

#4371 ~ Oceanview Bakery and Restaurant

**319 Morris Avenue
Long Branch, NJ 07740**

Commercial

**Block: 193
Lot: 9**

**Land Size: 0.17 Acre
Building Size: 3,071 Sq. Ft.**

Tax Information

**Land Assessment: \$ 277,000.
Improvement Assessment: \$ 159,300.
Total Assessment: \$ 436,300.**

**Taxes: \$ 9,223.
Tax Year: 2018
Tax Rate: 1.959/\$100
Equalization Ratio: 91.15%**

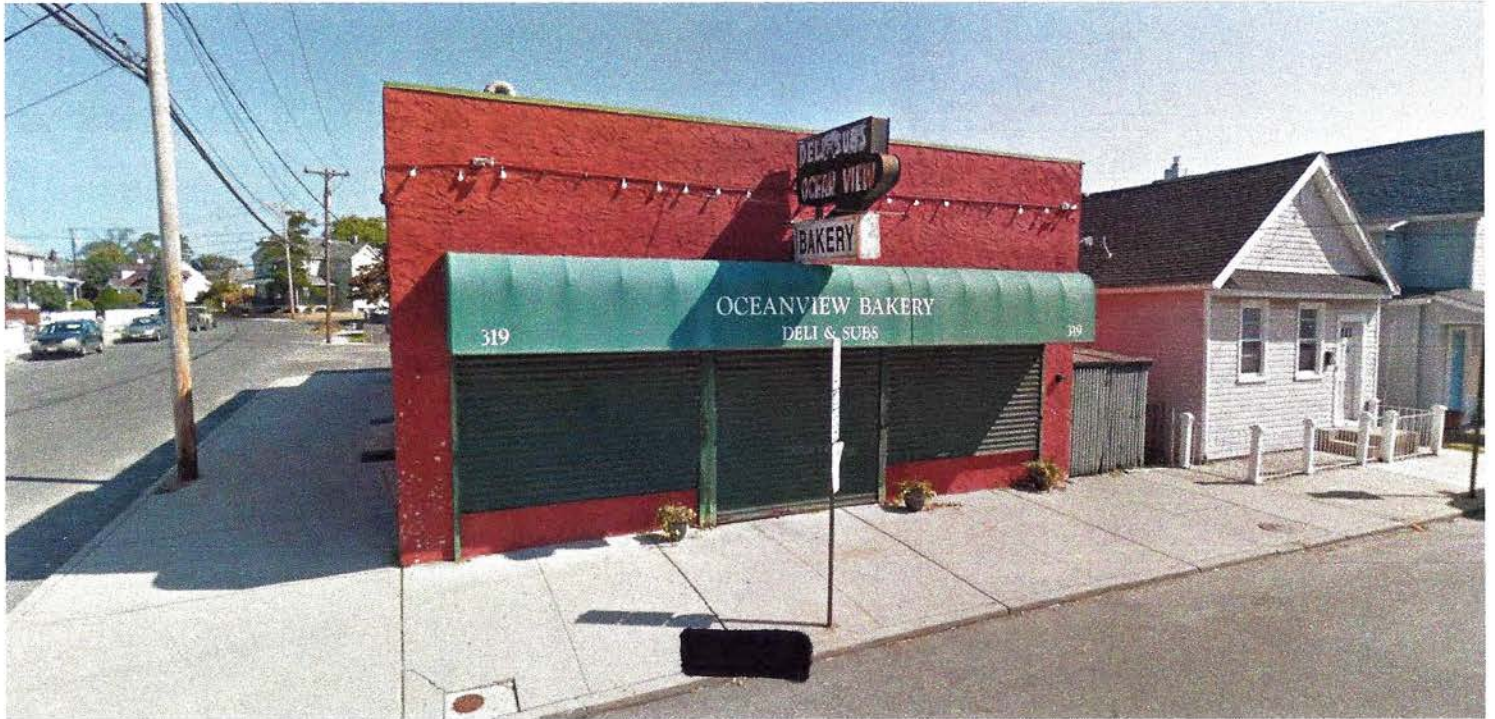
Zoning: C-3 ~ Neighborhood Commercial District

Remarks: Locally Famous Deli/Bakery/Restaurant. Turnkey with On-Site Parking. Separate Private/Party Room and Intimate Front Deli/Style Room. All Equipment Including Large Pizza Ovens and 10 Feet of Hoods Included. Located Two Blocks From Monmouth Medical Center and Long Branch Station, and Four Blocks from the Ocean. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

Price: \$ 459,000. ~ Sale

Please call **William J. Ferry/Broker** of Stafford Smith Realty at (732) 747-1000 for further details.

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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OCEAN VIEW BAKERY
319 MORRIS AVENUE
LONG BRANCH, NJ 07740
BLOCK 179, LOT 12

Ocean View Bakery, Pizza and Sandwich Shop has been located at the above address for over 50 years. The building is approximately 3,000 Sq. Ft. on a lot of approximately 7,500 Sq. Ft. on a busy thoroughfare.

Building Description: One story 3,000 Sq. Ft. with a full basement. Divided into five continuous sections:

1. Front section contains the bakery and sandwich segment.
2. Second section with an entrance on the side contains the kitchen, pizza ovens, grill and tables.
3. Third section is a room that is used for parties.
4. Fourth section is a large garage where deliveries are made.
5. Fifth section is the parking lot of approximately 3,000 Sq. Ft.

OCEAN VIEW BAKERY
319 MORRIS AVENUE
LONG BRANCH, NJ 07740
BLOCK 179, LOT 12

EQUIPMENT

SECTION ONE – FRONT – LICENSED BAKERY AND SANDWICH SECTION

DELI Cold Cut Case
 Slicer
 Cash Register
 5 Tables/Chairs

BAKERY Display Case
 2 Soda Cases
 Bread Box

SECTION TWO - WITH SEPARATE ENTRANCE

KITCHEN Ovens
 2 Grills
 Soda Case
 2 Refrigerators
 6-Burner Stove w/Hood
 Slicer
 Freezer
 Refrigerator
 Coffee Dispenser
 Pizza Ovens (4-Door)
 Tables & Chairs
 Bathroom

SECTION THREE – PARTY ROOM

6 Tables
20 Chairs
Television
Bathroom
Separate AC
Ice Cream Box

SECTION FOUR – GARAGE

Deliveries and Storage

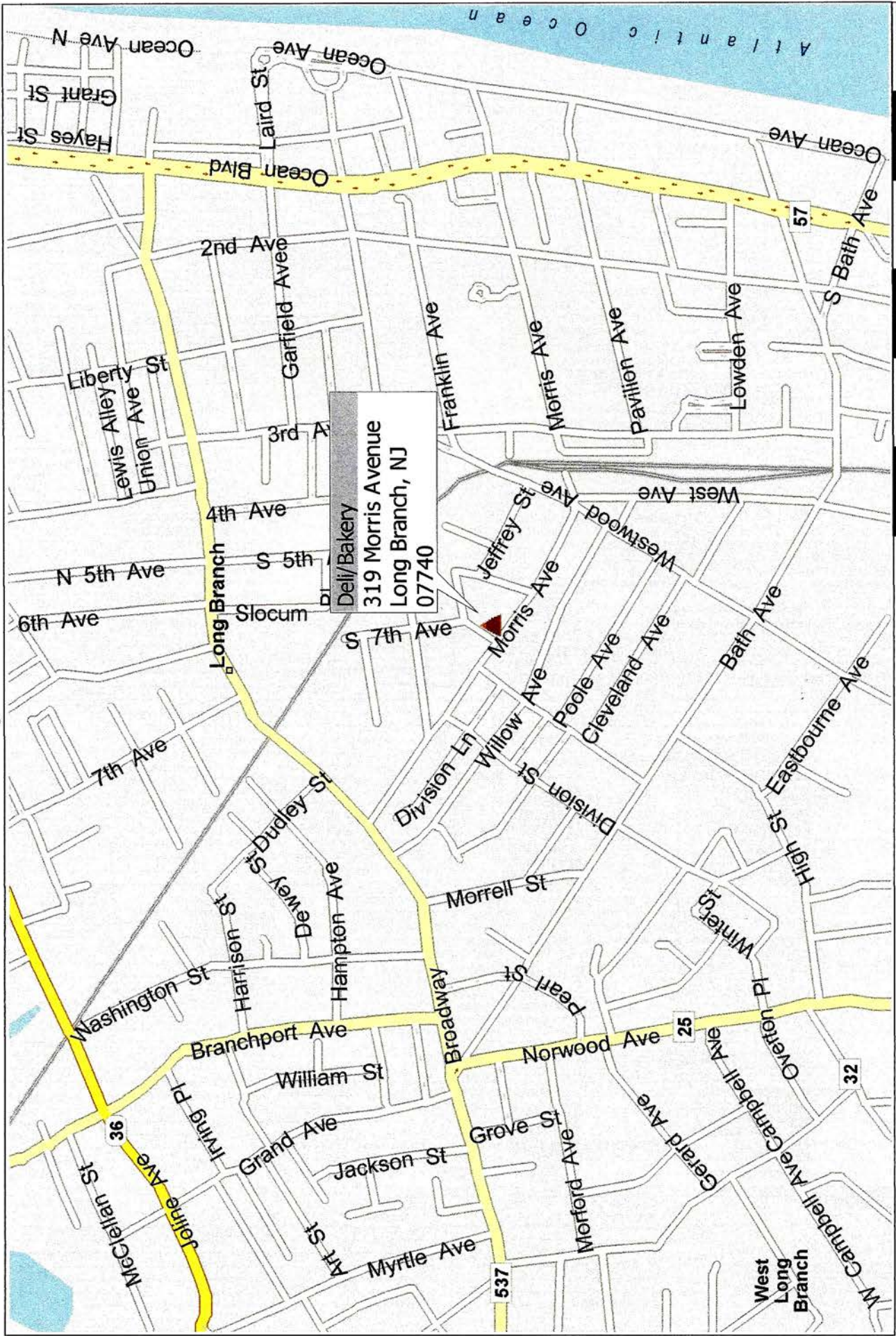
BASEMENT – LOCATED UNDER SECTIONS ONE AND TWO

Walk-in Box (Refrigerator/Freezer), Approximately 8' X 6'

319 Morris Avenue ~ Long Branch ~ Monmouth County ~ NJ

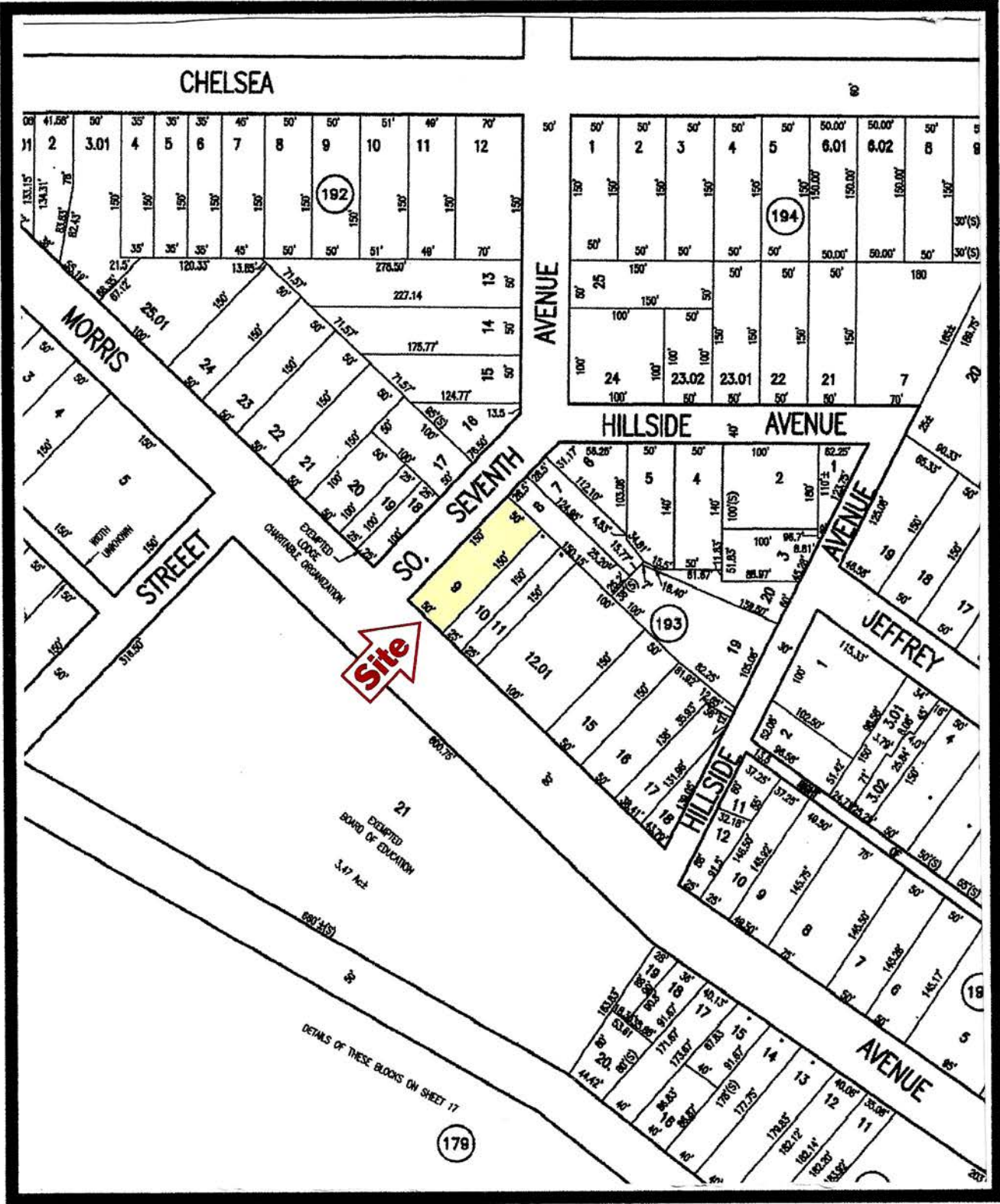


319 Morris Avenue ~ Long Branch ~ Monmouth County ~ NJ

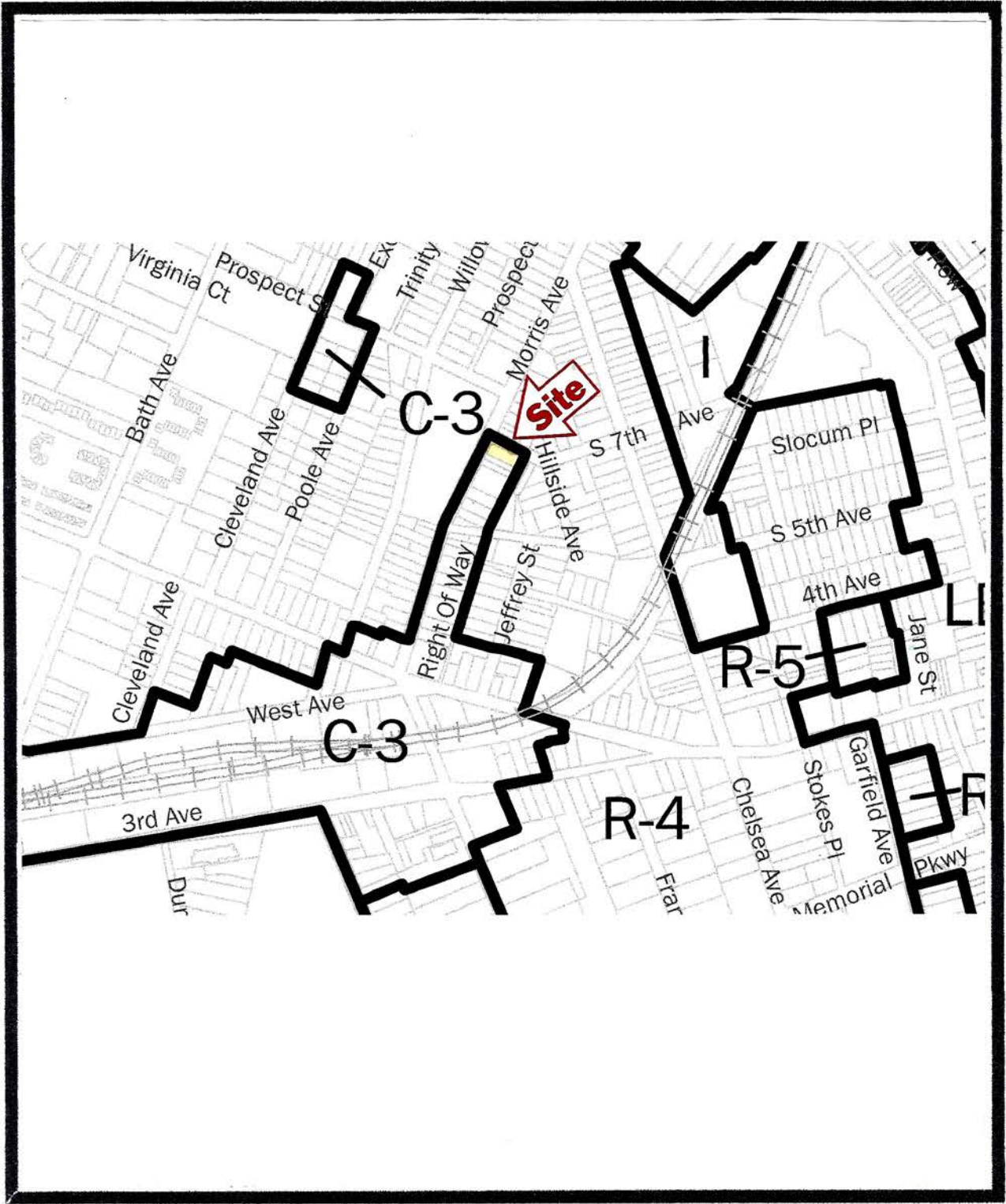


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Tax Map Location



Zoning Map



[Added 5-26-2009 by Ord. No. 9-09]

- B. Permitted accessory uses. Permitted uses shall be as specified in the C-1 Commercial District, § 345-30B.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § 345-7.
- D. Uses requiring a conditional use permit. Uses requiring a conditional use permit shall be as follows:

(1) (Reserved)^[1]

[1] *Editor's Note: Former Subsection D(1), Community residences for the developmentally disabled and community shelters for victims of domestic violence, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

(2) Churches and places of worship.

§ 345-32 C-3 Neighborhood Commercial District.

[Amended 6-22-1993 by Ord. No. 19-93]

- A. Permitted uses. Permitted uses shall be retail uses of a neighborhood convenience nature of the following types:

(1) Retail trade stores in new or previously unused general merchandise.

[Amended 2-14-1995 by Ord. No. 8-95]

(2) Retail trade stores in food.

(3) Retail trade stores in apparel and accessories.

(4) Retail trade eating and drinking establishments.

(5) Variety stores.

(6) Drugstores.

(7) Liquor stores.

(8) Florists.

(9) Finance, insurance and real estate services.

(10) Professional services.

(11) Municipal buildings, parks and playgrounds.

(12) Temporary buildings, for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.

(13) Delicatessens.

(14) Railroad stations and/or yard and associated facilities.

(15) Outdoor dining, subject to § 345-11Z.

(16) Convenience store.

(17) Hair styling shop/tanning salon.

[Amended 2-14-1995 by Ord. No. 8-95]

(18) Health spa/gym. (See § 345-3, Definitions.)

(19) Antique, used book, memorabilia and collectible dealers.

[Added 2-14-1995 by Ord. No. 8-95]

(20) Dry cleaners.

[Added 4-10-2001 by Ord. No. 15-01; amended 5-8-2001 by Ord. No. 17-01]

(21) Tailors.

[Added 4-10-2001 by Ord. No. 15-01; amended 5-8-2001 by Ord. No. 17-01]

(22) Laundromats.

[Added 5-8-2001 by Ord. No. 17-01]

(23) The following additional uses shall also be permitted within the existing C-3 Neighborhood Commercial Zone area bounded by Bath Avenue, Westwood Avenue and the New Jersey Transit railroad tracks.

[Added 5-8-2001 by Ord. No. 17-01]

(a) Food preparation corporations, both retail and wholesale.

(b) Fuel oil distributors/heating repair services.

(c) Warehouse/self-storage facilities.

(24) Farm markets/community farmers' markets (see §§ 345-10K and 345-3).

[Added 5-26-2009 by Ord. No. 9-09]

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the C-1 Commercial District, § 345-30B.

C. Area and bulk requirements. Area and bulk requirements shall be as specified in § 345-7.

D. Uses requiring a conditional use permit. These uses shall be subject to Article VII, Conditional Uses:

(1) As specified in the C-1 Commercial District, § 345-30D.

E. Conditional uses; conditions.

[Added 4-28-2015 by Ord. No. 5-15]

(1) Mixed-use multifamily units above ground-level retail buildings on development parcels of 20,000 square feet or greater shall conform to the following additional conditions:

(a) Functional entries for upper-floor residential or office units shall be consolidated into an entry lobby located in such a way that it does not interrupt ground-level retail functional entries.

(b) Any street-level retail facade facing a public street or sidewalk shall have clear glass on at least 60% of the facade between three and eight feet above grade.

(c) No more than 40% of the length of any facade, or 50 feet, whichever is less, may be blank (without doors or windows).

(2) Mixed-use institutional uses above ground-level retail buildings on development parcels of 20,000 square feet or greater shall conform to the following additional conditions:

(a) Institutional uses shall be limited to educational, religious or charitable uses.

(b) The ground-level facade and ground-floor lobby area of the upper-level conditional use shall not be greater than 25% of the total ground-level floor area of the building, with not more than 20% of the ground-floor level of the upper-level conditional use with an exterior wall that fronts on Ocean Avenue. The ground-level lobby area may include a reception area, administrative offices and one conference room for meetings or

small group assembly for a maximum of 25 persons, but all rooms used or intended for large group assembly shall only be located on the second floor or above.

- (c) Any street-level retail facade facing a public street, sidewalk or park shall have clear glass on at least 60% of the facade between three and eight feet above grade.
- (d) No more than 40% of the length of any street-level facade, or 50 feet, whichever is less, may be blank (without doors or windows).
- (e) Functional entries for upper floor institutional uses shall be consolidated into an entry lobby located at the end or at a corner of the building in such a way that it does not interrupt ground-level retail functional entries. Buildings on corner lots or with frontage on public spaces (sidewalk, plaza, park, etc.) shall have the functional entry at the corner of the building.

§ 345-32.1 West End Design Overlay (WEDO) District regulations.

A. Purpose. The purpose of the West End Design Overlay District is to establish a framework for infill development with a greater diversity of uses than are generally permitted in the C-3 Neighborhood Commercial District and to recognize the unique architectural and cultural character of the West End C-3 District as more of a "village" within the City of Long Branch.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

INSTITUTIONAL USES ABOVE GROUND-LEVEL RETAIL

Buildings with an educational, religious or charitable use on the second floor or above a building that contains retail on the ground floor.



C. Permitted uses.

- (1) All uses permitted in § 345-32, C-3 Neighborhood Commercial (C-3) Zone, except that supermarkets are also permitted.
- (2) Multifamily units and/or offices above ground-level retail (mixed use) on development parcels less than 20,000 square feet).
- (3) Parking structures, subject to the design standards herein.

D. Conditional uses.

- (1) Multifamily units above ground-level retail (mixed use) on development parcels of 20,000 square feet or greater.

319 Morris Ave, Long Branch, NJ 07740-6515, Monmouth County

Demographics

Based on ZIP Code: **07740**

Population

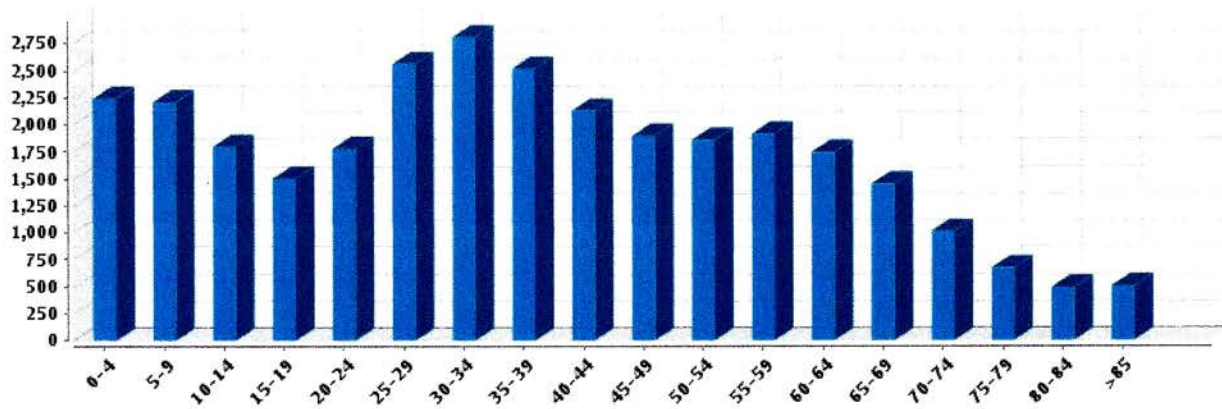
Summary

Estimated Population: **31,089**
Population Growth (since 2010): **0.3%**
Population Density (ppl / mile): **5,723**
Median Age: **36.28**

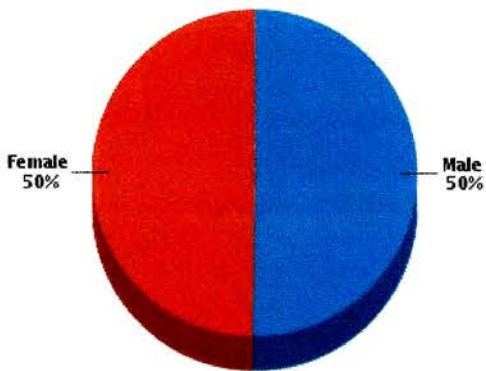
Household

Number of Households: **11,969**
Household Size (ppl): **3**
Households w/ Children: **3,234**

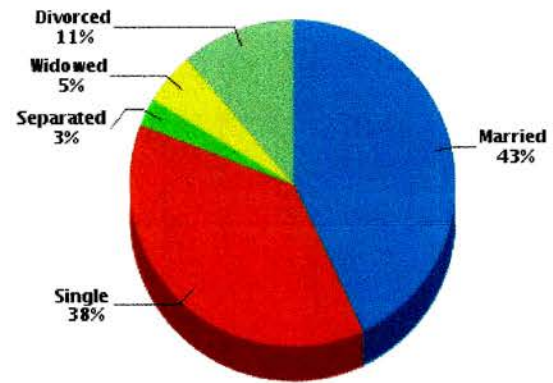
Age



Gender



Marital Status



Housing

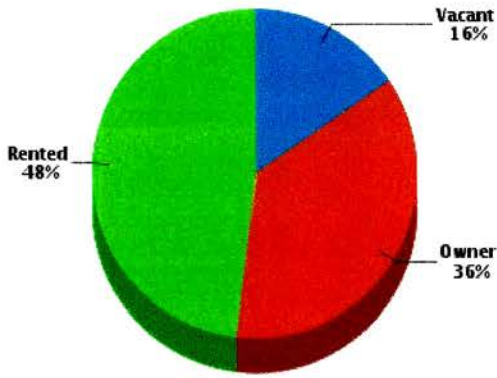
Summary

Median Home Sale Price: **\$317,000**
Median Year Built: **1966**

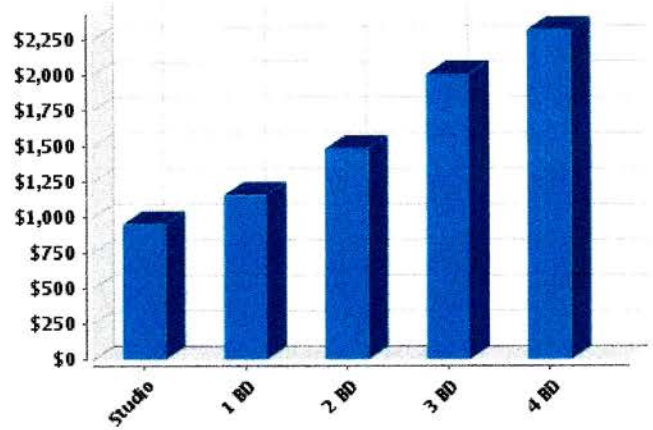
Stability

Annual Residential Turnover: **14.16%**

Occupancy



Fair Market Rents (County)

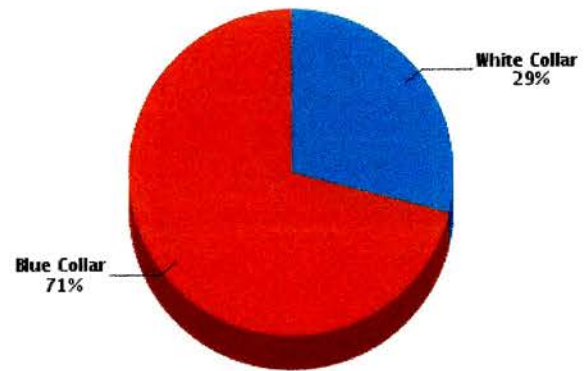


Quality of Life

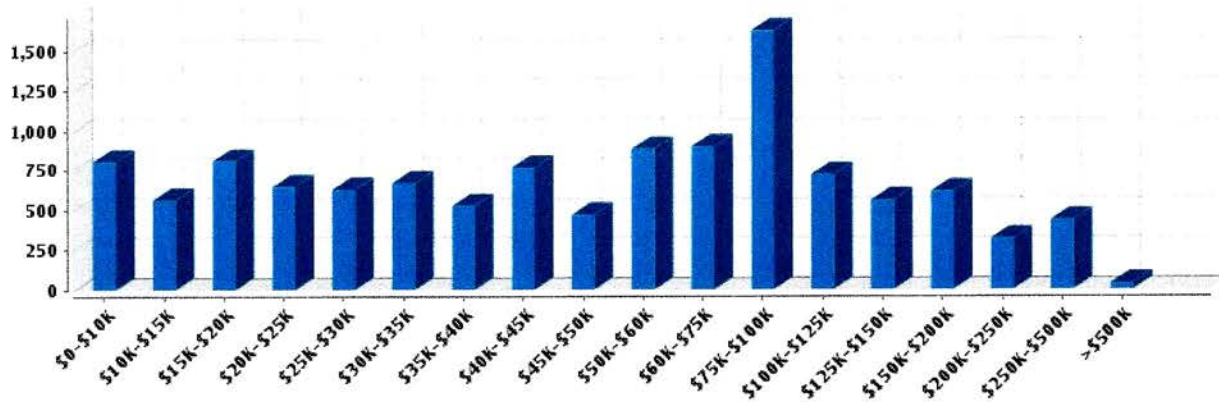
Workers by Industry

Agricultural, Forestry, Fishing:	12
Construction:	588
Manufacturing:	314
Transportation and Communications:	210
Wholesale Trade:	81
Retail Trade:	1,593
Finance, Insurance and Real Estate:	139
Services:	988
Public Administration:	690
Unclassified:	46

Workforce



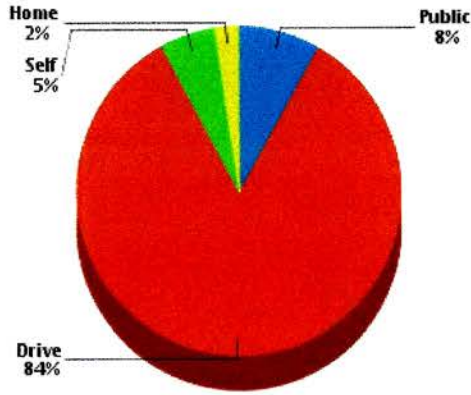
Household Income



Average Household Income: **\$76,574**

Average Per Capita Income: **\$29,600**

Commute Method



Weather

January High Temp (avg °F):	40.6
January Low Temp (avg °F):	22.8
July High Temp (avg °F):	82.6
July Low Temp (avg °F):	65.5
Annual Precipitation (inches):	48.63

Education

Educational Climate Index (1)

Highest Level Attained



Less than 9th grade:	2,068
Some High School:	1,530
High School Graduate:	7,062
Some College:	3,728
Associate Degree:	965
Bachelor's Degree:	4,087
Graduate Degree:	2,120

(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: **2.00 mile(s)**

Public - Elementary

<i>Long Branch School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Morris Avenue School 318 Morris Ave	0.03	Pre-K-K	400	11		
A.a Anastasia Elementary School 92 7th Ave	0.56	K-5th	500	11	★ ★ ★ ★ ★ ★ ★	
Gregory Elementary School 201 Monmouth Ave	0.58	1st-5th	575	12	★ ★ ★ ★ ★ ★ ★	
Lenna W Conrow School 335 Long Branch Ave	1.3	Pre-K-K	400	Not Reported		
Joseph M Ferraina Early Childhood Learning Center 80 Avenel Blvd	1.4	Pre-K-K	350	11		
<i>West Long Branch School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)

[Betty Mcelmon Elementary School](#)
20 Parker Rd

1.54

Pre-K-4th 300

11



Public - Middle/High

<i>Long Branch School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Long Branch Middle School 350 Indiana Ave	0.53	6th-8th	1,200	10	★★★★★	
Long Branch High School 404 Indiana Ave	0.61	9th-12th	1,439	11	★★★★★	★★★★★
<i>Monmouth County Vocational School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
	0.79	11th-12th	85	11	★★★★★	★★★★★
<i>Oceanport Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Maple Place Elementary School 2 Maple Pl	1.59	5th-8th	300	11	★★★★★	
<i>Shore Regional High School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Shore Reg High School 132 State Route 36	1.56	9th-12th	646	13	★★★★★	★★★★★
<i>West Long Branch School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Frank Antonides Elementary School 135 Locust Ave	1.49	5th-8th	270	9	★★★★★	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Seashore School 345 2nd Ave	0.58	Pre-K-3rd	200		
Children Of The King 167 Cedar Ave	1.23	Pre-K-Pre-K	45		
Bet Yaakov Of The Jersey Shore 200 Wall St	1.61	Pre-K-12th	175		
Colonial Christin Academy 197 Locust Ave	1.63	K-8th	21		
The Goddard School 361 Monmouth Rd	1.77	Pre-K-Pre-K	119		
St Jerome Elementary School 250 Wall St	1.93	Pre-K-8th	200		

(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.
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Local Businesses

Radius: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Ocean View Bakery	319 Morris Ave	(732) 222-2125	0.01	Delicatessens
Rockafellers Pizza	421 Prospect St	(732) 923-1700	0.17	Pizza
Sun Gate Mini Mart	427 Prospect St	(732) 870-3769	0.18	Convenience Stores
Murphy's	405 Division St	(732) 229-6002	0.18	Restaurants
Tuzzio's	224 Westwood Ave	(732) 222-9614	0.19	Restaurants - Italian
Rite Aid	205 Morris Ave	(732) 222-6400	0.19	Health Food
Rite Aid Gnc Live Well Store	205 Morris Ave	(732) 222-6400	0.19	Vitamins
Nunzio's Pizzeria	230 Westwood Ave	(732) 222-9798	0.19	Pizza
Rockafellers Station	228 Morris Ave	(732) 962-6666	0.2	Restaurants
Taste Southern Inc	State Highway 36 & 71 W	(732) 542-1905	0.21	Restaurants

Shopping

	Address	Phone #	Distance	Description
Mra International Inc	295 Morris Ave	(732) 403-3302	0.06	Computer And Equipment Dealers
Pinocchio Graphics	263c Morris Ave	(732) 795-3566	0.12	Craft Supplies
Jersey Hardwood Flooring LLC	374 Morris Ave	(732) 803-2351	0.13	Floor Coverings - Retail
Thomas Charles Cabinetry	33 Community Pl	(732) 728-0074	0.15	Cabinets
Custom Lawn Sprinkler Co	63 Community Pl	(732) 222-7750	0.15	Landscaping
Gilbert Hardwood Floors	411 Willow Ave	(908) 804-4165	0.18	Lumber
Phoenix Paint Works	196 Westwood Ave	(732) 263-0360	0.18	Paint - Retail
Britton Cabinets	188 Westwood Ave	(732) 222-2232	0.19	Cabinets
Rite Aid	205 Morris Ave	(732) 222-6400	0.19	Pharmacies - Multiple Location Chain Drug Store
Silver Dollar Bar Inc	224 Westwood Ave	(732) 000-1111	0.19	Variety Stores

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