



FOR SALE

2417 BRIDGE AVENUE

POINT PLEASANT BORO, NEW JERSEY 08742



\$849,000

FREESTANDING COMMERCIAL PROPERTY

OWNER-USER | INVESTMENT | REDEVELOPMENT



COMMERCIAL
MULTIFAMILY ZONING



~1,250 SF
BUILDING



~9,749 SF
SITE



~11
PARKING SPACES



ANTHONY PERRONE

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PREMIER LOCATION. STRONG POTENTIAL.



Commercial Multifamily
zoning in the heart of
Point Pleasant Boro.

KEEP THE COMMERCIAL. EXPLORE THE UPSIDE.

Commercial Multifamily zoning creates a flexible buyer story with potential for second-floor residential use above first-floor office or retail, subject to municipal approvals and buyer due diligence.



CONCEPTUAL DIRECTION

- ✓ Potential second-floor residential use
- ✓ Potential first-floor office / retail use
- ✓ Existing on-site parking and rear land component
- ✓ Flexible owner-user or investment strategy



THE INVESTMENT THESIS

Acquire a visible Bridge Avenue commercial asset today while preserving first-floor commercial utility and evaluating a future mixed-use pathway.

THREE WAYS TO SEE THE PROPERTY

1



OWNER-USER

Occupy the existing layout and control your real estate.

2



INVESTOR

Lease the asset and benefit from a compact, well-located property basis.

3



REDEVELOPER

Pursue a mixed-use vision, subject to municipal, zoning, design and construction approvals.

All future use concepts, density, parking compliance and approvals must be independently verified by buyer.



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A DISTINCTIVE BRIDGE AVENUE ASSET



~1,250 SF
BUILDING



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SITE



~11
CURRENT PARKING



\$849,000
ASKING PRICE



COMMERCIAL MULTIFAMILY
ZONING

Positioned for the next chapter

2417 Bridge Avenue is a freestanding commercial property along one of Point Pleasant Boro's established business corridors. The existing layout supports medical, wellness, professional office and other owner-user concepts, while the site's parking and land component create an appealing value-add story.



OWNER-USER READY

Healthcare / professional office configuration with reception, open treatment/work space and private rooms.



VISIBLE + ACCESSIBLE

Strong Bridge Avenue frontage, front striped parking and an accessible entry.



VACANT DELIVERY

Owner-occupied practice is relocating; property is intended to be delivered vacant.



MIXED-USE POTENTIAL

Commercial Multifamily zoning supports future flexibility, subject to buyer due diligence and municipal approvals.



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THE SITE TELLS THE STORY

BRIDGE AVENUE VISIBILITY

ON-SITE PARKING

JERSEY SHORE LOCATION



SITE ADVANTAGES

- ✓ Freestanding commercial building with dedicated frontage
- ✓ Front striped parking plus rear gravel parking area
- ✓ Approximately 9,749 SF reported lot size
- ✓ Current parking capacity of approximately 11 vehicles
- ✓ Accessible entry ramp and ADA-marked parking
- ✓ Surrounded by commercial and residential uses



WHY BRIDGE AVENUE

The property combines neighborhood-scale accessibility with the visibility of a commercial corridor. Its Point Pleasant Boro setting places the asset within a dense year-round coastal community that supports owner-user, service and mixed-use demand.



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EXISTING IMPROVEMENTS

CLEAN, FUNCTIONAL, FLEXIBLE



CURRENT LAYOUT

The property is currently configured for a physical therapy / healthcare operation with a reception area, open treatment and exercise space, private treatment rooms, restroom facilities and multiple points of natural light.

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Point Pleasant Boro, New Jersey

ASKING

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