



Launch Ramp

**97 Sand Shore Rd**

**Budd Lake, NJ**

**3,000 SF – Mixed Use Building**

**Restaurant (Vacant) & 3 Bedroom Apartment**



# TABLE OF CONTENTS

**03**  
Highlights

**04-20**  
Property Photos  
Floor Plan

**21**  
Financials

**22-23**  
Retailer Map

**24-27**  
Zoning  
Demographics  
Area

**29**  
Contact Info



Rare opportunity to acquire a waterfront mixed use building right along Sand Shore Rd in Budd Lake, NJ. This 2-unit new construction building features retail/restaurant space and a 3-bedroom apartment above. The restaurant on the ground floor has a built-out kitchen and sweeping lake views from the dining area and private outdoor deck. Enjoy breathtaking sunsets as a patron or as an owner.

The upstairs unit contains a sun drenched 3 bed/2 bath loft with oversized windows overlooking the water. Sale includes a 2<sup>nd</sup> lot with parking directly across the street and deeded water rights that allows for a marina. Perfect opportunity for an owner/user or investors alike.

# OFFERING

**\$1,190,000**

ASKING PRICE

## Property Highlights

New Construction Building

Retail/Restaurant & 3 Bedroom Apartment

Fully Built Out Kitchen

Turnkey Condition

Great Owner/User Potential

32 Person Dining Area

Deeded Water Rights  
8' x 50' Marina

Strong Demographic Location

Central Smoke Alarm System

Sprinklered Building

## Property Stats

Taxes: \$19,044

Block: 2700 | Lot: 52.05  
(Restaurant)

Block: 7201 | Lot: 1  
(Parking). 10 Spaces

Lot Size: 8,751 SF

Building Size: 3,000 SF

Zoning: L



**Sand Shore Rd**

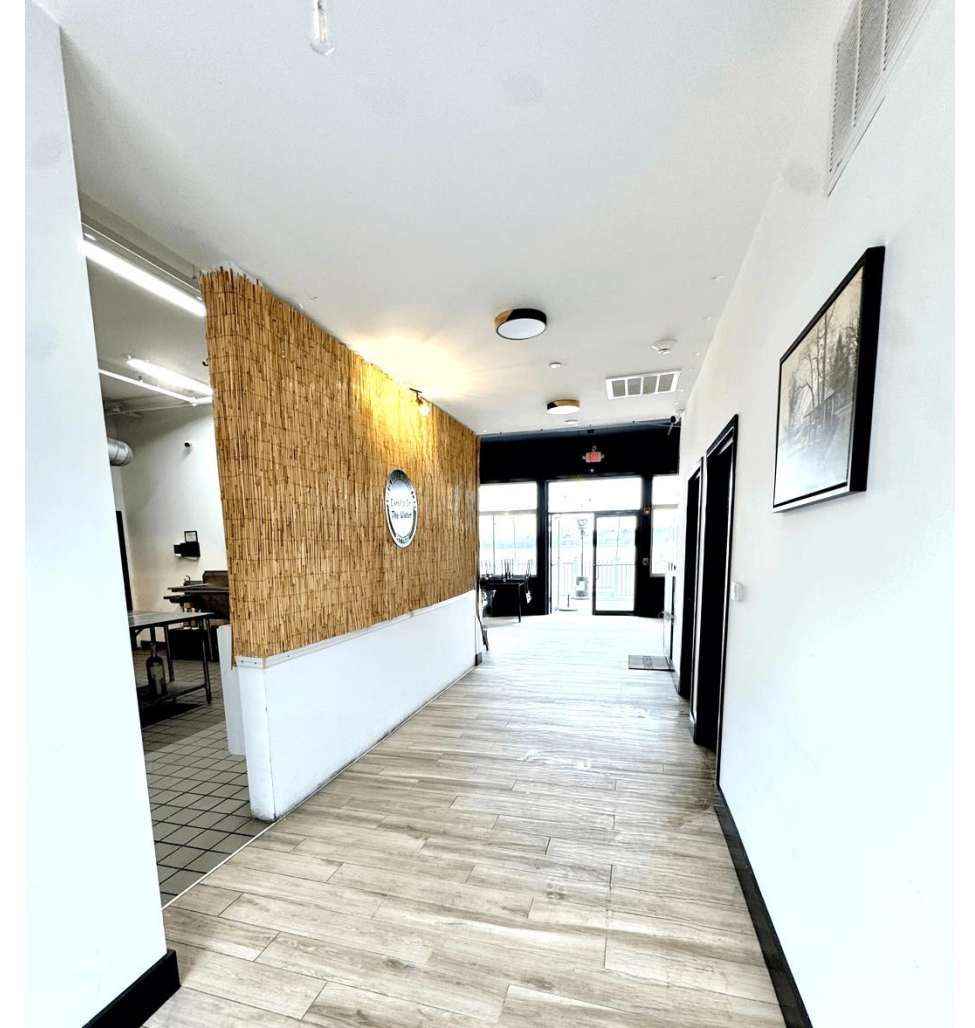
**Budd Lake**





# Facade



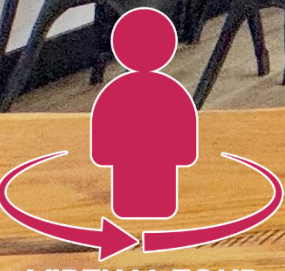


Restaurant  
Commercial Unit

VIRTUAL TOUR

← CLICK HERE

**KW**  
COMMERCIAL



VIRTUAL TOUR

← CLICK HERE

Restaurant  
Commercial Unit





Restaurant  
Commercial Unit



← CLICK HERE





VIRTUAL TOUR

[← CLICK HERE](#)

**Restaurant  
Commercial Unit**







[← CLICK HERE](#)

# 3 Bed Apartment



3 Bed Apartment



[← CLICK HERE](#)

# 3 Bed Apartment



VIRTUAL TOUR

← [CLICK HERE](#)



3 Bed Apartment



3 Bed Apartment





3 Bed Apartment

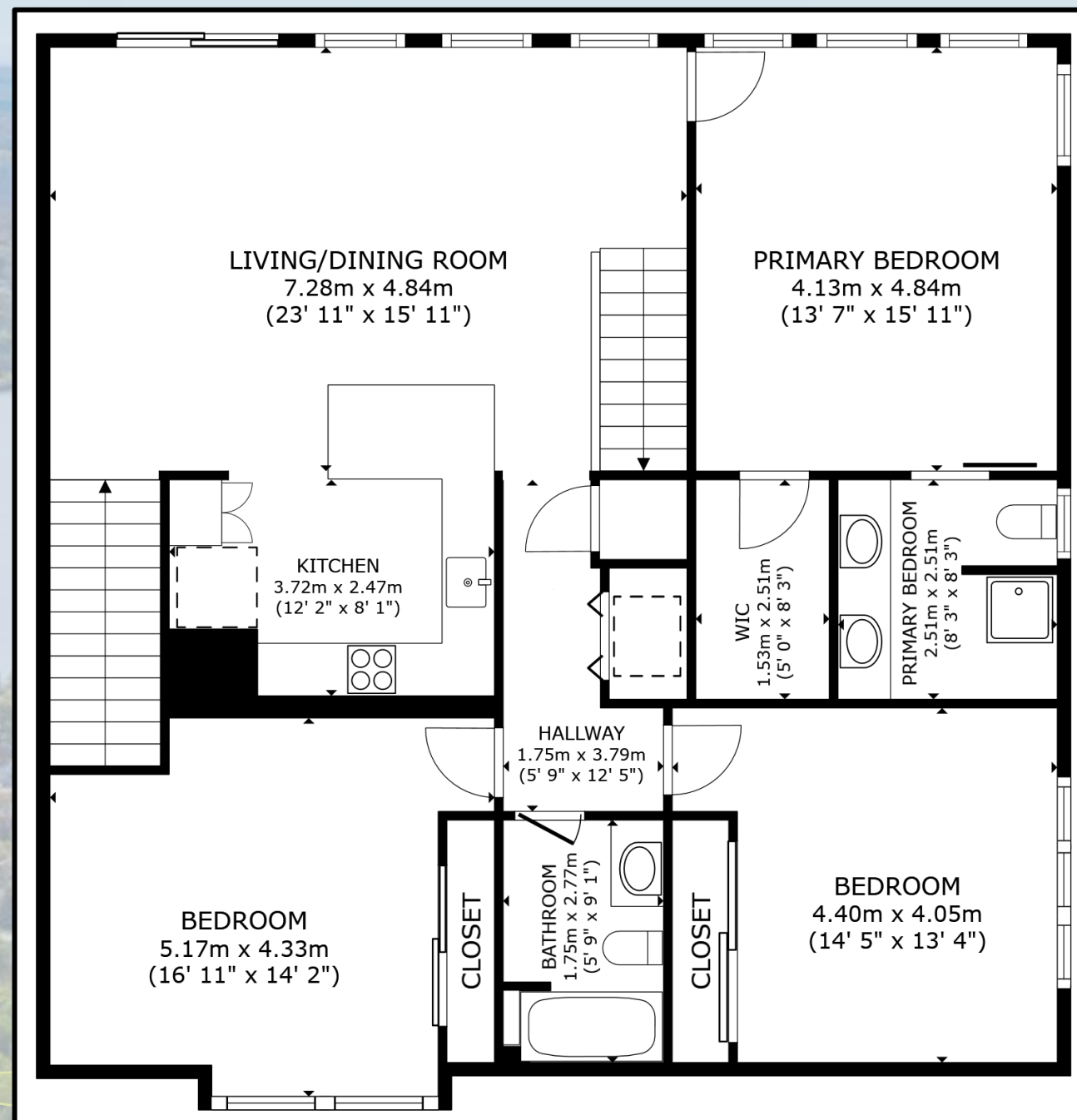


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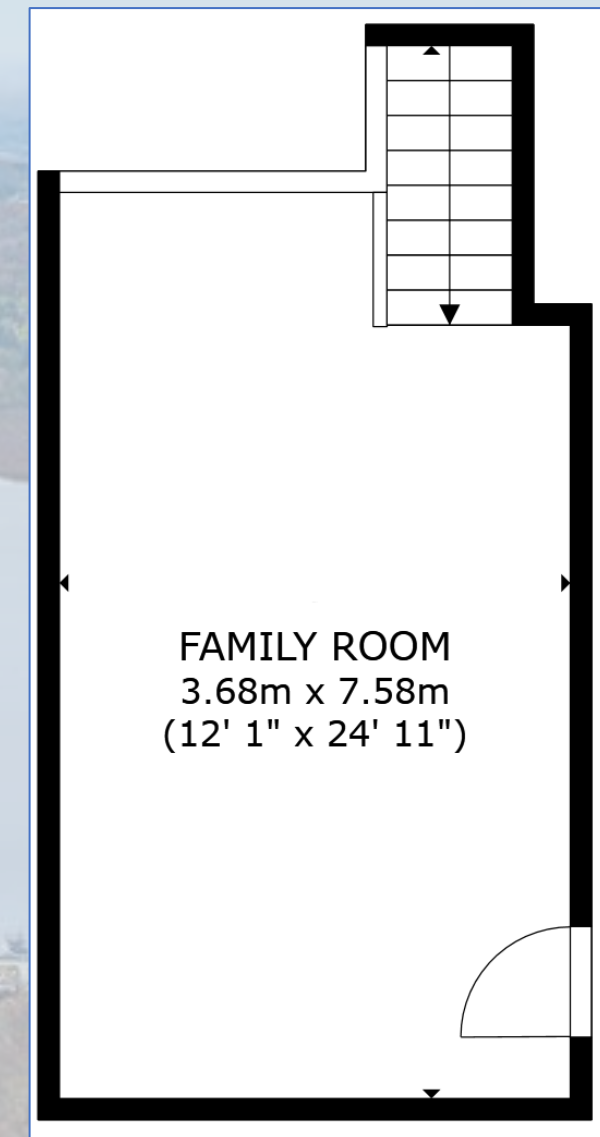
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# 3 Bed Apartment

# Floor Plan

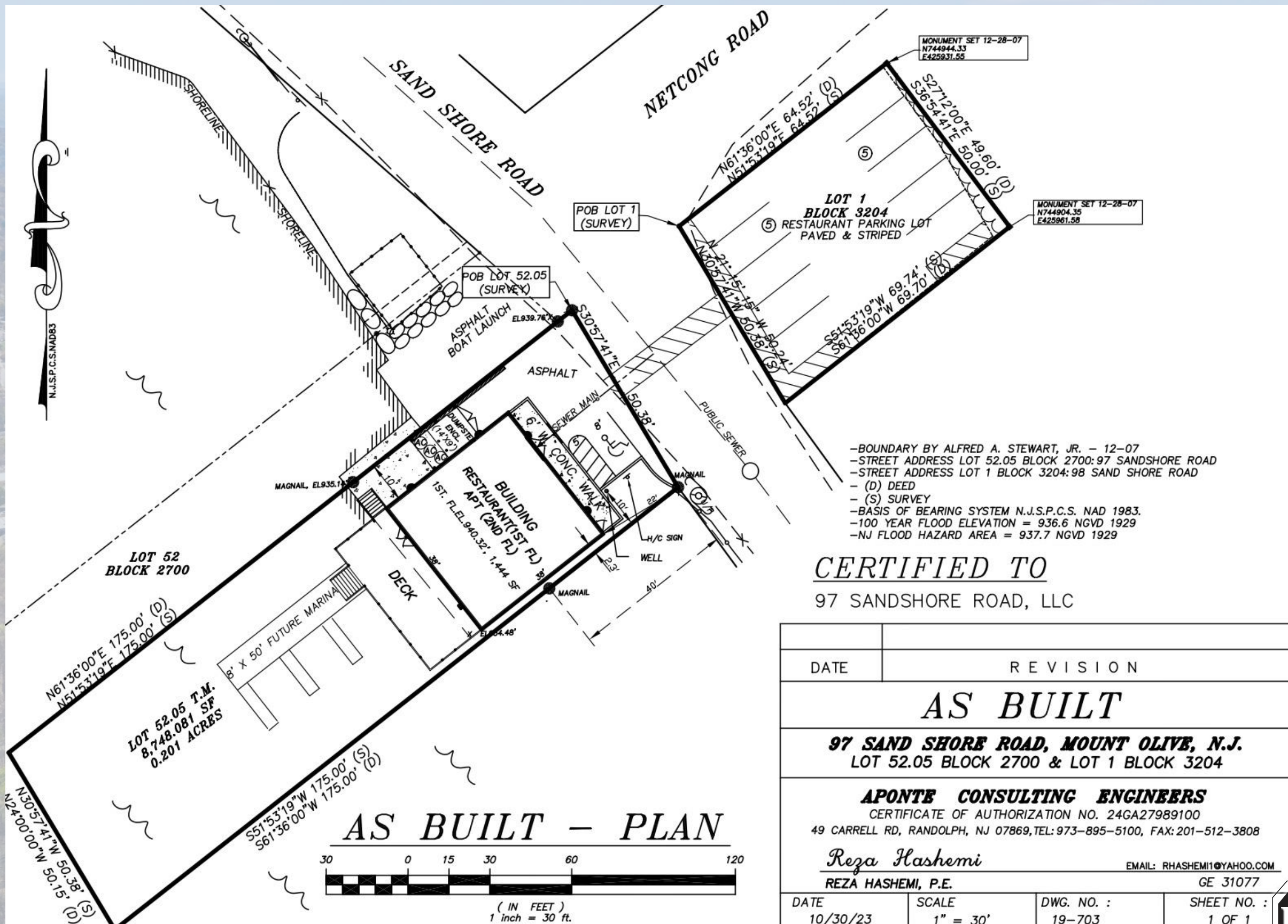


FLOOR 2



FLOOR 3

# SURVEY



- BOUNDARY BY ALFRED A. STEWART, JR. - 12-07
- STREET ADDRESS LOT 52.05 BLOCK 2700: 97 SANDSHORE ROAD
- STREET ADDRESS LOT 1 BLOCK 3204: 98 SAND SHORE ROAD
- (D) DEED
- (S) SURVEY
- BASIS OF BEARING SYSTEM N.J.S.P.C.S. NAD 1983.
- 100 YEAR FLOOD ELEVATION = 936.6 NGVD 1929
- NJ FLOOD HAZARD AREA = 937.7 NGVD 1929

**CERTIFIED TO**  
97 SANDSHORE ROAD, LLC

DATE	REVISION		
	<b>AS BUILT</b>		
<b>97 SAND SHORE ROAD, MOUNT OLIVE, N.J.</b> LOT 52.05 BLOCK 2700 & LOT 1 BLOCK 3204			
<b>APONTE CONSULTING ENGINEERS</b> CERTIFICATE OF AUTHORIZATION NO. 24GA27989100 49 CARRELL RD, RANDOLPH, NJ 07869, TEL: 973-895-5100, FAX: 201-512-3808			
<i>Reza Hashemi</i> REZA HASHEMI, P.E. <span style="float: right;">EMAIL: RHASHEMI1@YAHOO.COM GE 31077</span>			
DATE 10/30/23	SCALE 1" = 30'	DWG. NO. : 19-703	SHEET NO. : 1 OF 1



# Income Statement

UNIT	APPROX SF	LEASE EXPIRATION	CURRENT MONTHLY RENT	RSF	
Restaurant	1,500	N/A	\$5,000	\$40	Currently Vacant
3 Bed/2 Bath	1,500	April 2027	\$3,300	\$26.40	
<b>Total</b>			<b>\$8,300</b>		

Price	\$1,190,000	Pro - Forma
Gross Annual Income		\$99,600
Vacancy – 5%		\$4,980
Effective Gross Income		\$94,620
Total Expenses		\$28,834
NOI		\$65,786
Cap Rate		5.53%

EXPENSES	%	
Water – well water		\$0
Sewer		\$1,800
Utilities		\$250
GL & Property Insurance		\$5,560
Taxes:		\$19,044
Repairs and Maintenance		\$2,490
<b>Total Expenses</b>	<b>29.2%</b>	<b>\$29,084</b>

## Building Utility

- 
**Heating:** *Paid By Tenants*  
**Gas Fired Combo**
- 
**Cooling:** *Paid By Tenants*  
**Gas Fired HVAC Combo**
- 
**Hot Water:** *Paid By Tenants*  
**\*Well Water\***
- 
**Electricity:** *Paid By Tenants*





Musconetcong Lake






ExtraSpace Storage

Mountain Ridge Townhomes  
54 Units

Walmart

Mount Olive Train Station

BAYMONT  
BY WYNDHAM

Village Green Apartments  
1,173 Units

Vincenzo's  
RESTAURANT & BAKERY

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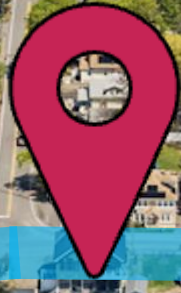

Budd Lake DINER

DELTA

Days Inn  
BY WYNDHAM

46

Netcong Rd



Sand Shore Rd

Budd Lake



Mount Olive High School

Turkey Brook Park

CVS

BRANDA'S ITALIAN GRILL

INZA Bar. Restaurant . Sushi

Marathon

Speeders CAR WASH

INDUSTRYNET THE INDUSTRIAL MARKETPLACE

BAD REPS 24/7/365  
Domino's  
Juliana's Fine Jewelry  
MILANO NAIL SPA

Olive gels  
ing & Deli  
SOURCE  
RE EYE CARE

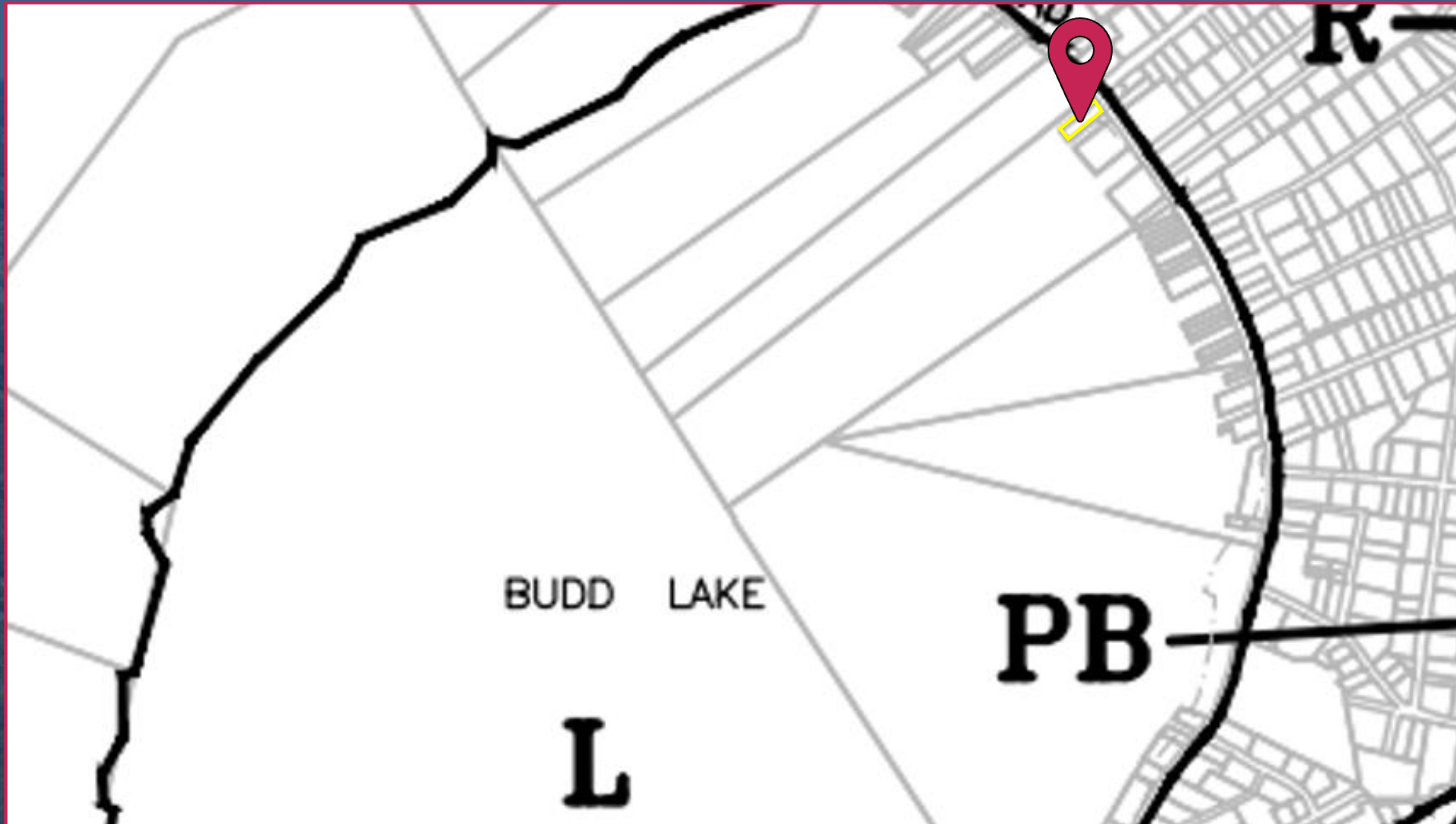
46

Sand Shore Rd

Budd Lake

# Zoning

## L Zone



### Lake Zone

AR	ACTIVE RECREATION	FTZ-1-4	FOREIGN TRADE ZONE
RR-AA	RURAL RESIDENTIAL / AGRICULTURAL 1 DU/5 ACRES	P	PUBLIC / CONSERVATION
RR-A	RURAL RESIDENTIAL 1 DU/3 ACRES	PB	PROFESSIONAL BUSINESS
R-1	RESIDENTIAL 1 DU/1 ACRE	PC-2	PROFESSIONAL / COMMERCIAL - 2
R-2	RESIDENTIAL 2 DU/1 ACRE	C-1	COMMERCIAL
R-3	RESIDENTIAL 3 DU/1 ACRE	C-2	COMMERCIAL
R-3SC	RESIDENTIAL / SENIOR CITIZEN	CR-3	COMMERCIAL / RESIDENTIAL
R-4	RESIDENTIAL 4 DU/1 ACRE	C-LI	COMMERCIAL / LIGHT INDUSTRIAL
R-5	RESIDENTIAL MULTI-FAMILY	LI	LIGHT INDUSTRIAL
R-5/ML	RESIDENTIAL MULTI-FAMILY/MT. LAUREL	GI	GENERAL INDUSTRIAL
R-6	RESIDENTIAL / AGE RESTRICTED / INCLUSIONARY RESIDENTIAL	OR	OFFICE / RESEARCH
R-7	RESIDENTIAL / ACTIVE ADULT / INCLUSIONARY HOUSING	M	MINING
L	LAKE		

# Zoning

## L Zone

### Principal uses.

1. Piers
2. Docks
3. Boathouses
4. Antennas for wireless telecommunications services.




### Permitted accessory uses

1. Storage sheds

### Conditional uses

1. None

# Demographics

POPULATION	1- MILE	3- MILES	5- MILES	3- MILE RADIUS DEMOGRAPHICS	
2026	6,019	28,525	69,373		<b>28,525</b> POPULATION
HOUSEHOLDS	1 - MILES 2,292	3 - MILES 11,701	5 - MILES 27,768		<b>11,701</b> TOTAL HOUSEHOLDS
INCOME Average HH	1 - MILES \$129,579	3 - MILES \$121,281	5 - MILES \$130,243		<b>\$121,281</b> AVERAGE HOUSEHOLD INCOME

# Budd Lake

Turkey Brook Park



Mount Olive High School



Mount Olive Marauders Football



Boat in Budd Lake



Seward House



Mount Olive Public Library



Budd Lake, NJ is more than just a scenic lakeside community—it's a place where nature, recreation, and community life come together. From the tranquil waters of Budd Lake to the energy of Marauders football games, the family-friendly spaces at Turkey Brook Park, and the strong educational presence of Mount Olive High School, the area offers a well-rounded lifestyle rooted in both outdoor living and community connection.



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