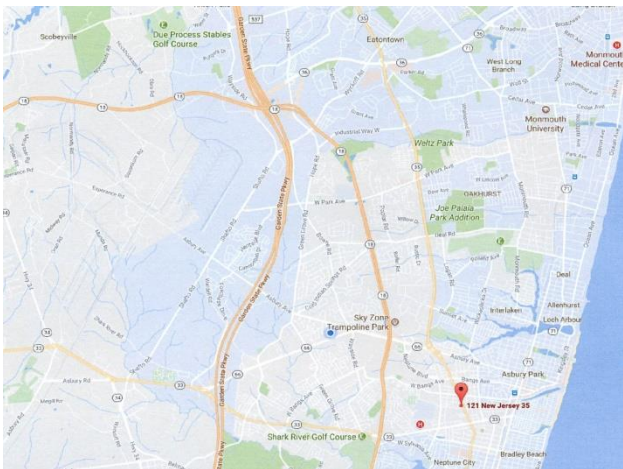


# 1.2 ACRES W/6,000 SF BLDG.

## COMMERCIAL PROPERTY FOR SALE

### 121 Highway 35, Neptune, NJ



All information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

- Lot Size:** 1.2 +/- Acres
- Building Size:** 6,000 +/- Sq. Ft.
- Zoning:** C-7 Route 35 Commercial Retail
- Location:** Busy State Hwy. 35 Minutes to GSP, Routes 18, 33 & 34
- Nearby Amenities:** Convenient to Area Restaurants, Banks & Shops & Jersey Shore University Medical Center

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*Lynn H. Joseph*  
**732-918-9008, Ext. 15**  
[lynn@summitrealtynj.com](mailto:lynn@summitrealtynj.com)



# 1.2 ACRES W/6,000 SF BLDG.

## COMMERCIAL PROPERTY FOR SALE

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# 1.2 ACRES W/6,000 SF BLDG. COMMERCIAL PROPERTY FOR SALE 121 Highway 35, Neptune, NJ



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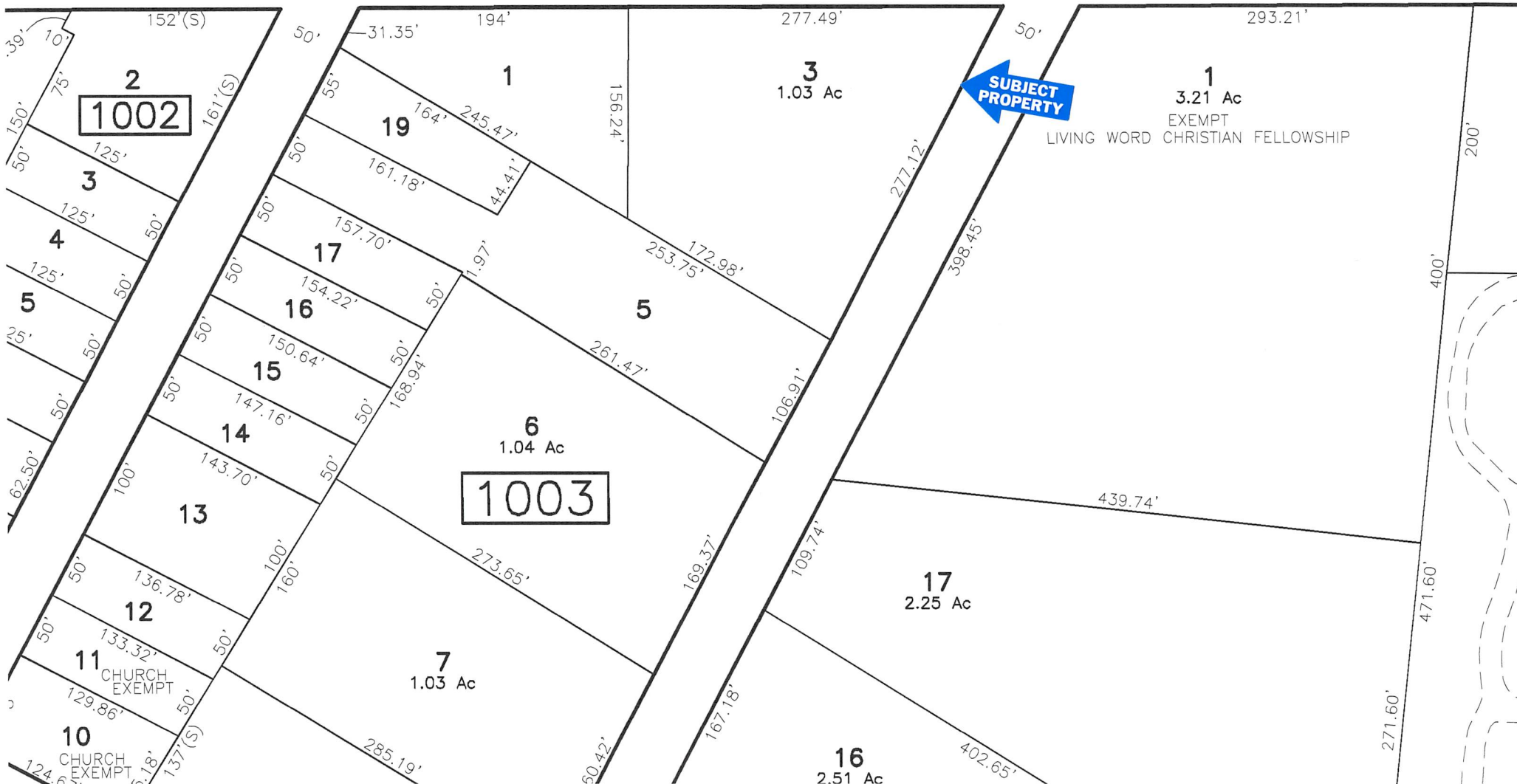
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NEW JERSEY STATE HIGHWAY ROUTE NO 35



8. Coaxial cable communication distribution
  9. Emergency services radio communication facilities
  10. Natural gas distribution
  11. Electric power transmission & distribution
  12. Public water supply purveyance & distribution
  13. Sanitary sewer lines
- E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern.

[NOTE: The previous section has been added per Ordinance No. 03-035]

**§ 404.10 C-7 – Route 35 Commercial**

- A. Purpose. The C-7 Zone District provides for business uses appropriate to the Route 35 highway corridor of Neptune Township situated south of the West Lake Avenue Town Commercial Zone.
- B. Permitted uses.
1. Furniture stores
  2. Floor covering stores
  3. Home furnishings stores
  4. Household appliance stores
  5. Radio, television & other electronics stores
  6. Computer & software stores
  7. Musical instrument Stores
  8. Music stores (CDs, cassettes, videos, records)
  9. Hardware stores
  10. Grocery (except convenience) stores
  11. Convenience stores
  12. Retail bakeries
  13. Delicatessens
  14. Butcher shops
  15. Fish & seafood markets

16. Fruit & vegetable markets
17. Beer, wine & liquor stores
18. Pharmacies & drug stores
19. Cosmetics, beauty supplies & perfume store
20. Food (health) supplement stores
21. Health & personal care stores
22. Family clothing & apparel stores
23. Lingerie and corset stores
24. Swimwear stores
25. Jewelry stores
26. Shoe stores
27. Hobby, toy & game stores
28. Bicycle stores
29. Sporting goods stores (excluding firearms)
30. Arts & craft shops
31. Family book stores
32. Magazine/newspaper stands
33. Florists / flower shops
34. Gift shops
35. Greeting card stores
36. Office equipment, supplies & stationery stores
37. Pet food & pet supplies stores
38. Pet stores
39. Tobacco shops
40. Art dealers
41. Antique shops
42. Commercial banking
43. Savings institutions

**TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE**

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44. Bank
45. Credit unions
46. Consumer lending
47. Real estate credit
48. All other nondepository credit intermediation
49. Financial clearinghouse & reserve activities
50. Investment banking & securities dealing
51. Securities brokerage
52. Direct life Insurance carriers
53. Direct health & medical insurance carriers
54. Insurance agencies & brokerages
55. Claims adjusting
56. All other insurance related activities
57. Offices of real estate agents
58. Offices of real estate appraisers
59. Other activities related to real estate
60. Video tape & disc rental
61. Home health equipment rental
62. Musical instrument rental
63. Art, music, dance & martial-arts instruction
64. Community Shelter
65. Agents, managers for artists & other public entertainers
66. Independent artists, writers & performers
67. Public Community Centers
68. Theater, Motion Picture (indoor)
69. Theater, Performing Arts
70. Civic & social organizations
71. Professional organizations

- 72. Labor unions & similar labor organizations
- 73. Drinking places (alcoholic beverages)
- 74. Food service contractors / catering
- 75. Banquet facilities
- 76. Full-service restaurants
- 77. Restaurant
- 78. Restaurant, take-out
- 79. Barber & beauty shops, beauty salons & parlors, hairdressers
- 80. Cosmetic salons & cosmetology services
- 81. Hotel beauty parlors and beauty shops
- 82. Manicure salon or nail services
- 83. Wig grooming service
- 84. Diet & weight reducing centers
- 85. Baths (steam, Turkish, vapor, mineral)
- 86. Depilatory salons (hair removal)
- 87. Ear piercing services
- 88. Body piercing services
- 89. Electrologist's studio
- 90. Electrolysis studio
- 91. Massage parlor
- 92. Scalp treatment
- 93. Hair replacement
- 94. Tanning salons
- 95. Funeral homes
- 96. Musical instrument repair shop
- 97. Leather goods repair services
- 98. Shoe repair and shoeshine parlors
- 99. Bicycle repair shops



**TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE**

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100. Locksmiths
101. Dry-cleaning & laundry services (excluding coin-op)
102. Tailor and mending of garments
103. Film developing services, retail
104. Pet grooming services
105. Offices of lawyers
106. Offices of certified public accountants
107. Other accounting services
108. Architectural services
109. Landscape architectural services
110. Professional planning services
111. Engineering services
112. Building inspection services
113. Testing laboratories
114. Custom computer programming services
115. Computer systems design services
116. Computer facilities management services
117. Administration & general management consulting services
118. Other scientific & technical consulting services
119. Advertising agencies
120. Other services related to advertising
121. Photography studios & videography services
122. Corporate, subsidiary & regional managing office
123. Office administrative services
124. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district
125. Private mail centers
126. Quick printing

- 127. All other business support services
- 128. Travel agencies
- 129. Investigation and security services
- 130. Security systems services (except locksmiths)
- 131. Beverage Wholesale
- 132. Newspaper publishers
- 133. Book publishers
- 134. Software publishers
- 135. Film & sound recording studios

C. Conditional uses.

- 1. Reserved (no conditional uses specified in use schedule)

D. Accessory uses.

- 1. Uses customarily incidental and accessory to a principal permitted use
- 2. Outdoor Dining Facility
- 3. Telephone communication distribution
- 4. Coaxial cable communication distribution
- 5. Natural gas distribution
- 6. Electric power transmission & distribution
- 7. Public water supply purveyance & distribution
- 8. Sanitary sewer lines

E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern.

[NOTE: The previous section has been added per Ordinance No. 03-035]

**§ 404.11 LI - Light Industrial**

A. Purpose. The LI Zone District provides for light industrial uses, as well as office uses according to design standards set forth in this Chapter.

B. Permitted uses.

- 1. Planned Commercial Development [editorial note: see §404.11.F]



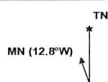


**121 Highway 35, Neptune**

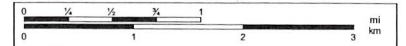
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Scale 1 : 68,750



1" = 1.09 mi      Data Zoom 11-5