



**387 Main Street
West Creek, NJ
Mixed Use Commercial Property
For Sale**



**Joan Velardi, ACS
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Vice President - Commercial Department
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Serving Northern, Central and Southern New Jersey



**FOR SALE
MIXED USE
PROPERTY**

**APPROX.
1755 SQ FT
HOUSE**

**850 SQ. FT
RETAIL SPACE**

**SALE PRICE
\$450,000**

387 Main Street, West Creek, NJ

- Great Location - on busy Route 9
- Very Visible Retail Location
- 850 Retail Space – Currently tackle and bait shop
- 1755 Sq. Ft. 3 Bedroom, 1 Bath House
- Large open land space for possible storage
- Taxes: \$8,727.00
- Income covers expenses of property
- Tenants in place with lease with sale out clause
- Zoned C2 – Commercial Highway
- Close to the Garden State Parkway
- DOT Traffic Count – 9500-13166 cars per day (2018)

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§ 295-13. C-2 Highway Commercial District.

[Amended 12-11-1984 by Ord. No. 8-84; 9-8-1987 by Ord. No. 12-87]

A. Permitted uses.

(1) Any use permitted in the C-1 and C-3 Districts, with the exception of residential uses, which shall not be permitted. All residential uses existing prior to April 27, 2009, shall be considered permitted uses and may proceed with applications or permits as long as they comply with the regulations established within Chapters **285** and **295**. [Amended 4-27-2009 by Ord. No. 2009-02]

(2) Auto, truck and trailer sales, service, storage, repair, parking or sales lots for new or used vehicles, provided that dismantled or junked cars unfit for operation on the highway shall not be stored therein.

(3) Automobile service stations, provided that all gasoline pumps or appliances for dispensing gasoline which are installed outside of enclosed buildings shall be located not less than 30 feet from the street right-of-way.

(4) Bakeries, whose products may be sold at retail or wholesale.

(5) Department stores and retail stores.

(6) Drive-ins and open-air restaurants.

(7) Boat sales and service establishments and marinas.

(8) Bowling alleys.^[1]

[1] *Editor's Note: Original § 103-10A(9), which immediately followed this subsection, was repealed 5-20-2002 by Ord. No. 2002-2.*

(9) Offices of a commercial nature, where the business conducted on the premises is entirely within a completely enclosed building or where there is no storage of supplies or equipment on any required front or side yard. Contractor storage and warehousing shall not be considered a permitted use. [Amended 4-24-2006 by Ord. No. 2006-9]

(10) Sales, service and repair establishments dealing with cabinets and electrical, heating, air-conditioning, plumbing or printing equipment.

(11) Liquor stores, taverns or bars.

(12) Restaurants, diners, etc., including the sale of alcoholic beverages.

(13) Home occupation. [Amended 12-16-2002 by Ord. No. 2002-14^[2]]

[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

(14) Health-care facility. [Amended 12-16-2002 by Ord. No. 2002-14]

(15) Bed-and-breakfast in accordance with Article **XIII** of this chapter and the guidelines set forth in §§ **295-89** through **295-92**. [Added 12-16-2002 by Ord. No. 2002-14]

B. Conditional use.^[3]

[3] *Editor's Note: None listed in text of original ordinance.*

C. Building height limit shall not exceed 45 feet.

D. Minimum lot requirements.

(1) Lot area: 30,000 square feet.

(2) Minimum lot width: 150 feet.

(3) Lot depth: 150 feet.

(4) Minimum lot frontage: 150 feet.

E. Minimum building setbacks.

(1) Front: 30 feet.[Amended 4-27-2009 by Ord. No. 2009-02]

(2) Rear: 30 feet.

(3) Side: 20 feet.

(4) Accessory buildings, unattached.

(a) Side: 10 feet.

(b) Rear: 10 feet.

(c) Height: 24 feet.[Added 5-22-2006 by Ord. No. 2006-11]

F. Off-street parking shall be as provided in § [295-27](#).

G. Permitted signs.

(1) A business or advertising freestanding sign not in excess of 32 square feet in surface area per side that may advertise trade names, products and prices.[Amended 5-15-1997 by Ord. No. 8-97]

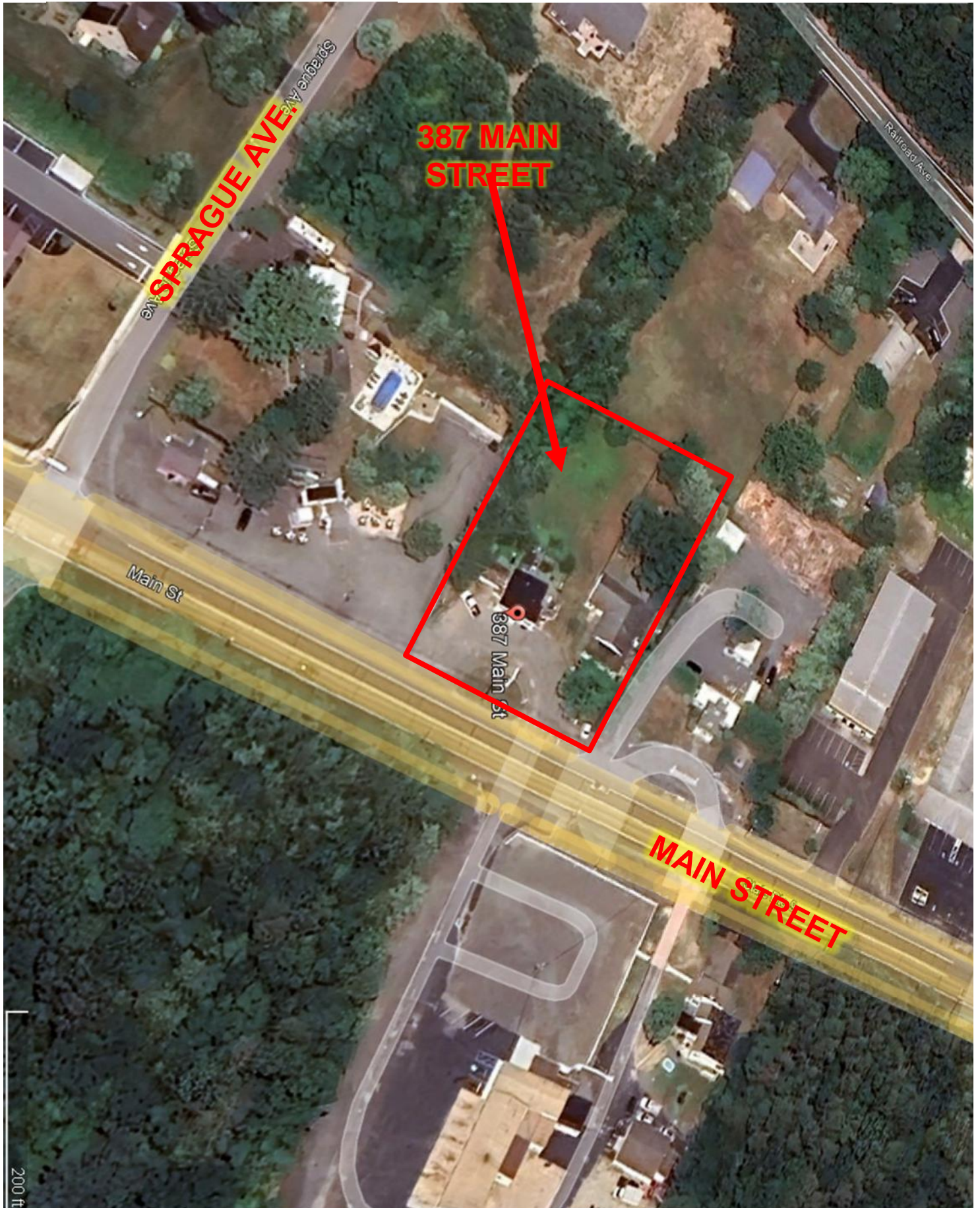
(2) A shopping center shall be permitted two freestanding business signs each not over 32 square feet in surface area per side. No part of either sign shall be closer than 10 feet from a street right-of-way line or 10 feet from a side lot line. When only one such identification sign is erected, the total surface area may be increased by 50%.

(3) No part of any sign shall be closer than 10 feet to a street right-of-way line or 10 feet to a side lot line.[Amended 5-15-1997 by Ord. No. 8-97]

(4) One wall sign shall be permitted for each principal use contained within a building. Wall signs, however, shall not extend more than 12 inches from the face of the building, nor shall the same exceed 20% of the area of the wall upon which the sign is mounted.[Added 5-15-1997 by Ord. No. 8-97]

(5) Flashing signs or signs with intermittent or moving illumination of any kind shall be prohibited.[Added 8-22-2005 by Ord. No. 2005-14]

Map
387 Main Street, West Creek, NJ



Zoning Map

387 Main Street – West Creek, NJ

