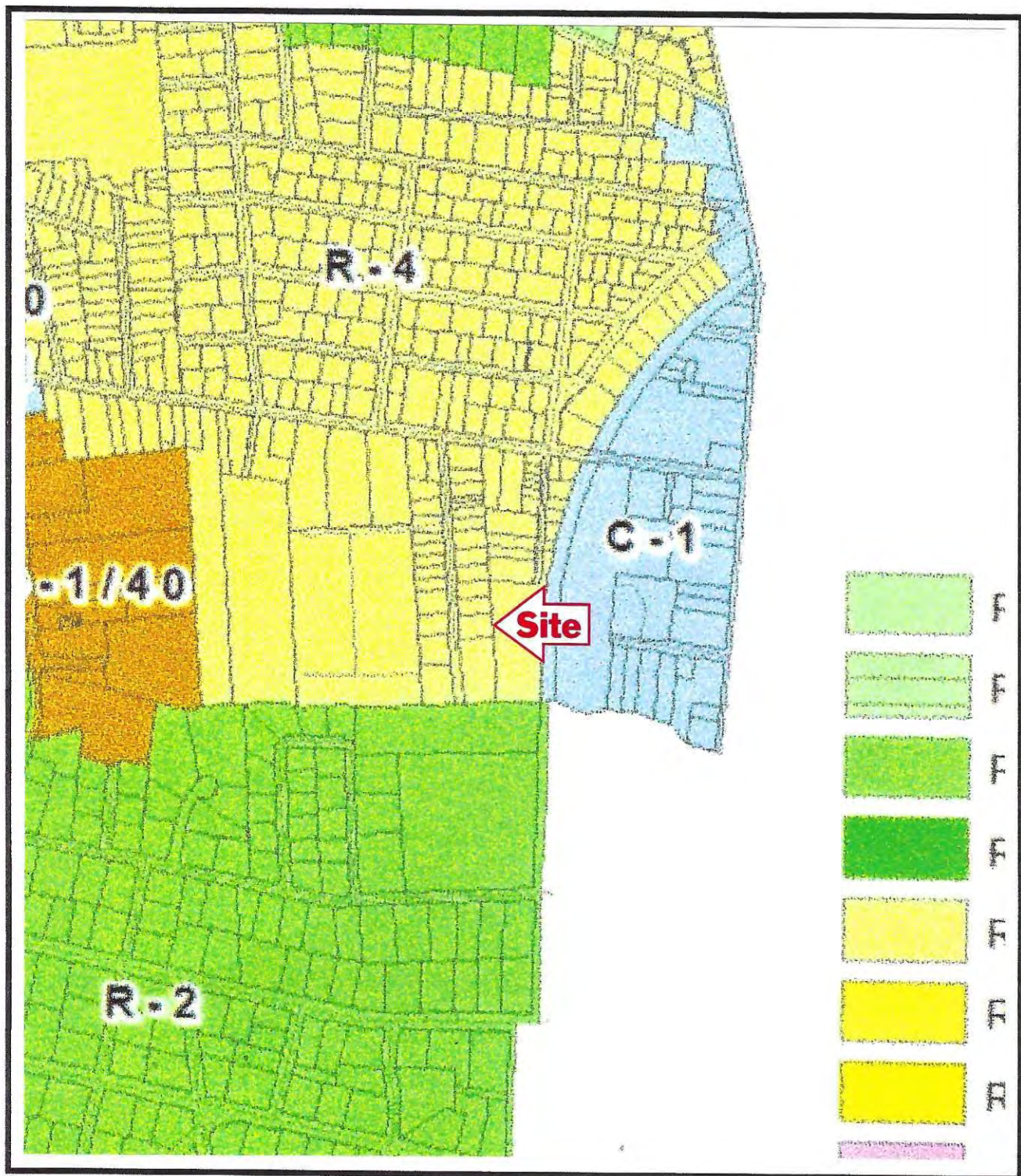
— Road Centerlines



Tax Map Location



Zoning Map



- (f) Street trees shall be located a minimum of 30 feet on centers, and no fewer than two street trees shall be provided per lot.
- (g) The applicant shall be required to provide affordable or workforce housing, or a donation to a fund established to construct affordable or workforce housing if such housing is required by State regulation or law. The decision as to whether the applicant shall provide a donation or construct such housing shall be at the sole discretion of the Township, unless otherwise dictated by State regulation or law. Such housing construction or donation shall be in accordance with the requirements or regulations of the New Jersey Council on Affordable Housing or its successor agency or, in absence of such agency, in accordance with the applicable State regulations governing the provision of affordable or workforce housing that are in effect at the time of final subdivision approval. The housing or donation shall be provided at the time of the issuance of the first building permit or prior to the sale of the first lot if the subdivision is not to be built by one developer.
- (h) A homeowners' association shall be required to be established by a Master Deed. The homeowners' association shall be, at a minimum, responsible for control and maintenance of all drainage structures, fencing, and common open space within the development.
- (i) No street or driveway access shall be permitted to Monmouth Road.
- (j) Architectural plans shall be submitted for all buildings or building types at the time of preliminary and final subdivision/site plan application. The purpose of requiring such plans is to insure the provision of a desirable visual environment as provided in the Municipal Land Use Law. Architectural plans shall include floor plans and elevations indicating the number of bedrooms, styles, materials and colors of all proposed buildings. Building styles, materials and colors shall maintain a consistent theme throughout the development, but shall provide enough variety so as to avoid monotony. The Planning Board shall have the right to require the applicant to alter building styles, materials and/or colors in order to achieve the goal of a desirable visual environment.

§ 21-26. R-4 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL ZONE.

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

The purpose of the R-4 Residential Zone is to provide for smaller lot sizes to meet the desires of a certain segment of the population who need and desire lower cost housing and to zone the area in conformance with existing lot sizes. The provisions and regulations set forth herein encourage the future development and maintenance of this area as a residential area.

§ 21-26.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564, amended 6-18-1992 by Ord. No. 1585, 12-20-1995 by Ord. No. 1720]

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

a. Principal permitted uses and structures.

1. Detached one-family dwelling.

2. Family day care home.

[Added 8-21-1996 by Ord. No. 1746]

b. Accessory buildings not to exceed 15 feet in height, structures and uses including:

[Amended 9-18-1996 by Ord. No. 1748]

1. Private garage, not to exceed two spaces.
 2. Buildings for tools and equipment used for maintenance of the grounds, and greenhouses for hobby use.
 3. Private swimming pools and tennis courts.
 4. Signs, subject to the special conditions of this chapter.
 5. Fences and hedges subject to the special conditions of this chapter.
 6. Decks and open porches.
 7. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- c. The following uses are permitted subject to approval of the Planning Board and the special conditions of this chapter:
1. Government buildings and services which are necessary to the health, safety, convenience, and general welfare of the inhabitants of the municipality. This category shall include volunteer fire companies.
 2. Public utility installations.
 3. House of Worship.
[Amended 6-16-2008 by Ord. No. 2103]
 4. Public schools, parochial schools and boarding schools.
[Amended 6-18-1997 by Ord. No. 1773]
 5. Senior citizen housing complex.
 6. Satellite antenna dishes greater than one meter in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
 7. Community recreation center.
[Added 9-18-1996 by Ord. No. 1748]

§ 21-26.2. Development Standards.

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

The R-4 Residential Zone specified herewith shall be occupied only as indicated in this chapter.

- a. Single-Family.
1. Principal buildings.
 - (a) Minimum lot size: 10,000 square feet
 - (b) Minimum lot width: 90 feet
 - (c) Minimum lot depth: 100 feet
 - (d) Minimum front yard setback (measured from the future street R.O.W.): 30 feet
 - (e) Minimum side yard setback: 10 feet
 - (f) Minimum both side yard setbacks: 25 feet
 - (g) Minimum rear yard setback: 30 feet
 - (h) Minimum gross floor area:

- (1) Two story dwellings:
 - First floor minimum: 700 square feet
 - Overall minimum: 1,400 square feet
 - (2) One and one-half story dwellings:
 - First floor minimum: 850 square feet
 - Overall minimum: 1,400 square feet
 - (3) Single story dwellings: 1,300 square feet
 - (i) Maximum lot coverage.
 - building: 27% of buildable lot area
 - impervious: 90% buildable lot area
 - (j) Maximum building height: 35 feet
[Amended 6-18-1997 by Ord. No. 1774]
 - (k) Maximum stories: two stories above grade
[Added 6-18-1997 by Ord. No. 1774]
2. Accessory buildings, structures and uses.
- (a) More than one accessory building may be permitted on a lot. One accessory building may be permitted for which the side and rear yard setback requirements shall be no less than five feet, provided that it does not exceed 10 feet in height or 150 square feet in area, and is not attached to or within 10 feet of the principal building. All additional accessory buildings shall conform to the minimum setback requirements of the principal building.
 - (b) Accessory structures, other than buildings, intended for use or occupancy and located on or above ground, including swimming pools, tennis courts, patios, and decks or porches three feet in height or less, must maintain the required front yard setback of the principal building and a minimum 10 feet setback from side and rear property lines. Decks which exceed three feet in height must maintain the required side yard setback and may extend no more than 20 feet beyond the required rear yard setback line provided no point of the deck floor exceeds a height of seven feet above finished grade. Any deck which exceeds three feet in height and is located within the required rear yard shall have its base screened by either lattice or landscaping or a combination of the two.
- Fiberglass push up masts to support amateur radio wire antennas are permitted to a maximum height of 38 feet and a minimum height of 10 feet for the wire antenna. The masts must maintain the required front yard setback of the principal building and a minimum 10 feet setback from side and rear property lines. In addition, the wire antenna is limited to a maximum of 12 gauge. Further, the fiberglass mast is limited to a maximum weight of 20 pounds and low visibility non-glossy colors such as gray, black and green. Antenna masts should be located where existing trees can provide visual masking, except where those locations would degrade antenna performance. All transmission lines from the antennas shall be protected by grounded lighting surge protectors that meets or exceeds UL Spec 497, Protector for Communications Circuitry. Not addressed by this subsection are metal towers.
- All other accessory structures must maintain the required front, side and rear yard setbacks of the principal building. Fences are specifically not covered by this restriction and are governed elsewhere in this chapter.
[Amended 6-18-1997 by Ord. No. 1774, 8-6-1997 by Ord. No. 1776, 8-13-2014 by Ord. No. 2228]

§ 21-26.3. Other Provisions and Requirements.

[Amended 8-6-1997 by Ord. No. 1776]

- a. Off-street parking is required subject to the requirements and conditions of this chapter.
- b. Landscaping is required subject to the requirements and conditions of this chapter.
[Adopted 1-8-1992 by Ord. No. 1564]
- c. No more than 24 inches unfinished foundation shall be exposed above ground in the front of any building, and no more than 42 inches of unfinished foundation shall be exposed above ground in the architectural rear of any building.

§ 21-27. R-4HO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL/HOME PROFESSIONAL OFFICE ZONE.

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

The purpose of the R-4HO Residential/Home Professional Office Zone is to provide for smaller lot sizes to meet the desires of a certain segment of the population who need and desire lower cost housing and to zone the area in conformance with existing lot sizes, and to provide for alternative home professional office uses on those lot which are suitable for such uses within the zone. The provisions and regulations set forth herein encourage the future development and maintenance of this area as a predominantly residential area, and are intended to discourage the use of any particular properties within the zone for solely office or commercial usage.

§ 21-27.1. 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 one of the following purposes:

- a. Principal Permitted Uses and Structures.
 - 1. Detached one-family dwelling.
 - 2. Family day care home.
[Added 8-21-1996 by Ord. No. 1746]
- b. Accessory buildings not to exceed 15 feet in height, structures and uses including:
[Amended 9-18-1996 by Ord. No. 1748]
 - 1. Private garage, not to exceed two spaces.
 - 2. Buildings for tools and equipment used for maintenance of the grounds, and greenhouses for hobby use.
 - 3. Private swimming pools and tennis courts.
 - 4. Signs, subject to the special conditions of this chapter.
 - 5. Fences and hedges subject to the special conditions of this chapter.
 - 6. Decks and open porches.
 - 7. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- c. The following uses are permitted subject to approval of the Planning Board and the special conditions of this chapter.

LAND DEVELOPMENT ORDINANCE

21 Attachment 2

BULK REQUIREMENTS - RESIDENTIAL ZONES

MINIMUM REQUIREMENTS										MAXIMUM PERMITTED			
ZONE	LOT AREA (Sq.Ft.)	LOT WIDTH	LOT DEPTH	FRONT YARD SETBACK	PRINCIPAL			ACCESSORY		BUILDING COVERAGE OF BLA*(1)	LOT COVERAGE IMPERVIOUS COVERAGE OF BLA*(1)	DENSITY DU/ACRE	HEIGHT/ STORIES
					SIDE YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK					
R-1	40,000	150'	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	NA	35/2	
R-1(Cluster)	30,000	125'(3)	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	1.0	35/2	
R-1T	40,000	150'	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	NA	35/2	
R-1T(Cluster)	22,500	125'(3)	150'	50'	20'/40'	40'	(2)	(2)	20%	75%	1.0	35/2	
R-2	22,500	125'	125'	50'	10'/30'	40'	(2)	(2)	22%	75%	NA	35/2	
R-2(Cluster)	16,875	120'	120'	45'	10'/30'	40'	(2)	(2)	25%	75%	1.7	35/2	
R-2HD	9,750(10)	75'	130'(10)	25'	10'	40'	(2)	(2)	38%	70%	2.1	35/2 whichever less	
R-3	18,750	125'	125'	45'	10'/30'	40'	(2)	(2)	25%	80%	NA	35/2	
R-3(Cluster)	14,000	100'	125'	35'(9)	10'/30'	40'	(2)	(2)	25%	75%	2.0	35/2	
R-4	10,000	90'	100'	30'	10'/25'	30'	(2)	(2)	27%	90%	NA	35/2	
R-4HO	10,000	90'	100'	30'	10'/25'	30'	(2)	(2)	27%	90%	NA	35/2	
R-5	7,500	75'	100'	30'	15%/30%	30'	(2)	(2)	35%	90%	NA	30/2	
R-6	5,000(4)	50'(4)	100'	30'	5'/20%	30'	(2)	(2)	35%	90%	NA	30/2	
R-7	25 Acres	500'	500'	70'	50'(5)	50'(5)	50'(5)	50'(5)	27%	60%	10	30/2 stories above grade, whichever less	
R-3/PRD(7)	35 Acres	750'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	27%	NA	See § 21-31.2	35/2 stories above grade, whichever less	

*To obtain buildable lot area use the following formula:
Buildable lot area = total lot area minus the required buffer, minus undeveloped wetlands or floodplains x 75%

TOWNSHIP OF OCEAN CODE

AR-3/PRD(8)	25 Acres	400'	1,000'	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	100'(6)	27%	NA	See § 21-32.2	35'/2 stories above grade, whichever less
MIR-1	5 Acres	200'	200'	25' when adjacent to single family detached use	25' when adjacent to single family detached use	25' when adjacent to single family detached use	25' when adjacent to single family detached use	15' when adjacent to single family detached use	15' when adjacent to single family detached use	35%	60%	12.35 units	See § 21-32A.2i.

NOTES FOR BULK REQUIREMENTS – RESIDENTIAL ZONES

- (1) All lot coverages are based upon “buildable lot area”.
- (2) See Ordinance text for required accessory building and structure setbacks.
- (3) Minimum lot width on corner lots shall be 150 feet.
- (4) Corner lots shall have a minimum area of 10,000 sq. ft. and a minimum width of 100 feet.
- (5) Side and rear yard setbacks shall be 100 feet when abutting a single family residential zone.
- (6) Minimum setback from N.J. Route 18 shall be 150 feet.
- (7) Bulk requirements shown are for townhouse development. Single family uses shall use R-3 bulk standards.
- (8) Bulk requirements shown are for planned residential developments. Single family residential uses shall use R-3 Cluster standards.
- (9) Except that any attached or detached garage with the doors facing a public street shall be set back a minimum of 40 feet.
- (10) For lots along Bowne Road: the minimum lot size shall be 9,000 sq. ft. and the minimum lot depth shall be 120 feet.

POPULATION

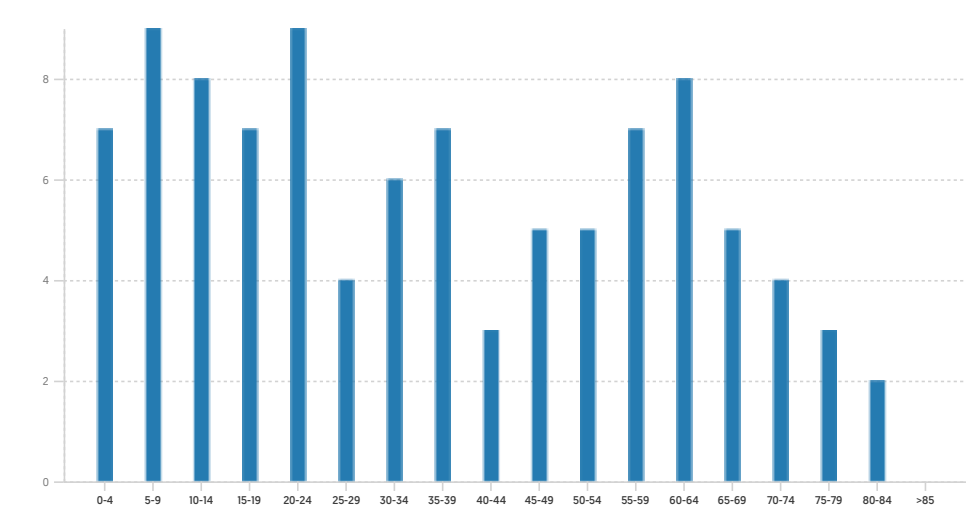
SUMMARY

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

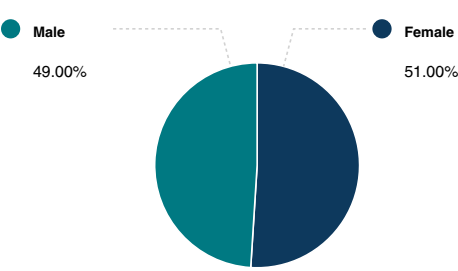
HOUSEHOLD

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

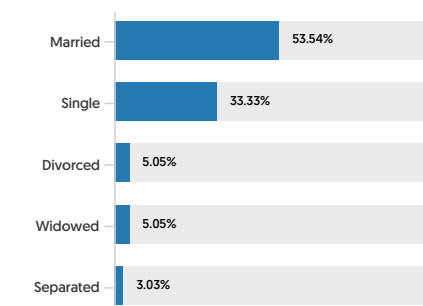
AGE



GENDER



MARITAL STATUS



HOUSING

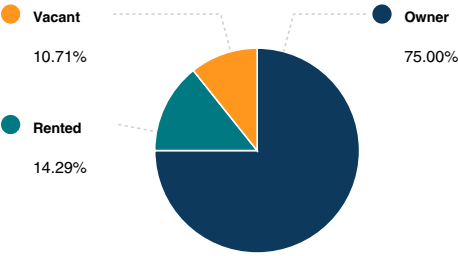
SUMMARY

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

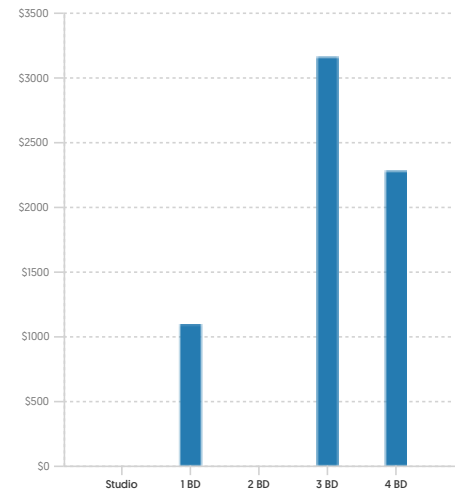
STABILITY

Annual Residential Turnover	16.2%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

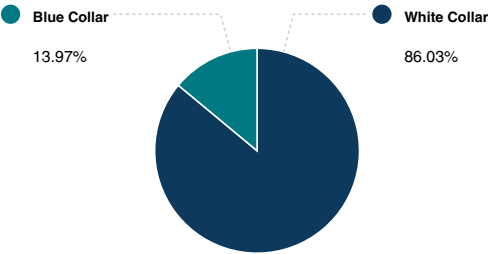


QUALITY OF LIFE

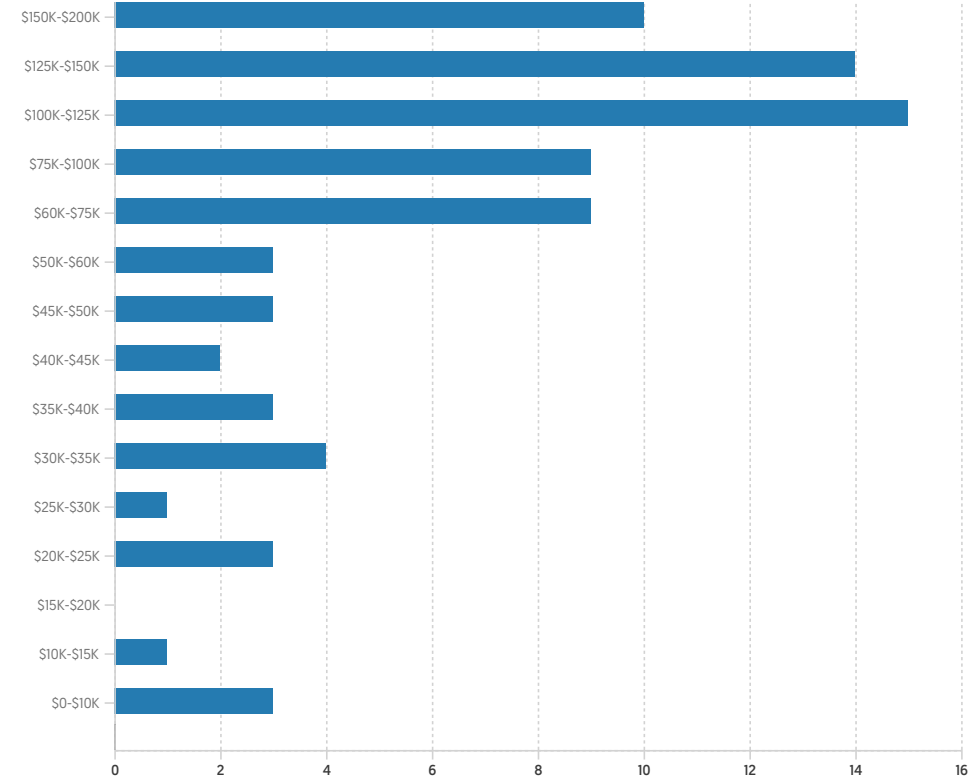
WORKERS BY INDUSTRY

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



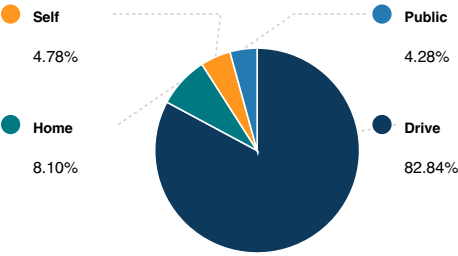
HOUSEHOLD INCOME



Average Household Income \$115,436

Average Per Capita Income \$46,886

COMMUTE METHOD



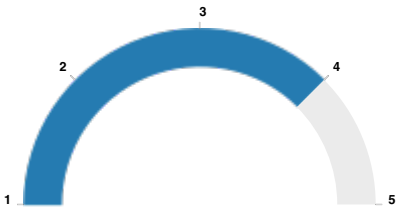
Median Travel Time 34 min

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	SchoolDigger.com Rating (1)
Deal Elementary School	0.75	K-8th	156	9	3
George L Catrambone	0.84	K-5th	813	14	

Community Rating (2)

Deal Elementary School
George L Catrambone

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Deal Elementary School	0.75	K-8th	156	9	3

Community Rating (2)

Deal Elementary School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Yeshiva At The Jersey Shore	0.16	K-8th	82		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
(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.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Chang Mao Sakura Chinese & Japanese	214 Roosevelt Ave Ste 1	(732) 531-7086	0.21	Chinese Restaurant
Crispy Grill Inc	214 Roosevelt Ave	(732) 695-3119	0.21	Hamburger Stand
Sheng Mao Glatt Kosher Restaurant	214 Roosevelt Ave	(732) 517-8889	0.21	Japanese Restaurant
Treats By Eileen	201 Grant Ave	(732) 403-5501	0.26	Retail Bakeries
Slices Inc	250 Norwood Ave	(732) 531-6811	0.26	Pizza Restaurants
Posh Kosher Pizza	244 Norwood Ave	(732) 232-6554	0.28	Pizza Restaurants
The Bar Room	100 Norwood Ave	(732) 686-1294	0.3	Bar (Drinking Places)
Tapas Of Deal LLC	116 Norwood Ave	(732) 660-1700	0.38	Eating Places
One18 American Bistro	118 Norwood Ave	(732) 686-1210	0.38	American Restaurant
Boardwalk Cafe & Pizzeria Inc	200 Monmouth Rd	(732) 508-9558	0.47	Pizzeria, Independent

SHOPPING

	Address	Phone #	Distance	Description
Dreyer's Lumber	348 Elberon Blvd	(732) 531-0220	0.12	Planing Mill Products And Lumber
Kings Highway Glatt Meat Inc.	250 Norwood Ave	(732) 660-1010	0.26	Meat Markets, Including Freezer Provisioners
Rivka's Catering Inc	100 Norwood Ave	(732) 531-5560	0.3	Grocery Stores
Shalom Food Grocery LLC	104 Norwood Ave Ste A	(732) 531-4838	0.31	Grocery Stores, Independent
Deal Food & Liquor Store Inc	112 Norwood Ave	(732) 531-3535	0.35	Grocery Stores, Independent
Shalom Foods Inc	116 Norwood Ave	(732) 531-4838	0.38	Grocery Stores, Independent
I Deal Lumber & Supply Company Inc	245 Pinewood Ave	(732) 531-0220	0.43	Planing Mill Products And Lumber
M & A Kosher Meats	198 Monmouth Rd	(732) 531-2100	0.47	Meat Markets, Including Freezer Provisioners
The Shuk Marketplace LLC	6 Marie Elaine Ct	(732) 428-6719	0.77	Supermarkets, Chain
Food By Dan LLC	141 Chatham Ave	(609) 649-8238	0.97	Grocery Stores