



Office Space for Lease

513 West Mount Pleasant Avenue

LIVINGSTON, NJ

Available Space: 1- +/- 830 SF unit

Lease Price: +/- 830 SF - \$31.80 PSF

Location: Conveniently located with easy access to Eisenhower Parkway

- Features:**
- Three-story office building with elevator access to all floors
 - The property offers three available office suites, including two on the second floor and one on the third floor
 - Ample on site parking and accessible restrooms on each floor

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Sales Associate

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Cynthia La Terra

Senior Vice President

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Exclusive Broker

Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Photos



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Zoning

A. Primary intended use.

- (1) The B-1 General Business District is limited to business use of a retail sales and service type such as stores, shops, banks, restaurants, business offices, theaters, newspaper offices, printing establishments employing not more than 10 persons and using power not in excess of 25 rated horsepower, public garages and filling stations as regulated in § 170-88C, car washes as regulated in § 170-88D and signs as regulated in § 170-90. Also permitted in this zone are accessory uses customarily incident to the uses herein mentioned; provided, however, that amusement devices are only permitted as an accessory use and only if all of the following requirements are complied with:
 - (a) There shall be 60 square feet of operating area for each amusement device. The calculation of the operating area shall exclude any area of the premises which is used for other purposes but shall include access and walkways primarily serving the amusement device.
 - (b) The maximum area devoted for all amusement devices at a ratio of 60 square feet for each device shall not exceed 30% of the gross floor area of the establishment.
 - (c) No amusement device shall be used, placed, maintained or operated in any premises within 200 feet of any school.
- (2) Before the issuance of a construction or occupancy permit, the Planning Board shall review and approve a preliminary and final site plan of the proposed business use and shall ascertain that all requirements of this section are complied with.

B. Prohibited uses. In the B-1 General Business District, the following uses and structures are hereby prohibited:

- (1) Any process of manufacture, fabrication, assembly, treatment, conversion or alteration which is not clearly incidental to the operation of a permitted business or use actually conducted on the premises.
- (2) All uses prohibited in the I Limited Industrial District, except retail sales.
- (3) Automobile wrecking yards and disassembly plants.
- (4) Bakery, wholesale.
- (5) Bottling works.
- (6) Building material storage yards.
- (7) Carting, express, hauling or storage yards.
- (8) Carousels, roller coasters, merry-go-rounds, Ferris wheels, pony riding tracks, exhibitions of wild animals and similar commercial amusements, except in connection with a carnival or circus having a special permit issued by the Township Clerk upon the

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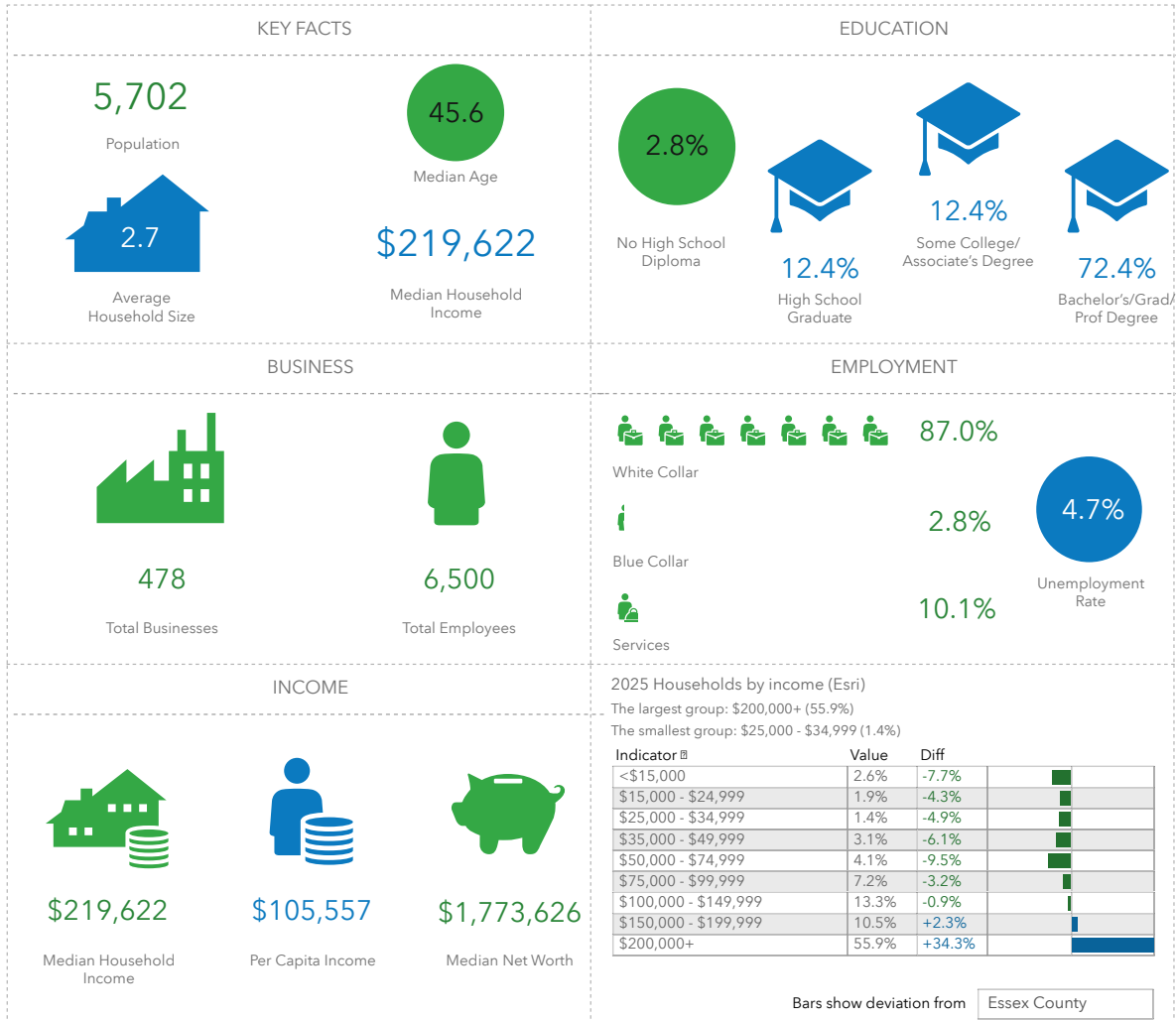
Zoning

authority of the Township Council. No such permit shall be authorized unless the carnival or circus is to be held upon a site located within a B-1 General Business District, or on a site having frontage on a divided highway which shall abut on and be contiguous with a B-1 General Business District at least to the full depth of the latter.

- (9) Contractor's plant or yard for storage of equipment or materials.
- (10) Cooperage works.
- (11) Distribution station or terminal.
- (12) Establishment for the boarding, medical treatment or breeding of cats, dogs or other domestic animals.
- (13) Fuel distributing plants and fuel storage yards.
- (14) Ice plants or ice storage yards.
- (15) Junkyards.
- (16) Lumber yards.
- (17) Milk distributing stations, wholesale.
- (18) Motels and motor courts.
- (19) Paint mixing, wholesale.
- (20) Planing mills.
- (21) Public storage warehouses.
- (22) Residential use of any kind or the construction or conversion of any nonresidential building to a residential building.
- (23) Roadstands and establishments commonly called "car hops," "snack bars" or "dairy bars" and similar businesses engaged in the sale of food, soft drinks, ice cream and similar confections which are served outside the confines of the building or structure in which the business is conducted.
- (24) Storage of crude oil or any of its volatile products or other flammable liquids, except as provided by an ordinance entitled, "An Ordinance Providing for Fire Prevention and Protection," adopted December 17, 1934, its amendments and supplements.
- (25) Storage garages.
- (26) Storage or parking in the open of trucks or of tractors, cranes, bulldozers, power shovels or other similar apparatus or equipment, except during the course of construction at or on the premises.
- (27) Trailer camps or other storage or parking of trailers.
- (28) Any business conducted outside the confines of a building; provided, however, that used

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Key Facts



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