

848 BROAD STREET



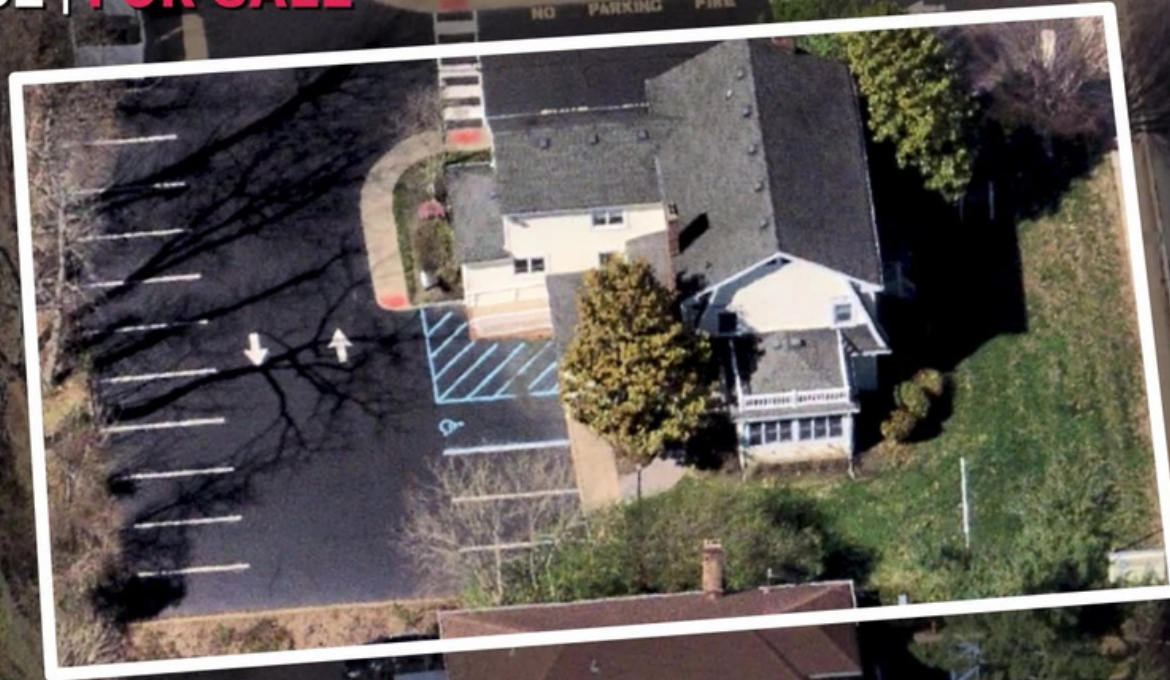
Heritage
House

Sotheby's
INTERNATIONAL REALTY

848 Broad Street

848 Broad Street, Shrewsbury, NJ 07702

RETAIL, OFFICE | FOR SALE

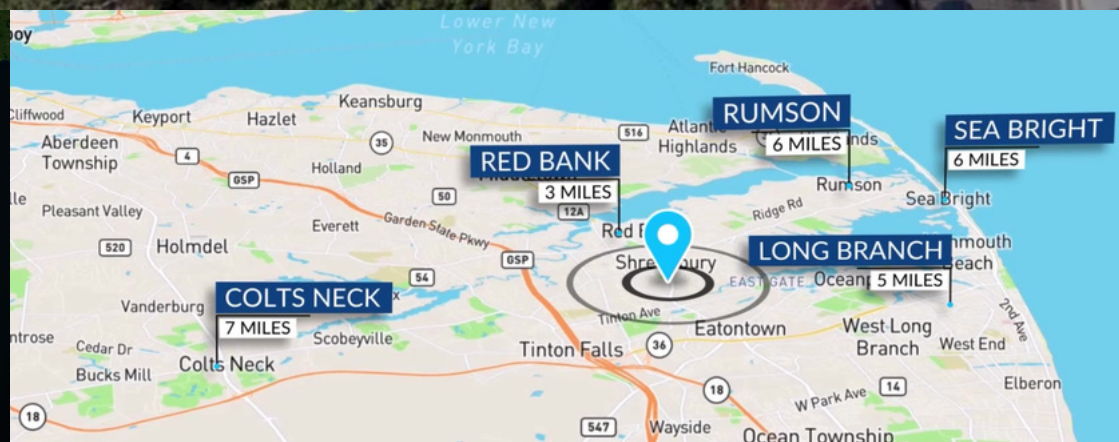


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BOUNDARY LINES ARE ESTIMATES ONLY



ZONING OVERVIEW

B-1 Business Zone District

Borough of Shrewsbury, Monmouth County, New Jersey

ZONING	MUNICIPALITY	ORDINANCE
B-1 Business	Borough of Shrewsbury	§ 94-10.7.1

PERMITTED PRINCIPAL USES

Retail Trade & Service	Stores and shops for retail trade or service, including general merchandise, furniture/home furnishings, household appliances/electronics/music, apparel/accessories, drugstores, jewelry, barbershops, shoe repair, bakeries, laundromats, florists, beauty shops, tailor shops and similar service uses.
Financial & Entertainment	Banks, fiduciary institutions and indoor theaters.
Office	Business and professional offices.
Communications / Express	Telephone exchanges, telegraph and express offices.
Residential / Mixed Use	Residential uses, either as a mixed use or as separate dwelling units.

KEY OPERATING LIMITATIONS

- No industrial or manufacturing use.
 - No wholesale merchandising or distributing. Merchandise stored on-site must be intended for retail sale within the premises.
 - Uses may not create objectionable or hazardous impacts such as noise, smoke, odor, gas or dust that adversely affect health, safety, comfort or general welfare.
- Only electric motive power may be used for machinery incidental to a permitted use.
 - Junk, defunct motor vehicles, scrap materials, and motor vehicles held as stock-in-trade may not be stored outdoors.

Source: Borough of Shrewsbury, Chapter 94, Article X, § 94-10.7.1, B-1 Business Zone District. Ordinance excerpt supplied for this Offering Memorandum.

ZONING DETAIL

Accessory & Conditional Uses

Additional B-1 district provisions applicable to potential occupancy and site planning.

PERMITTED ACCESSORY USES

Private garages	Subject to § 94-8.19.
Customary accessory uses & buildings	Must be incidental to the principal use, located on the same lot as the principal building, and may not include an activity commonly conducted as a business; subject to § 94-5.8.
Signs	Subject to § 94-8.34.
Fences & hedges	Subject to § 94-8.16.
Off-street parking	Subject to § 94-8.26.

CONDITIONAL USES

PLACES OF WORSHIP	EDUCATIONAL USES	PUBLIC UTILITIES
Conditional use subject to Article IX.	Conditional use subject to Article IX.	Conditional use subject to Article IX.

DEVELOPMENT STANDARDS

The supplied B-1 ordinance excerpt states that standards and regulations are governed by Chapter 94 and the schedule referenced in § 94-10.1. The supplied excerpt does not include the dimensional/bulk schedule; therefore minimum lot area, frontage, setbacks, building coverage, impervious coverage, floor area ratio and maximum building height are not represented here.

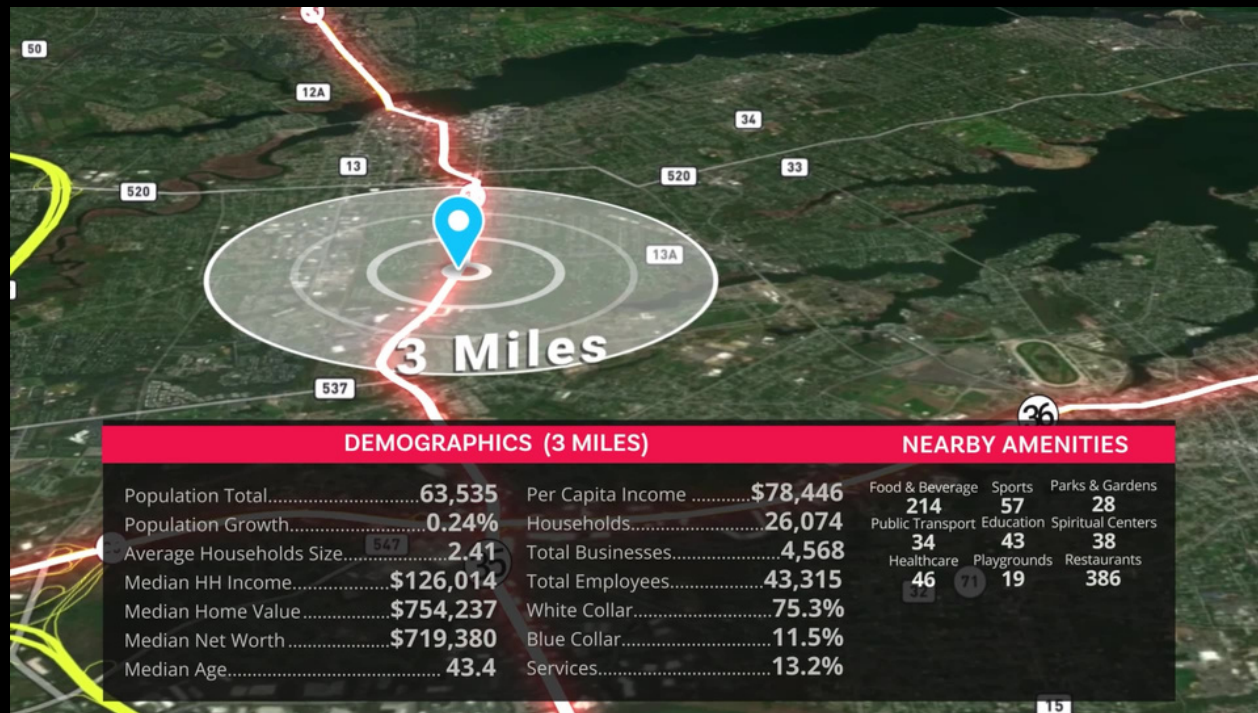
DUE DILIGENCE NOTE

Prospective purchasers and tenants should independently verify zoning, permitted use, conditional-use requirements, parking, signage, dimensional standards and all site-specific approvals with the Borough of Shrewsbury. This summary is provided for marketing convenience and is not a zoning opinion or legal representation.

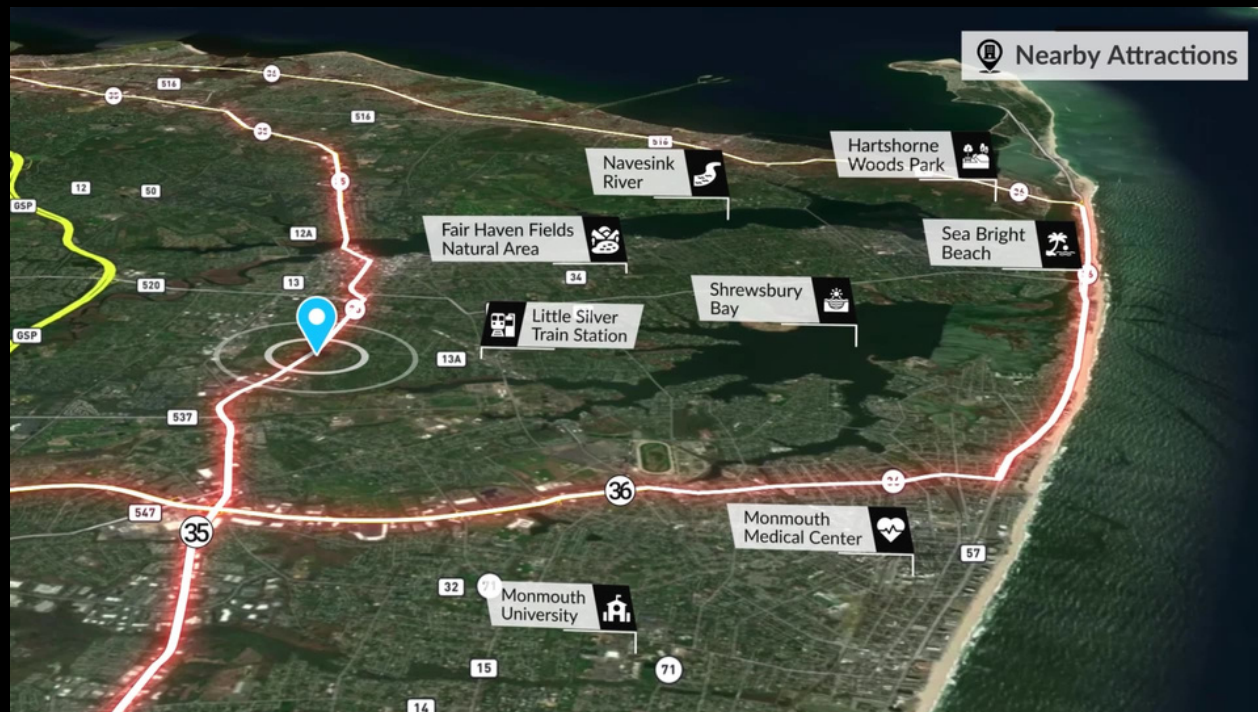
ORDINANCE REFERENCE

Chapter 94 – Zoning and Land Development | Article X – Zoning District Regulations | § 94-10.7.1 – B-1 Business Zone District
Amended 12-15-2008 by Ordinance No. 925; residential-use provision added 10-1-2012 by Ordinance No. 989.

Prepared as a concise zoning summary for an Offering Memorandum based solely on the ordinance excerpt supplied.

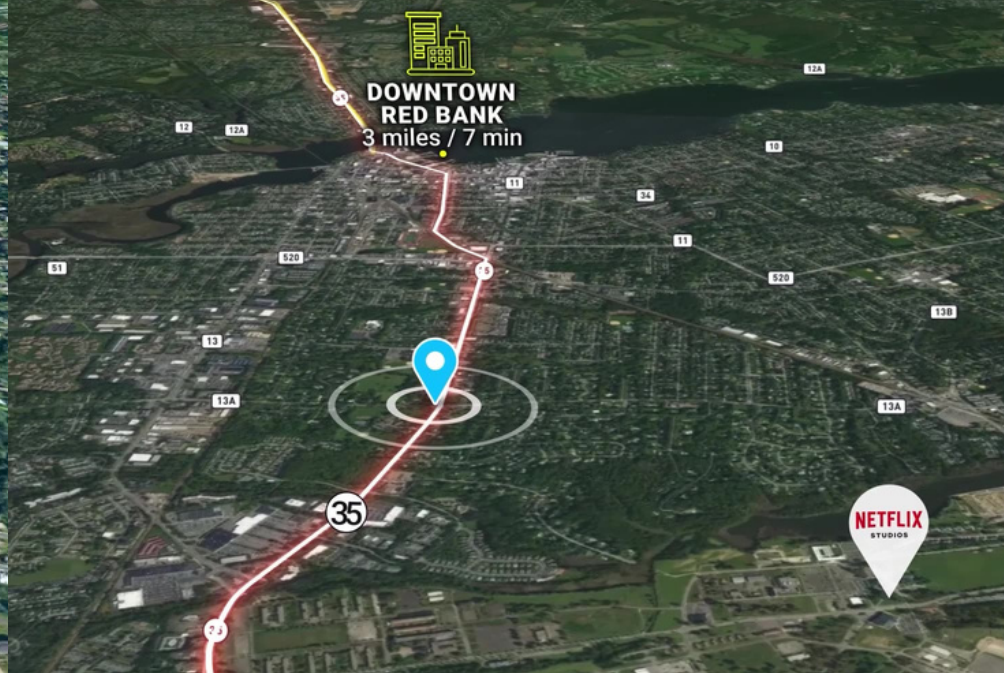
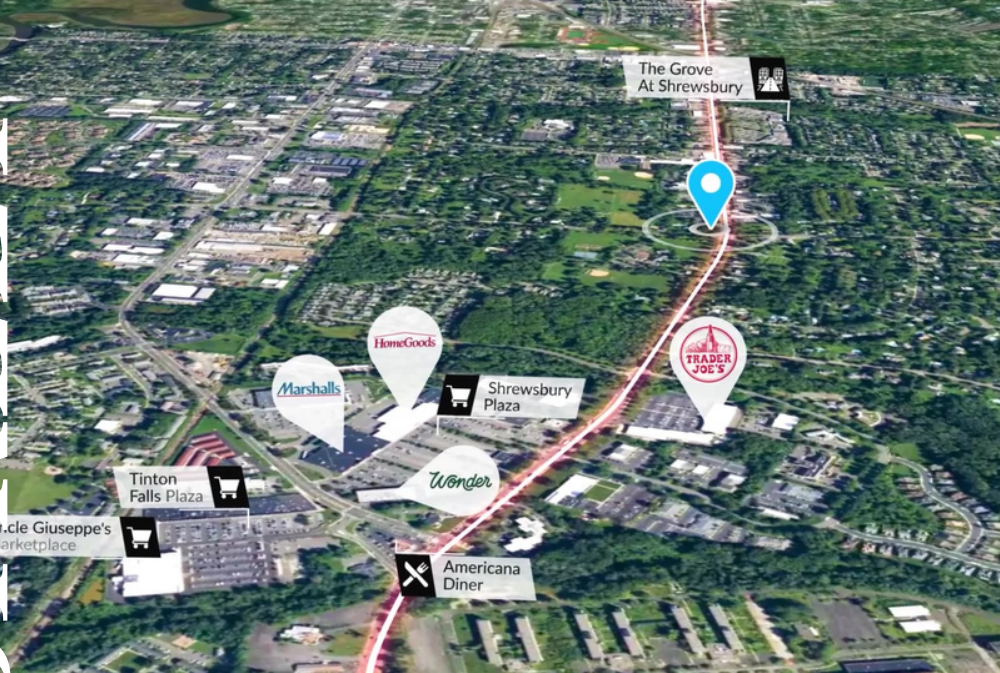


DEMOGRAPHICS

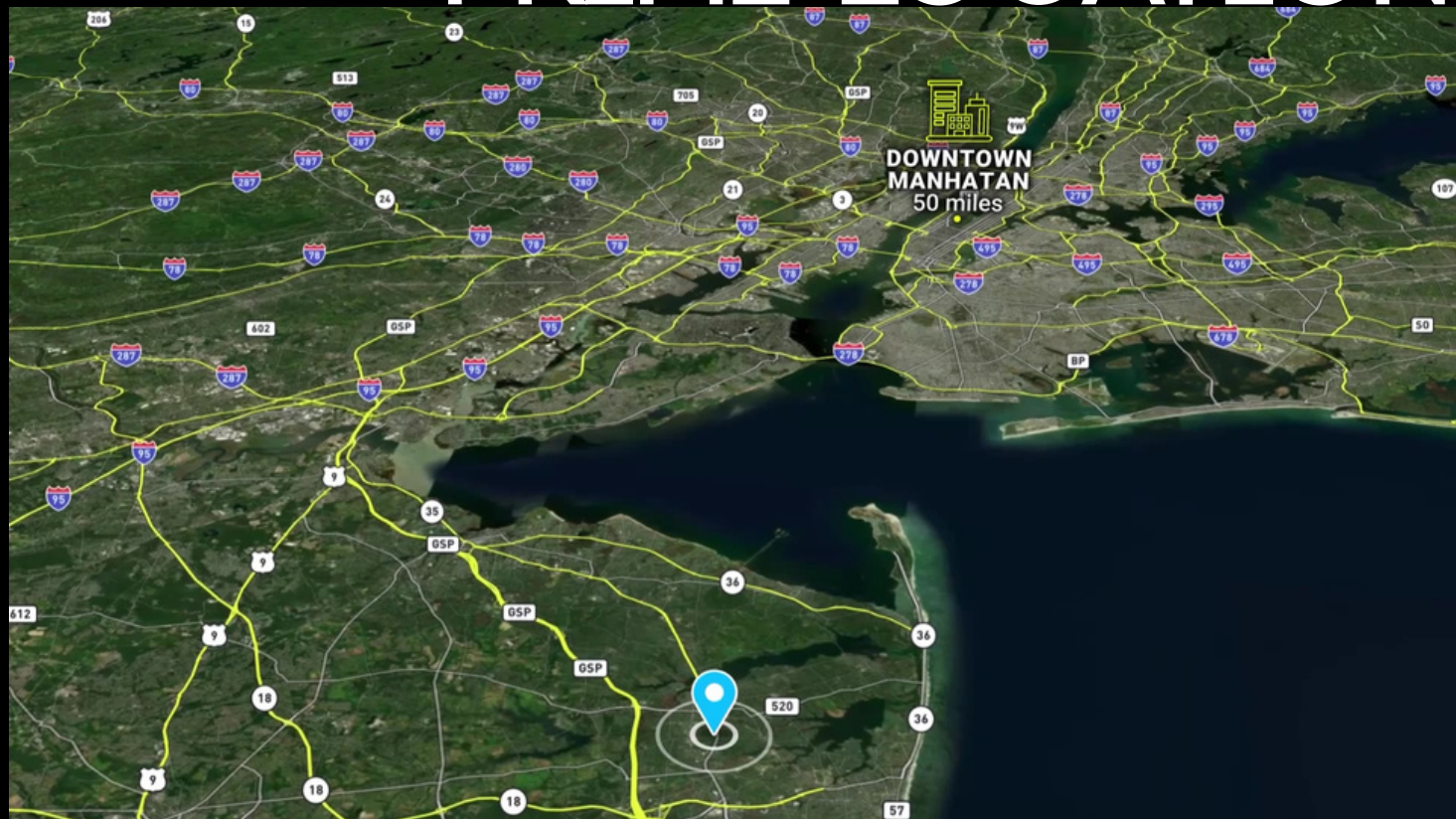


NEARBY ATTRACTIONS

848 BROAD STREET



PRIME LOCATION





848 BROAD STREET



FOR SALE \$1,699,999

848 BROAD STREET, SHREWSBURY NJ 07702

OFFICE | RETAIL

B-1 BUSINESS ZONE DISTRICT

CHRISTOPHER PIZZOLA

SALES ASSOCIATE

1 W RIVER RD , RUMSON NJ 07760

OFFICE 732-842-8100

CELL 732-575-6523



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