

**Stafford
Smith
Realty**



#3054 ~ Carr Avenue Multi-Use

**54 Carr Avenue
Keansburg, New Jersey 07734**

Commercial / Warehouse

Block: 14

Lot: 7

Land Size: 50 x 100

Building Size: 6,300 Sq.Ft.

Tax Information

Land Assessment: \$ 42,500.

Improvement Assessment: \$ 133,100.

Total Assessment: \$ 175,600.

Taxes: \$ 6,402.

Tax Year: 2016

Tax Rate: 3.288/\$100

Equalization Ratio: 90.53%

Zoning: RMF ~ Multi-Family Residential Zone District

Remarks: 6,000 Sq. Ft. Multi-Use Building on busy Carr Avenue. First Floor is a combination of a fully equipped fast food/convenience store of 2,300 Sq. Ft. with a possible rear apartment. First Floor also has 2,000 Sq. Ft. Warehouse with Loading Dock and On-Site Parking. Second Floor has Four Bedroom Apartment leased at \$1,650./Month.

Price: \$ 99,000. ~ Sale

Please call **William J. Ferry** 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.



FOOD

For Sale
732-247-1000

54

732-247-1000

54

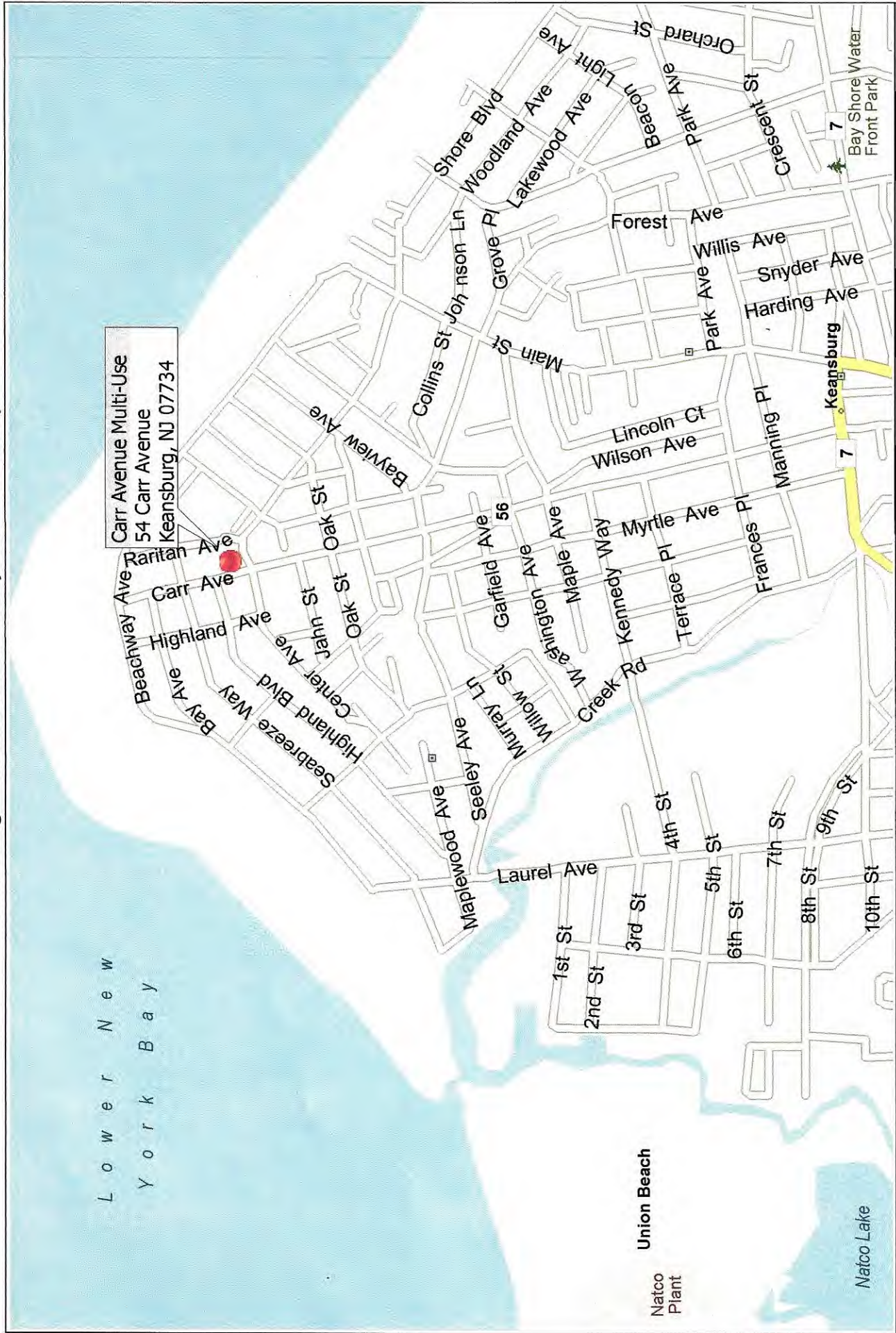


Keansburg ~ Monmouth County ~ New Jersey

Lower Merik
Bea
Carr Avenue Multi-Use
54 Carr Avenue
Keansburg, NJ 07734



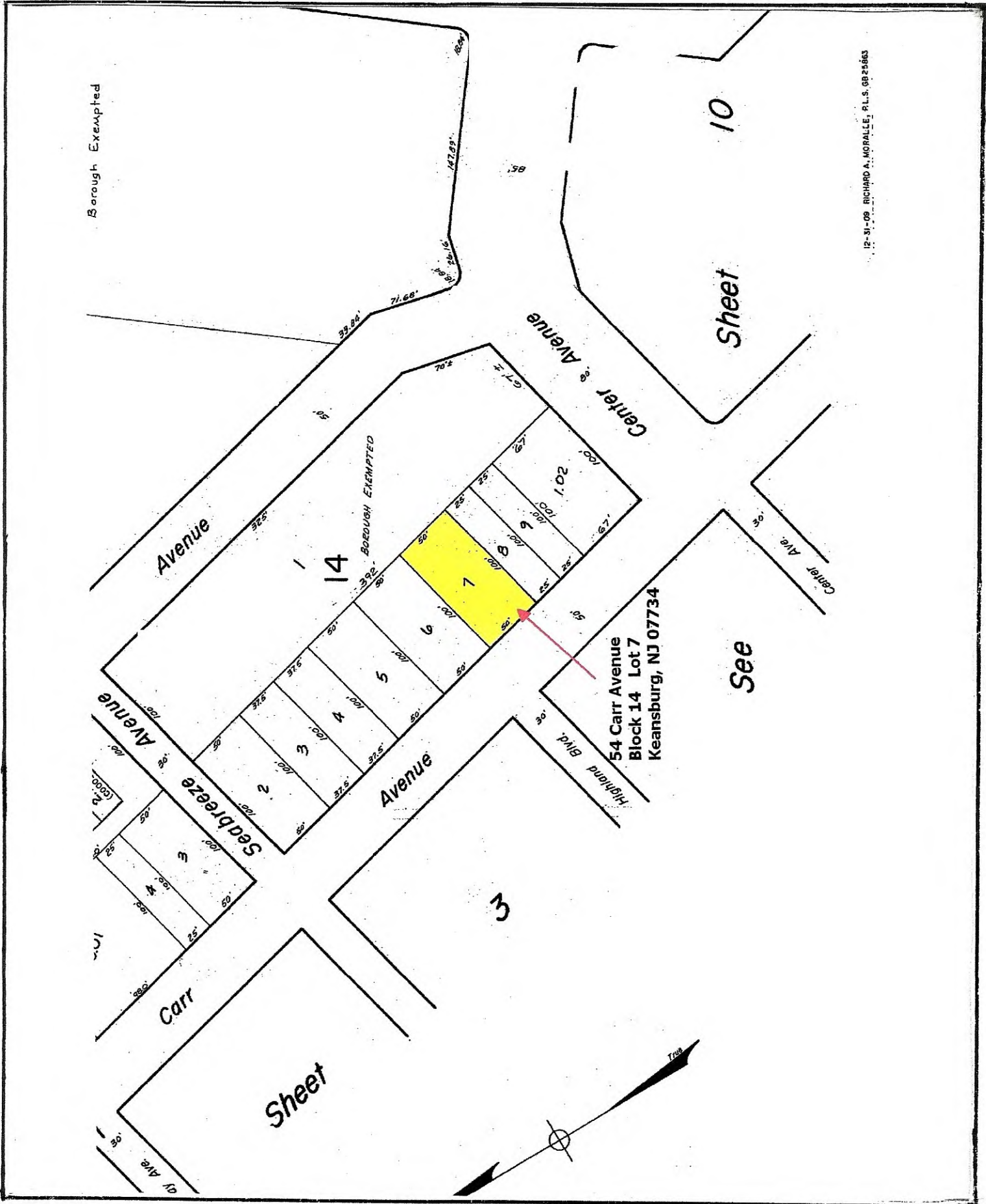
Keansburg ~ Monmouth County ~ New Jersey



Carr Avenue Multi-Use
54 Carr Avenue
Keansburg, NJ 07734

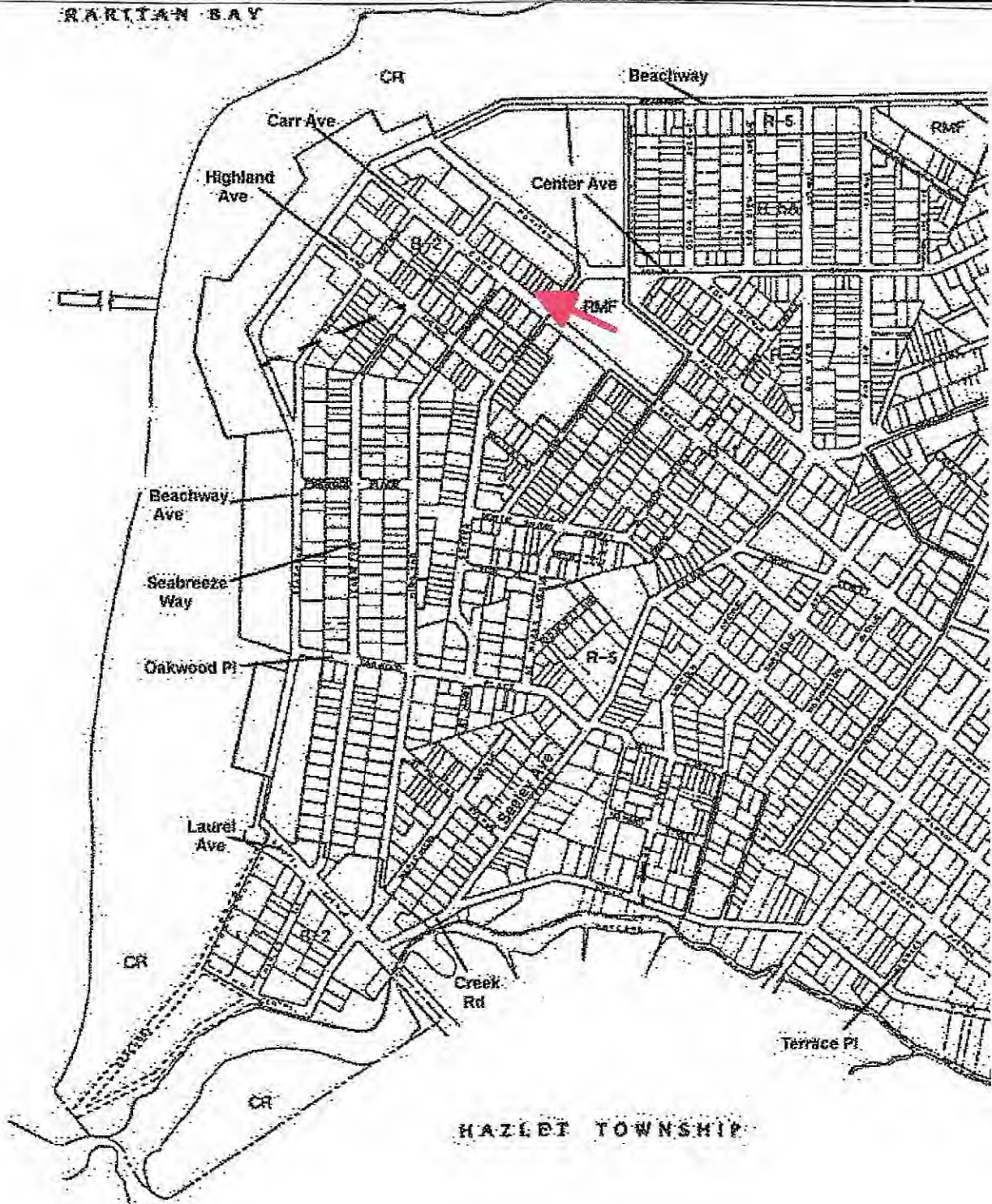
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Tax Map Location



12-31-09 RICHARD A. MORALLE, P.L.S. 6825663

Zoning Map



BOROUGH OF KEANSBURG

- R-7 Single Family Residential Zone District**
- R-5 Single Family Residential Zone District**
- R-5A Residential Redevelopment Overlay District**
- *RMF Multi-Family Residential Zone District**
- RSC Senior Citizen Residential Zone District**
- B-1 General Commercial Zone District**
- B-2 Mixed Use Commercial and Residential Zone District**
- B-3 Highway Commercial Zone District**
- LI Light Industrial Zone District**
- CR Conservation Recreation Overlay District**

b. The regulations set forth in this Chapter for each district shall be minimum regulations and shall apply uniformly to each class of structure or land within the district, except as hereinafter provided.

c. No building or structures shall hereafter be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which is it located.

d. Every principal building shall be located on a lot as defined in this Chapter. Except for multi-family and nonresidential uses no more than one principal building and its accessory buildings shall hereafter be erected on any one lot.

e. No yard or lot existing at the time of passage of this Chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Chapter shall meet the minimum requirements established by this Chapter. (Ord. #1045, §5.2)

§22-5.3 Permitted and Prohibited Uses.

a. A permitted use and conditional use shall be specifically designated, where appropriate, by the United States Office of Management and Budget Standard Industrial Classification (S.I.C.) as found in the Standard Industrial Classification Manual 1987. The standard nationally understood terminology shall be utilized as definitions for interpreting what is permitted under certain use categories in each zone district.

b. Required Accessory Uses and Structures.

1. Off-street parking subject to subsection 22-9.3a.

c . Permitted Accessory Uses and Structures.

1 Customary accessory uses and structures subject to Section 22-7 provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory building or use shall be located on the same lot as the principal building.

2. Exempt signs subject to the provisions of subsection 22-7.24.

3. Fences and walls subject to the provisions of subsection 22-7.25.

d. Conditional Uses. Subject to the provisions of Section 22-6 of this Chapter:

1. Residential Redevelopment.

2. Places of worship (SIC 8661).

3. Elementary and secondary schools (SIC 8211).

4. Public utilities.

e. Standards and regulations shall be in accordance with the schedule referred to in Section 22-5, subsection 22-5.1 and a part of this Chapter. (Ord. #1045, §5.6)

§22-5.7 Regulations Controlling the RMF Multi-Family Residential Zone District .

The RMF Residential MultiFamily Zone District has been applied to areas where low rise multi-family development is the characteristic building type. It is the intent of the Borough to restrict multi-family development to these locations except as otherwise provided for by these zone district regulations in accordance with the recommendations of the Master Plan.

a. Permitted Uses and Structures.

1 . Multi-family dwellings at a density not to exceed sixteen (16) dwelling units per developable acre subject to the provisions of subsection 22-8.4b, Building Design Standards.

2. Community residences for the developmentally disabled and shelters for victims of domestic violence.

****Webmaster's Note:** The previous sub-paragraph has been amended as per Ordinance No. 1241; Oct. 20, 1998.

b. Required Accessory Uses and Structures.

1. Off-street parking subject to subsection 22-9.3a.

2. Buffers pursuant to subsection 22-8.5e.

c. Permitted Accessory Uses and Structures.

1. Customary accessory uses and structures subject to subsection 22-7.26 provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory building or use shall be located on the same lot as the principal building.

2. Exempt signs subject to the provisions of subsection 22-7.24.

3. Fences and walls subject to the provisions of subsection 22-7.25.

d. Conditional Uses. Subject to the provisions of Section 22-6 of this Chapter:

1. Public utilities.

e. Standards and regulations shall be in accordance with the schedule referred to in Section 22-5, subsection 22- 5.1 and a part of this Chapter. (Ord. #1045, §5.7; Ord. #1063, §IX)

Carr Ave, Keansburg, NJ 07734-1058, Monmouth County

Demographics

Based on ZIP Code: **07734**

Population

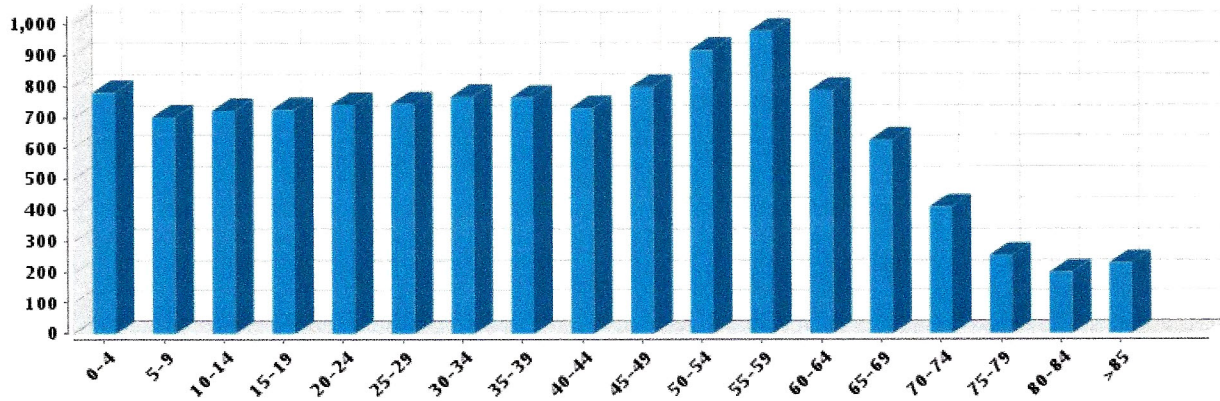
Summary

Estimated Population: **11,872**
 Population Growth (since 2010): **-10.7%**
 Population Density (ppl / mile): **6,697**
 Median Age: **39.96**

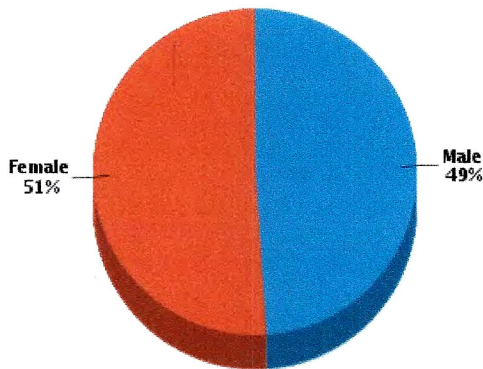
Household

Number of Households: **4,428**
 Household Size (ppl): **3**
 Households w/ Children: **1,094**

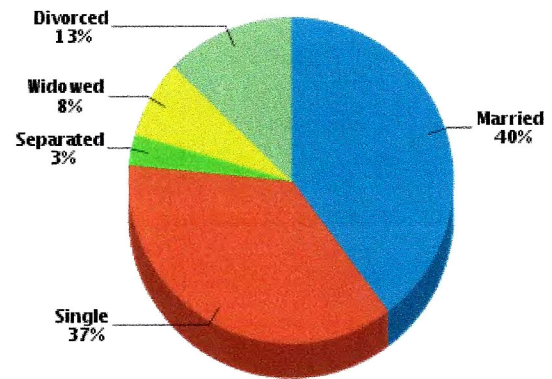
Age



Gender



Marital Status



Housing

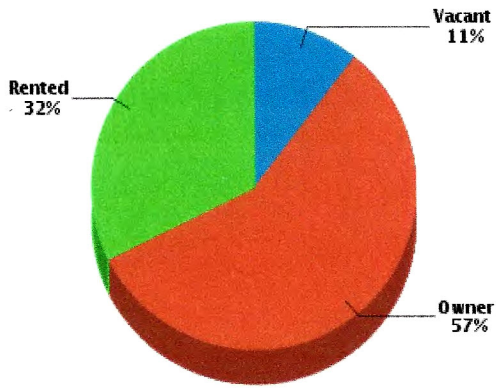
Summary

Median Home Sale Price: **\$125,000**
 Median Year Built: **1958**

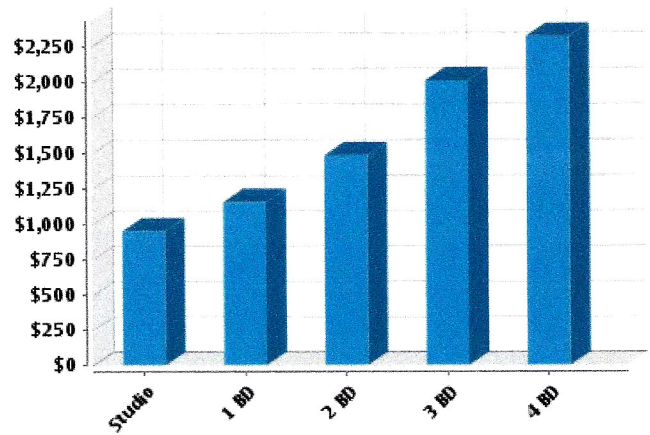
Stability

Annual Residential Turnover: **10.36%**

Occupancy



Fair Market Rents (County)

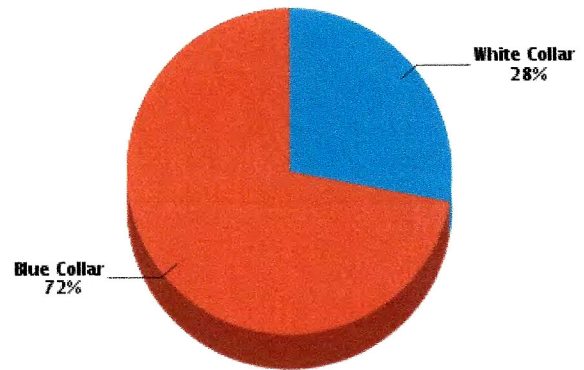


Quality of Life

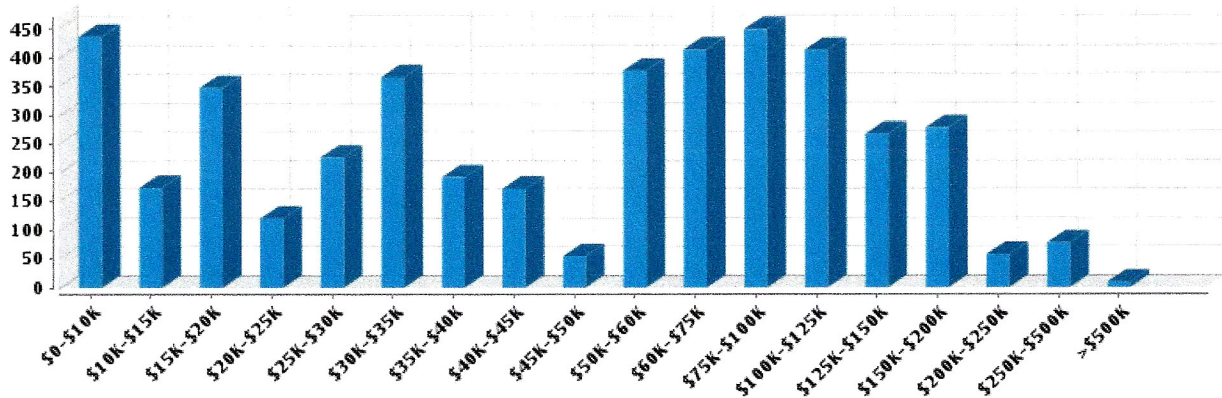
Workers by Industry

| | |
|-------------------------------------|-----|
| Construction: | 180 |
| Manufacturing: | 174 |
| Transportation and Communications: | 121 |
| Wholesale Trade: | 6 |
| Retail Trade: | 316 |
| Finance, Insurance and Real Estate: | 126 |
| Services: | 137 |
| Public Administration: | 205 |
| Unclassified: | 11 |

Workforce



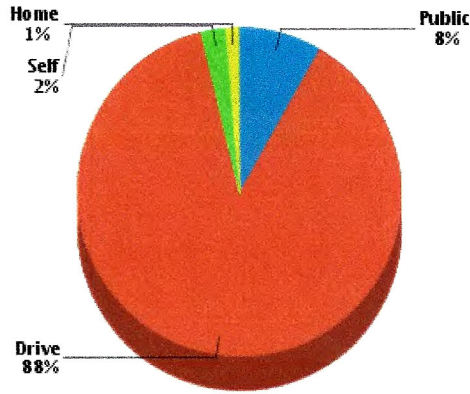
Household Income



Average Household Income: **\$70,892**

Average Per Capita Income: **\$26,959**

Commute Method

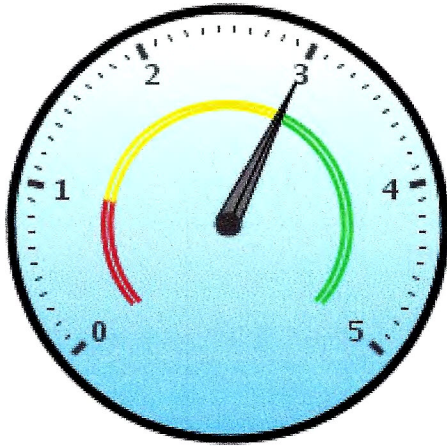


Weather

| | |
|--------------------------------|--------------|
| January High Temp (avg °F): | 38.3 |
| January Low Temp (avg °F): | 25.7 |
| July High Temp (avg °F): | 83.1 |
| July Low Temp (avg °F): | 67.7 |
| Annual Precipitation (inches): | 43.58 |

Education

Educational Climate Index (1)



Highest Level Attained

| | |
|-----------------------|--------------|
| Less than 9th grade: | 247 |
| Some High School: | 892 |
| High School Graduate: | 3,240 |
| Some College: | 1,763 |
| Associate Degree: | 599 |
| Bachelor's Degree: | 1,076 |
| Graduate Degree: | 386 |

(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 Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **2.00 mile(s)**

Public - Elementary

| <i>Hazlet Township School District</i> | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
|---|----------|-----------|----------|----------------------|------------------------------|----------------------|
| Lillian Drive School 28 Lillian Dr | 1.81 | 1st-4th | 244 | 11 | | |
| <i>Keansburg Borough School District</i> | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
| Joseph C Caruso School 285 Carr Ave | 0.58 | 3rd-4th | 250 | 12 | | |
| Port Monmouth Rd School 142 Port Monmouth Rd | 0.97 | Pre-K-2nd | 350 | 13 | | |
| <i>Middletown Township School District</i> | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
| Ocean Avenue Elementary School 235 Ocean Ave | 1.57 | Pre-K-5th | 300 | 18 | | |

Public - Middle/High

| Keansburg Borough School District | Distance | Grades | Students | Students per Teacher | SchoolDigger .com Rating (1) | Community Rating (2) |
|--|-----------------|---------------|-----------------|-----------------------------|-------------------------------------|-----------------------------|
| Keansburg High School 140 Port Monmouth Rd | 0.97 | 9th-12th | 374 | 11 | | ★★★★☆ |
| Joseph R Bolger Middle School 100 Palmer Pl | 1.16 | 5th-8th | 410 | 13 | | |

(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 |
|---------------------------------------|------------------|----------------|-----------------|-----------------------|
| Russel J Lengyel LLC | 60 Carr Ave | (732) 495-3010 | 0.01 | Bars |
| Kazia Rae's Chicken-Bubble Tea | 49 Carr Ave | (732) 344-6126 | 0.03 | Coffee And Tea |
| Baxter's Burgers & Fries | 49 Carr Ave | (732) 769-5400 | 0.03 | Restaurants - Burgers |
| Carcino Enterprise Co | 49 Carr Ave | (732) 769-5442 | 0.03 | Caterers |
| Krispy Krunchy Chicken | 38 Carr Ave | (732) 787-7474 | 0.05 | Restaurants - Chicken |
| Nappy's Food Store | 38 Carr Ave | (732) 787-7474 | 0.05 | Convenience Stores |
| Tjk Stadium | 260 Beachway Ave | (732) 769-5600 | 0.11 | Restaurants |
| Circle K | 120 Carr Ave | (732) 471-6366 | 0.18 | Convenience Stores |
| Barb's Big Burritos | 93 Beachway Ave | (732) 787-4819 | 0.28 | Restaurants - Mexican |
| Cbs Supermarket | 36 Main St | (732) 495-4700 | 0.43 | Convenience Stores |

Shopping

| | Address | Phone # | Distance | Description |
|---------------------------------------|------------------|----------------|-----------------|--|
| Puppets N Strings & Things | 41 Highland Blvd | (732) 495-6927 | 0.13 | Toys - Retail |
| Circle K | 120 Carr Ave | (732) 471-6366 | 0.18 | Misc Shopping |
| Dish Network | 34 Maple Ave | (303) 723-1000 | 0.44 | Satellite Equipment And Systems - Retail |
| Keansburg Pharmacy | 199 Main St # 1 | (732) 787-1414 | 0.65 | Pharmacies |
| Lentze Marina Inc | 75 1st St | (732) 787-2139 | 0.68 | Boat Dealers |
| Smitteez Sportswear | 224 Main St | (732) 787-5500 | 0.72 | Sportswear - Retail |
| Becky's Boutique | 41 Church St | (732) 769-5298 | 0.81 | Women's Apparel - Retail |
| Keelen's Liquor Store | 3 Railroad Ave | (732) 787-1919 | 0.81 | Liquors - Retail |
| Smoker's Haven | 295 Main St | (732) 471-7540 | 0.83 | Cigar Cigarette And Tobacco Dealers - Retail |
| Dixie Lee Bakery | 303 Main St | (732) 787-0674 | 0.86 | Weddings |

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