

#4333 ~ Cofer Memorial Home

**240 Shrewsbury Avenue
Red Bank, NJ 07701**

Commercial

Block: 78
Lot: 12, 13, 14

Land Size: 0.55 Acre
Building Size: 2,864 Sq. Ft.

Tax Information

Land Assessment: \$ 435,100.
Improvement Assessment: \$ 342,300.
Total Assessment: \$ 777,400.

Taxes: \$ 16,403.
Tax Year: 2017
Tax Rate: 2.065/\$100
Equalization Ratio: 98.82%

Zoning: NB ~ Neighborhood Business

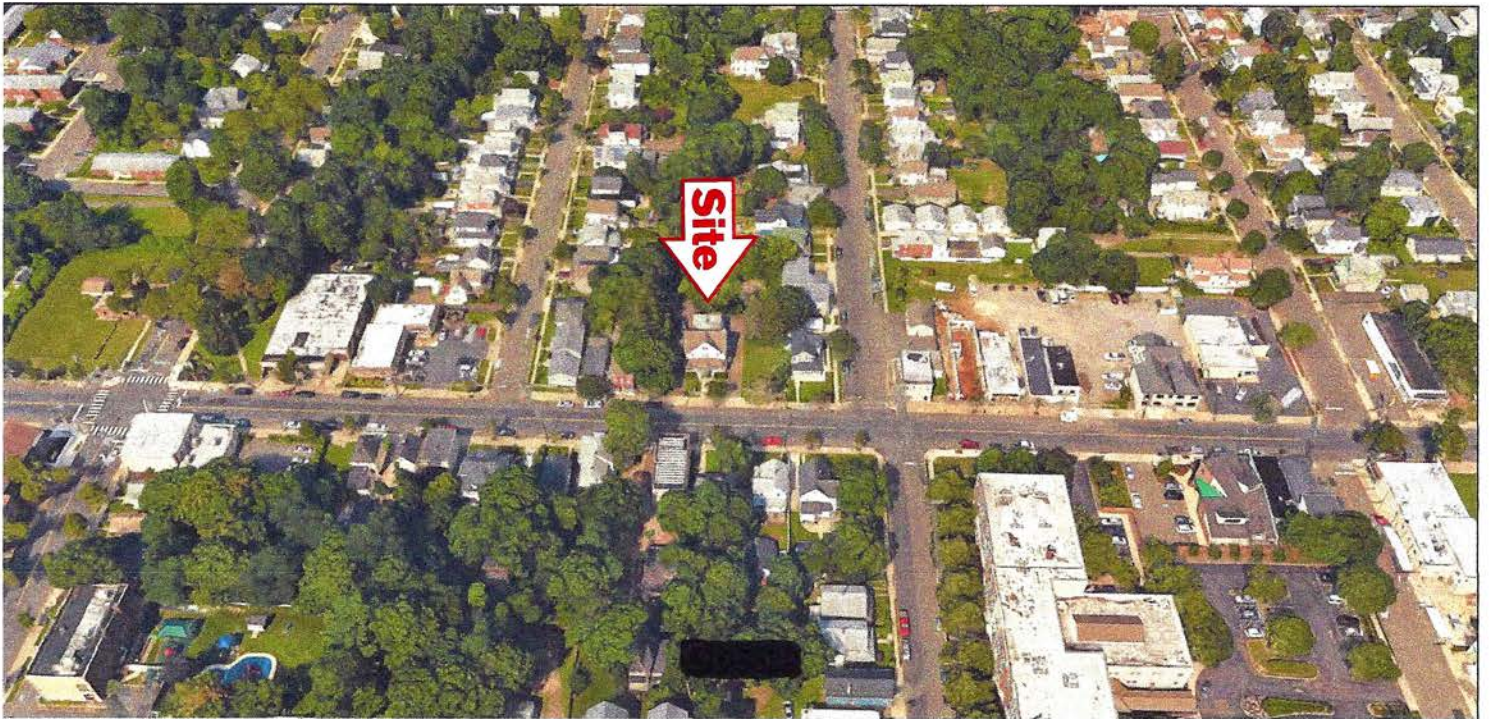
Remarks: 2,864 Sq. Ft. Colonial Building with Three Vehicle Garage on Three Lots. Currently Used as a Funeral Home and Residence. Located in the Center of Red Bank, Close to Restaurants, Shopping and the Red Bank Train Station. Easy Access to Highway 35 and the Garden State Parkway.

Price: \$ 899,000. ~ Sale

Please call **William J. Ferry/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 • Bill@SSRealty.com • www.SSRealty.com

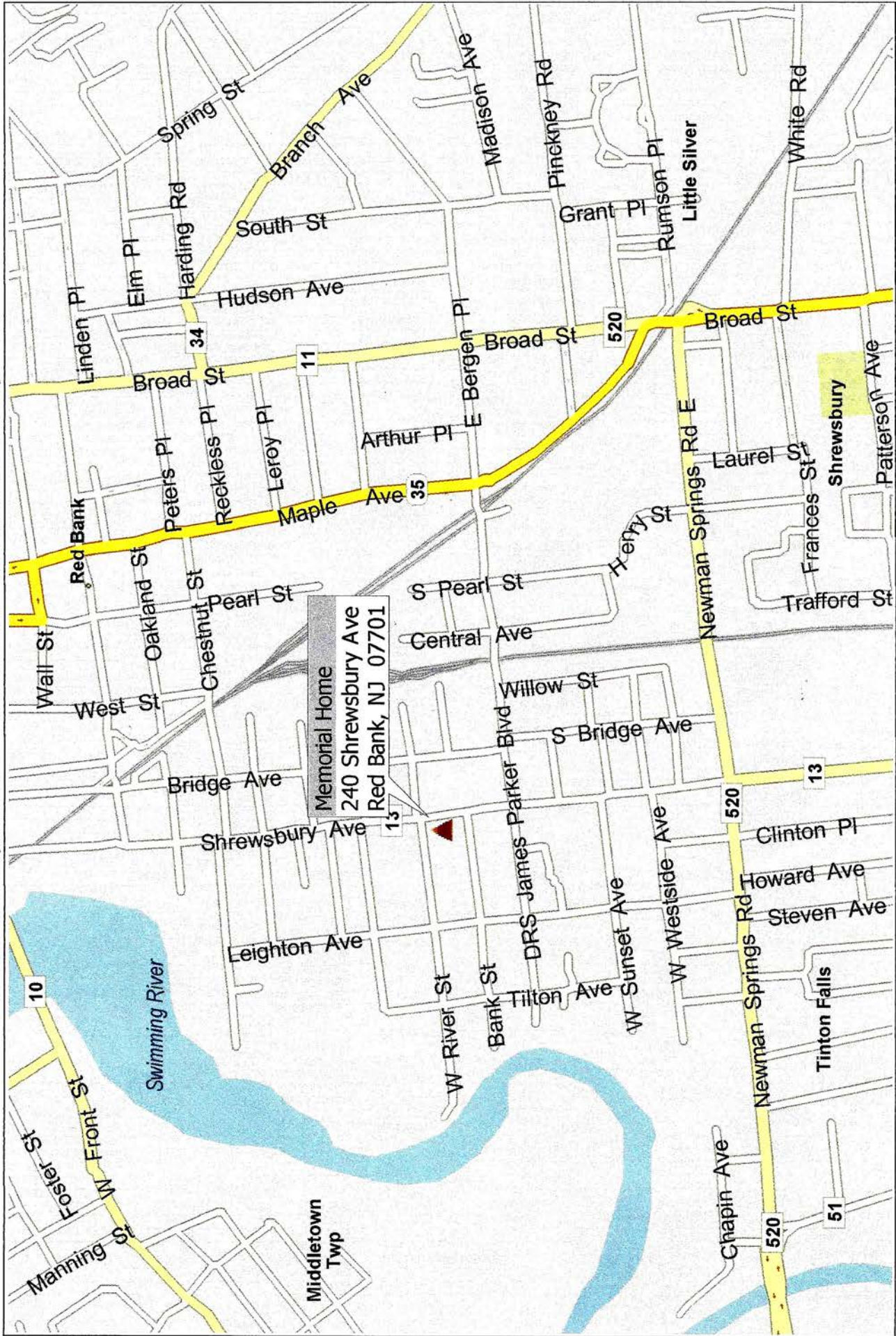


240 Shrewsbury Avenue ~ Red Bank ~ Monmouth County ~ NJ



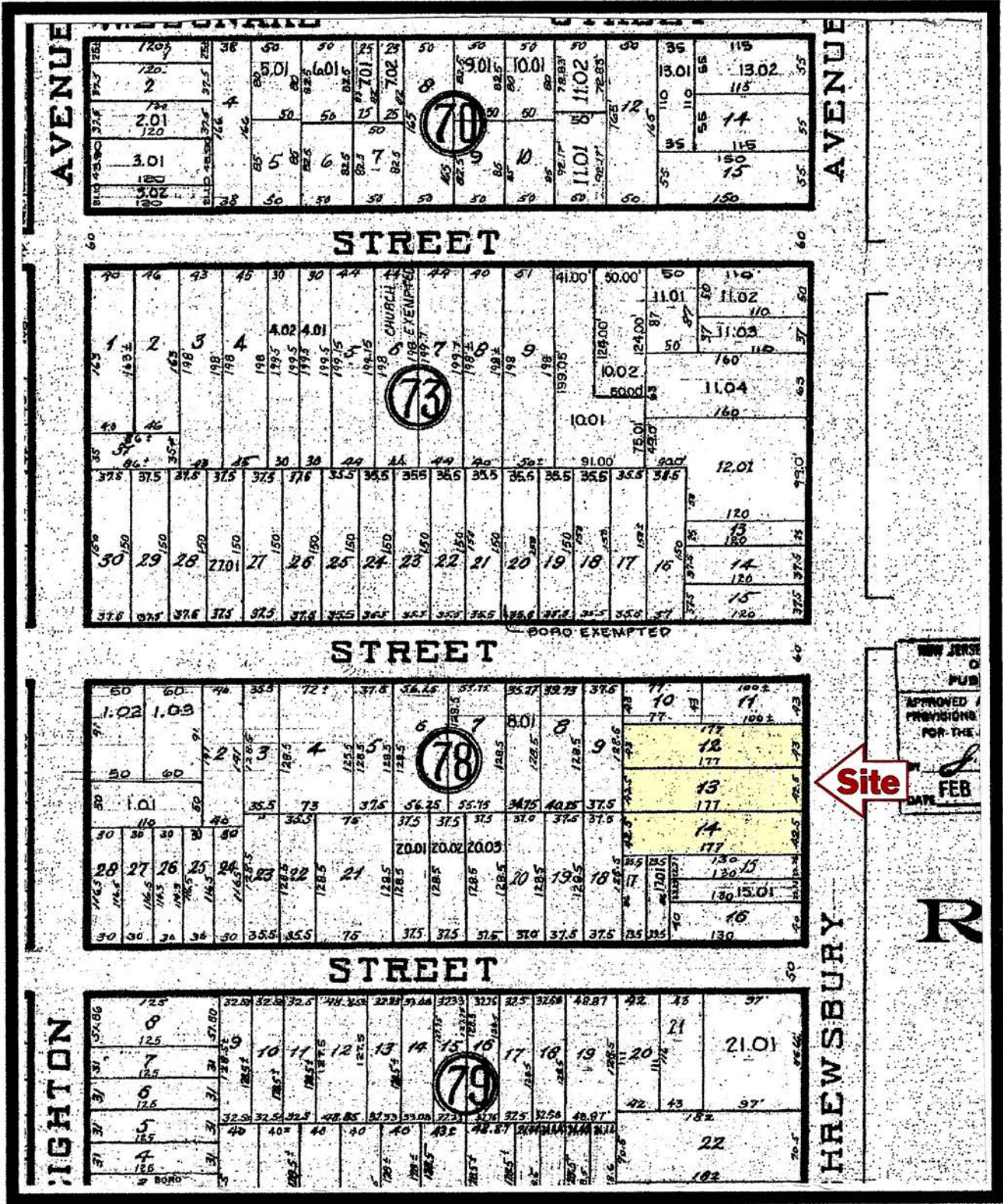
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Tax Map Location



NEW JERSEY
 PUBLIC
 APPROVED /
 PROVISIONS
 FOR THE
 FEB
 DATE

Site

R

Zoning Map



- (c) Garden apartment and apartment houses: 30%.
 - (d) Townhouses: 35%.
- (9) Minimum unoccupied open space:
- (a) Detached single-family: no requirements.
[Amended 5-29-2007 by Ord. No. 2007-25]
 - (b) Two-family: no requirements.
 - (c) Garden apartment and apartment houses: 25%.
 - (d) Townhouses: 20%.

F. Special requirements.

- (1) All applications for development in this zone on properties abutting or contiguous with the Navesink River and which require submission of a major site plan or major subdivision will be accompanied by an environmental impact report (EIR) as provided for in § 490-90 of this chapter.
[Amended 5-29-2007 by Ord. No. 2007-25]
- (2) All applications for development in this zone on properties abutting or contiguous to the Navesink River and which require submission of a major site plan or major subdivision will include maximum practical provisions for public access to the Navesink River. These provisions will include, at a minimum:
- (a) An access easement of 25 feet minimum width along all river frontage;
 - (b) Appropriate provisions for passive enjoyment of river views by residents and the general public; and
 - (c) An open space easement for public access use.^[6]
[6] *Editor's Note: Original § 25-10.8f3, regarding attached single-family dwellings, which immediately followed this subsection, was repealed 5-29-2007 by Ord. No. 2007-25.*

§ 490-142 NB Neighborhood Business District.

[Amended by Ord. No. 1988-21; Ord. No. 1994-3; Ord. No. 1996-6; Ord. No. 1998-33; Ord. No. 2004-11; Ord. No. 2004-16; Ord. No. 2005-47]

A. Permitted uses:

- (1) Professional office.
- (2) Business office.
- (3) Retail commercial not exceeding 2,000 square feet of ground floor area, except the following are not permitted:
 - (a) Thrift stores, secondhand stores, pawn and consignment shops.
 - (b) Shops which offer for sale firearms and/or ammunition.
- (4) Personal service establishments, except:
 - (a) Massage establishments.
 - (b) Tattoo parlors and stores whose primary function is body piercing.
 - (c) Tarot, palm readers, psychics.
- (5) Primary food-service establishment.^[1]
[1] *Editor's Note: Original § 25-10.9a6, which listed a fast-food-service establishment as a permitted use, which immediately followed this subsection, was repealed 11-22-2011 by Ord. No. 2011-20.*
- (6) Primary liquor-service establishment.
- (7) Printing, publishing or bookbinding.
- (8) Government offices, including federal, state, county or municipal buildings and grounds, but excluding schools.^[2]
[2] *Editor's Note: Original § 25-10.9a10, which listed lodges, clubs and fraternal organizations as permitted uses, which immediately followed this subsection, was repealed 8-24-2009 by Ord. No. 2009-34.*

(9) Dwelling apartment uses on floors above the street-level floor; provided, however, that there shall not be more than two such dwelling apartments on each floor or more than a total of four such dwelling apartments in any building. Each dwelling apartment shall have a minimum of 600 square feet of habitable floor area and shall have no more than two bedrooms.

(10) Essential services.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter, except that in applications for nonresidential changes of occupancy between retail, personal service, business or professional offices, where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five parking spaces, and no other variances or design waivers are required, then no variance shall be required for the parking space deficiency, and the administrative officer may grant administrative approval.

[Amended 8-24-2009 by Ord. No. 2009-36; 4-12-2017 by Ord. No. 2017-13]

(2) Off-street loading with enclosed storage structures.

(3) Buffers and screening, subject to the requirements of § 490-81 of this chapter.

C. Permitted accessory uses:

(1) Fences and hedges, subject to the provisions of § 490-91 of this chapter.

(2) Off-street loading with enclosed storage structures.

(3) Signs, subject to the provisions of § 490-104 of this chapter, as follows:

(a) Minor and Type A and B signs.

(b) One from Types W3 and P1 for each occupancy with direct exterior access.

(c) Types W2 and W3.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(1) Churches and places of worship.

(2) Educational uses.

(3) Public and quasi-public recreation areas.

(4) Public utilities.

(5) Motor vehicle service stations.

(6) Motor vehicle repair garages.

E. Area, yard and structure requirements:

(1) Minimum lot area: no requirements.

(2) Minimum lot frontage: 50 feet.

(3) Minimum front setback: no requirements, except in no case shall any structure be less than 40 feet from the center line of a street, unless it is in alignment of the adjacent setbacks.

(4) Minimum rear yard setback: 25 feet.

(5) Minimum side yard setback: no requirements, except, if abutting a residential zone district or existing residential use, 10 feet.

(6) Maximum structure height: 35 feet and not exceeding 2 1/2 stories.

(7) Maximum lot coverage of principal and accessory structures: 60%.

(8) Minimum unoccupied open space: 15%.

(9) Maximum floor area ratio (FAR): 1.75.

§ 490-143 HB Highway Business Zone District.

[Amended by Ord. No. 1988-21; Ord. No. 1991-14; Ord. No. 1992-7; Ord. No. 1996-6; Ord. No. 1997-22; Ord. No. 1998-33; Ord. No. 2004-21]

240 Shrewsbury Ave, Red Bank, NJ 07701-1346, Monmouth County

Demographics

Based on ZIP Code: **07701**

Population

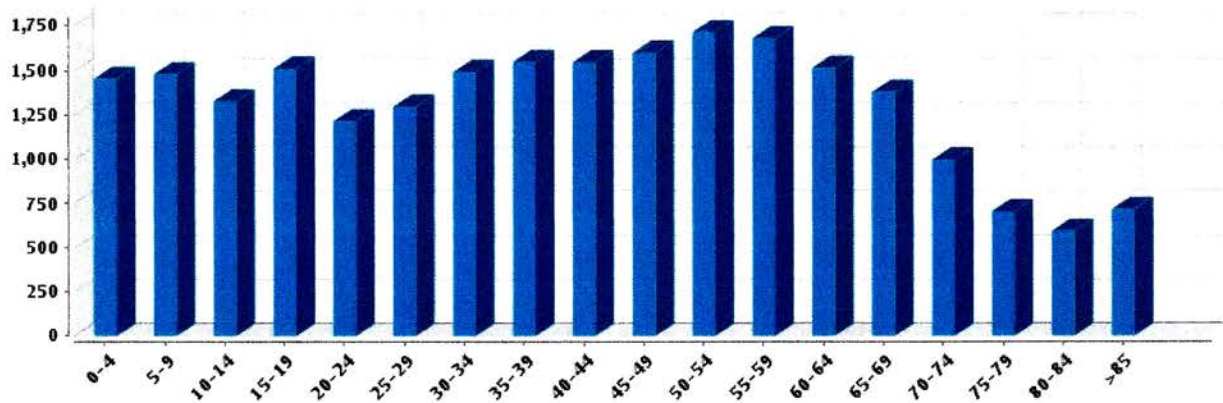
Summary

Estimated Population: **23,753**
Population Growth (since 2010): **-0.2%**
Population Density (ppl / mile): **2,561**
Median Age: **41.84**

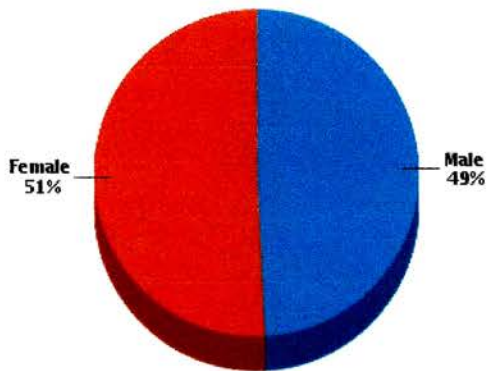
Household

Number of Households: **9,597**
Household Size (ppl): **2**
Households w/ Children: **2,551**

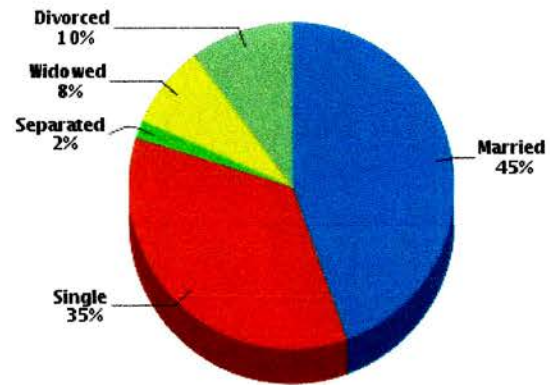
Age



Gender



Marital Status



Housing

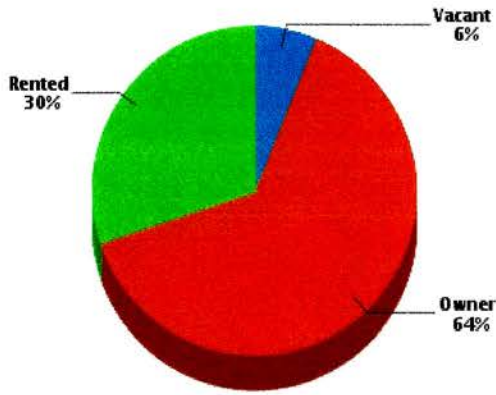
Summary

Median Home Sale Price: **\$310,000**
Median Year Built: **1958**

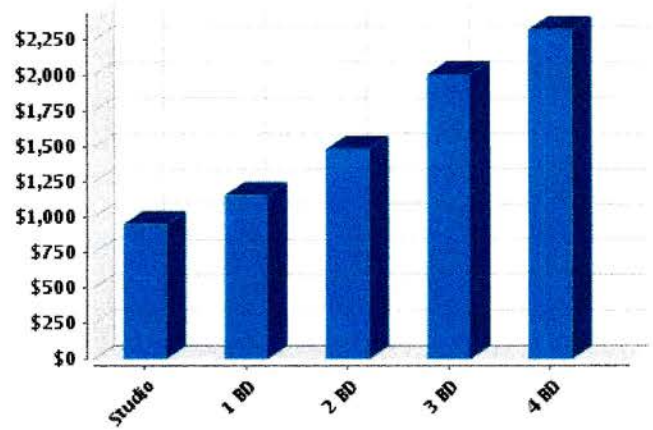
Stability

Annual Residential Turnover: **12.27%**

Occupancy



Fair Market Rents (County)

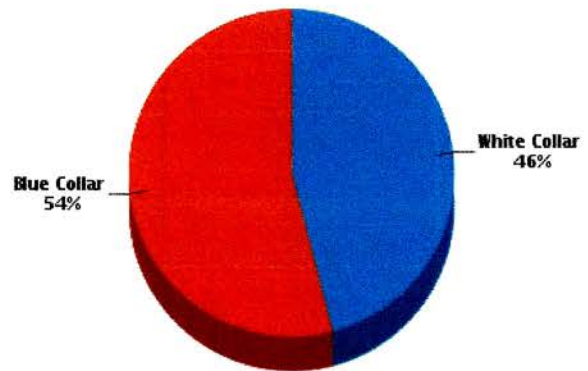


Quality of Life

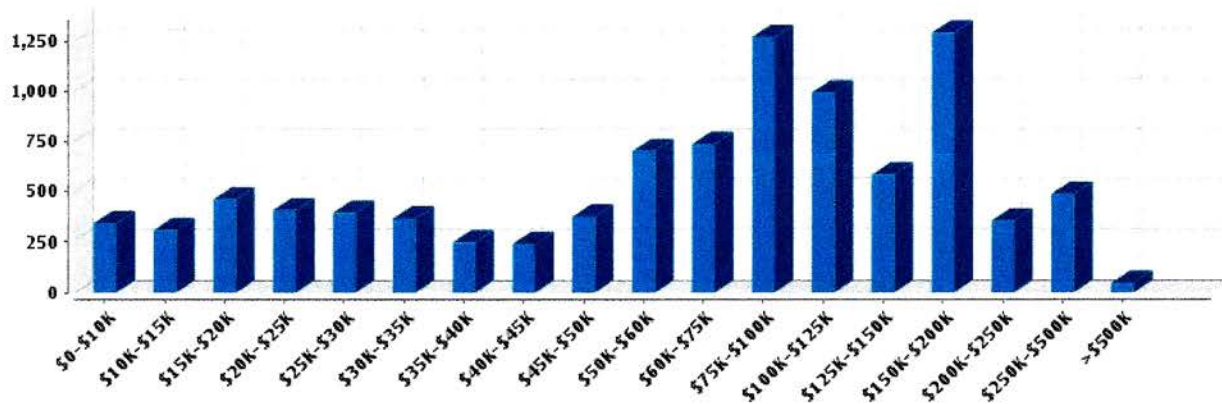
Workers by Industry

Agricultural, Forestry, Fishing:	21
Mining:	24
Construction:	690
Manufacturing:	656
Transportation and Communications:	191
Wholesale Trade:	130
Retail Trade:	1,988
Finance, Insurance and Real Estate:	1,878
Services:	1,246
Public Administration:	1,164
Unclassified:	86

Workforce



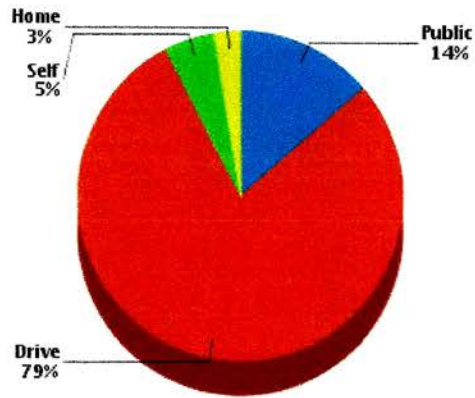
Household Income



Average Household Income: **\$109,253**

Average Per Capita Income: **\$44,349**

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:	1,046
Some High School:	1,029
High School Graduate:	3,828
Some College:	2,642
Associate Degree:	1,196
Bachelor's Degree:	3,939
Graduate Degree:	3,095

(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>Middletown Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
River Plaza Elementary School 155 Hubbard Ave	1.07	K-5th	320	18	5	
<i>Red Bank Charter School</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
The Red Bank Charter School 58 Oakland St	0.45	Pre-K-8th	200	9	2	
<i>Red Bank School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Primary School 222 River St	0.33	Pre-K-3rd	600	16	1	
Red Bank Middle School 101 Harding Rd	0.89	4th-8th	582	12	2	

<i>Shrewsbury Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Shrewsbury Elementary School 20 Obre Pl	1.18	Pre-K-8th	507	14	5	
<i>Tinton Falls School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Swimming River Elementary School 220 Hance Ave	1.14	3rd-5th	514	16		

Public - Middle/High

<i>Little Silver Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Markham Place Elementary School 95 Markham Pl	1.74	5th-8th	377	13	5	
<i>Red Bank Charter School</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
The Red Bank Charter School 58 Oakland St	0.45	Pre-K-8th	200	9	2	
<i>Red Bank Regional H.s. Dist. School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Reg High School 101 Ridge Rd	1.93	9th-12th	1,256	9	4	★★★★☆
<i>Red Bank School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Middle School 101 Harding Rd	0.89	4th-8th	582	12	2	
<i>Shrewsbury Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Shrewsbury Elementary School 20 Obre Pl	1.18	Pre-K-8th	507	14	5	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Leapfrog Learning Center 174 Patterson Ave	0.63	Pre-K-K	80		
St James Elementary School 30 Peters Pl	0.63	Pre-K-8th	300		
Red Bank Catholic High School 112 Broad St	0.7	9th-12th	990		★★★★★
Oakwood School 62 Hance Ave	0.72	6th-12th	40		
Vincent S Mastro Montessori Academy 35 White Rd	0.87	Pre-K-6th	70		
Goddard School For Early Childhood Development 4 Hartford Dr	0.93	Pre-K-K	12		
	1.16	Pre-K-Pre-K	68		
Tower Hill School 255 Harding Rd	1.2	Pre-K-K	130		

(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
Krispy Krunchy Chicken	256 Shrewsbury Ave	(732) 576-8889	0.03	Restaurants - Chicken
Town & Country Deli	256 Shrewsbury Ave	(732) 576-8889	0.03	Delicatessens
Linos Mexican Cafe	222 Shrewsbury Ave	(732) 530-9772	0.06	Restaurants - Mexican

China Garden Restaurant	220 Shrewsbury Ave	(732) 219-9732	0.06	Restaurants - Chinese
Coffee Corral Inc	177 Drs James Parker Blvd	(732) 741-2326	0.1	Coffee Shops
Juanito's Market	197 Shrewsbury Ave	(732) 212-0660	0.12	Grocers - Retail
La Chaparrita	185 Shrewsbury Ave	(732) 747-6740	0.15	Grocers - Retail
Juanito's Bakery	165 Shrewsbury Ave	(732) 842-4559	0.19	Bakers - Retail
Local Smoke Bbq	9 Catherine St	(609) 286-2298	0.19	Restaurants - Barbecue
Blue Bistro	141 Shrewsbury Ave	(732) 268-8555	0.25	Restaurants - Bistro

Shopping

	Address	Phone #	Distance	Description
Shrewsbury Ave Pharmacy	224 Shrewsbury Ave	(732) 530-2880	0.05	Pharmacies
Quick Fix It	266 Shrewsbury Ave	(732) 383-5452	0.05	Candles
B Morris Plate Glass	184 Shrewsbury Ave # A	(732) 741-1063	0.14	Shower Doors And Enclosures
A1 Liquors	228 Drs James Parker Blvd	(732) 642-6266	0.15	Liquors - Retail
Galleria Gold Co	240 S Bridge Ave	(732) 747-3337	0.17	Jewelers - Retail
Hobby Masters	9 Catherine St	(732) 842-5215	0.18	Crafts
Pet Requiem LLC	163 Bridge Ave # B	(732) 383-7742	0.19	Pet Shops
Gift La Joya	161 Shrewsbury Ave	(732) 383-5014	0.19	Gift Shops
Ariba Oil Co	9 Central Ave	(732) 899-1100	0.24	Appliances And Electronics
Jim Frechette	132 Shrewsbury Ave	(732) 224-9299	0.27	Cabinet Makers

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