



**Prospectus for
345 East Main, Tuckerton, NJ
Commercial Office Property
For Lease**



**Joan Velardi, ACS
Realtor**

**Vice President - Commercial Department
Century 21 - Action Plus Realty
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Serving Northern, Central and Southern New Jersey

OFFICE SPACE FOR LEASE

APPROX.
1500-6000
SQ FT

**\$18.50/
SQ. FT /YR NNN**



345 East Main – #2 - Tuckerton NJ

PROFESSIONAL OFFICE SPACE

Property includes the following:

- 6000 Sq. Ft. Office Space which can be demised into 3000 or 1500 sq. ft each
- On Site Parking
- Located on busy Route 9 in Tuckerton
- Zoning - B2 Zoning – Highway Business
- Uses: Medical - Professional Service or Executive Offices
- NNN Fees – Approx \$4.00 per sq. ft.
- NNN fees include, insurance, taxes, CAM, electric, gas, public water & sewer

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Each Office is Independently Owned & Operated.



CENTURY 21[®]

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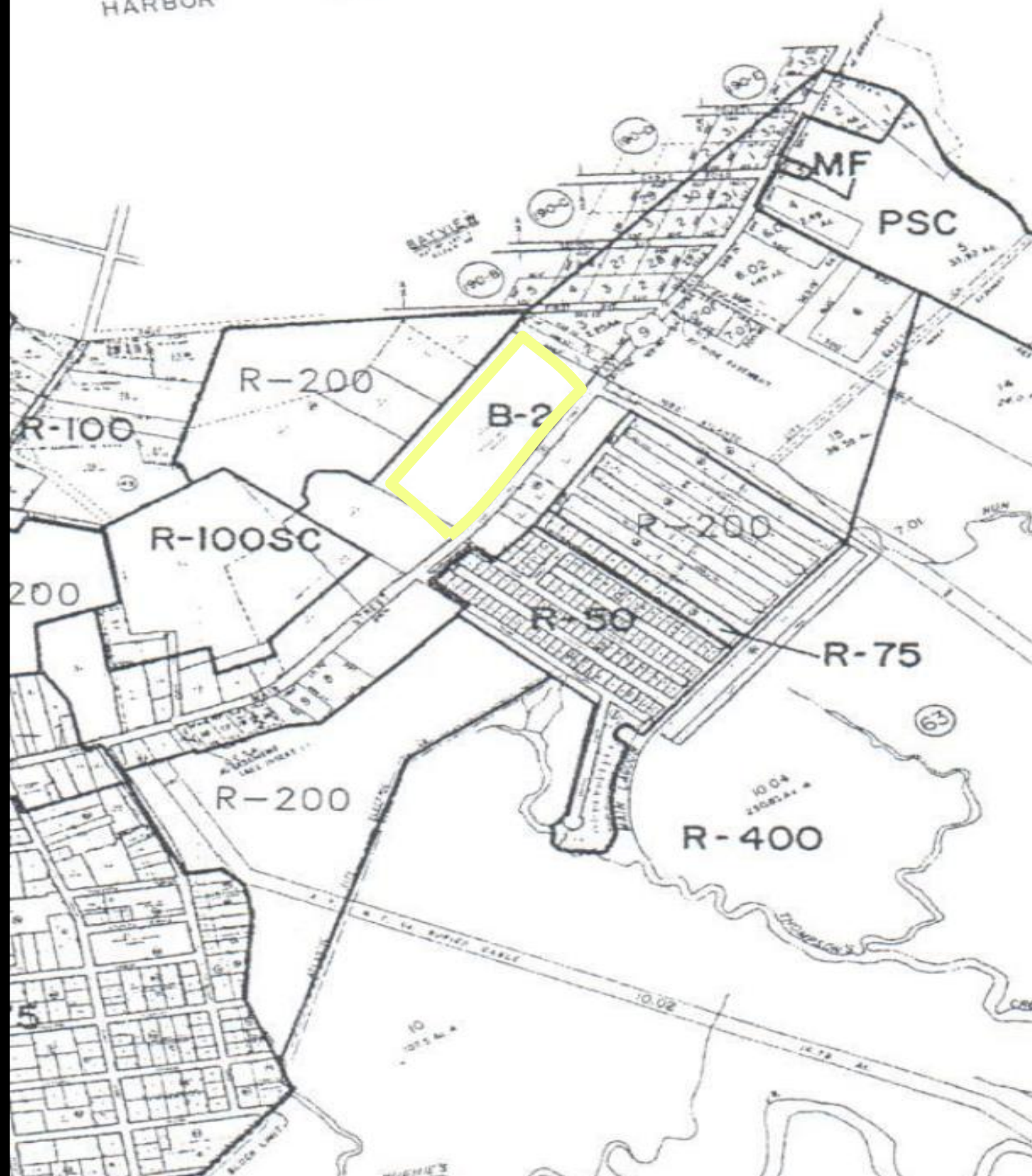


HARBOR

TWR

OCEAN

COUNTY



345 East Main Street – Tuckerton NJ



Zoning for 345 East Main -Tuckerton

§ 255-16B-2 Highway Business District.

[Amended 4-18-1988 by Ord. No. 4-1988; 6-8-1988 by Ord. No. 6-1988; 4-6-1992 by Ord. No. 4-1992; 8-7-1995 by Ord. No. 12-1995; 12-15-1997 by Ord. No. 9-1997]

The following regulations shall apply in all B-2 Districts:

A.

Permitted uses.

(1)

Churches and similar places of worship.

(2)

Public schools and institutions of higher education.

(3)

Public libraries and municipal buildings.

(4)

Public parks and playgrounds and similar recreation areas not operated for gain.

(5)

Restaurants and other food service establishments.

(6)

Retail and wholesale establishments (including indoor and outdoor display of goods).

(7)

Professional offices.

(8)

Personal service shops.

(9)

Business and professional services.

(10)

Motels and hotels.

(11)

New car dealership, inclusive of used car sales, provided that outdoor display and storage of used cars is less than half the total car display and storage area.

(12)

Commercial recreation facilities limited to indoor theaters, tennis and racquetball courts, skating rinks and bowling alleys.

(13)

Single-family residences.

(14)

Banks.

(15)

Nursing homes licensed by the State of New Jersey.

(16)

Marine supplies and equipment sales.

(17)

Boat sales.

(18)

Marine engine sales and repairs.

(19)

Bait and tackle sales.

(20)

Residential and commercial combined uses.

B.

Permitted accessory uses.

(20)

Residential and commercial combined uses.

B.

Permitted accessory uses.

(1)

Private garages.

C.

Conditional uses. The following uses are defined as conditional uses and may be permitted, subject to the requirements as set forth for each particular use in Article [IV](#).

(1)

Same as those specified for the B-1 District.

(2)

Gasoline service stations.

(3)

Medium-density cluster development (MDCD), as per Article [III](#), § [255-14D](#) of this chapter; provided, however, that such conditional use shall not be permitted by cross-reference in any other zoning district.

D.

Area, yard and building requirements: as specified in the schedule, § [255-7](#) of this chapter, unless modified in accordance with Article [VI](#).

E.

Off-street parking, loading and vehicular access. Off-street parking space for the use of patrons and employees shall be provided as further detailed in Article [VII](#).

F.

Signs: as per Article [VIII](#) of this chapter.

G.

Other provisions and requirements.

(1)

Landscaping and buffer requirements.

(a)

Total landscaped area shall be a minimum of 15% of the total lot area.

(b)

Wherever the property line of an occupied lot in the B-2 District abuts or is directly across a street from a residential zone, a buffer area of 15 feet is required.

(c)

The entire buffer area shall be planted with grass seed or sod and other shrubbery or trees.