

±1.95 Acres

Prime Development Site For Sale

148 Liberty Corner Road (CR525)

Warren Twp. New Jersey, Somerset County, 07059

PROPERTY DESCRIPTION

Ideally situated immediately adjacent a four-way interchange of I-78-exit 36 and comprising 1.95 acres. Rare commercial development site within Warren and bordering Basking Ridge Township, which will allow for existing structure to be renovated and expanded to approximately 2,500 SF, on one story. The property affords +/- 329' frontage along the main north-south CR 525. This prime re-development site is adjacent a class A office building and TD Bank, opposite both Mountainview Corporate Center and Westgate Corporate Center. Engineering available upon request to qualified purchasers.

OFFERING PRICE

\$550,000 all cash payable upon closing

RE TAXES

+/- \$7,532 projected for 2023

UTILITIES

Water: NJ American Water

Gas: PSE&G

Electric: JCP&L

Septic: Existing septic system for dwelling required removal and connection to Warren Twp Sewerage Authority

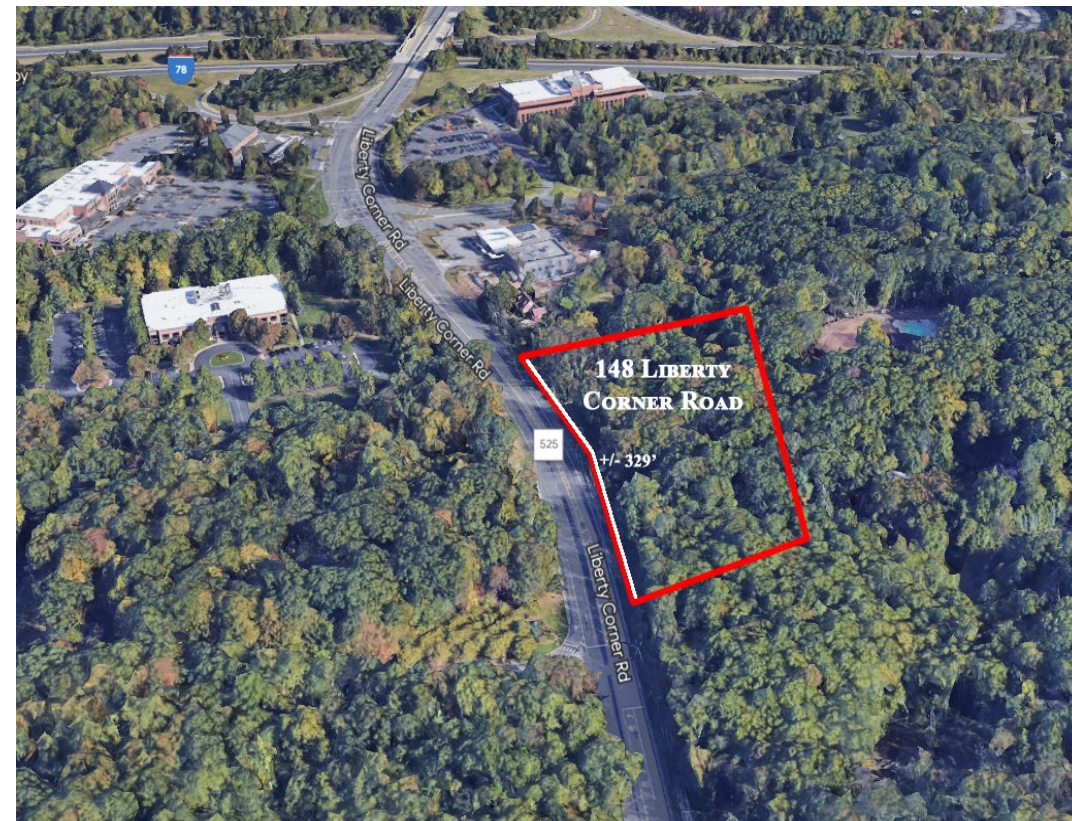
TRAFFIC COUNTS

ADT 12,552 along Liberty Corner Road (CR525)

ZONED BR-40 Permitted uses include business and professional offices, banks and loan institutions and single family dwellings. Conditional uses include places of worship.



Visit Our Website: WWW.SilbertRealEstate.com



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Zoning

BR-40 AND BR-80 BUSINESS-RESIDENTIAL DISTRICT.

Purpose.

The business-residential zones are mixed use zones which will serve as a transition zone between residential zones and nonresidential zones. Many of the structures in these zones are used as single-family homes or currently in office use. These zones, to the extent possible, should retain a residential character and be of sufficient lot frontage to minimize the visual and traffic impact on the adjacent roadway. Curb cuts should be minimized to alleviate traffic congestion through combining access for adjacent lots whenever possible. This zone is appropriate for offices, service uses and single-family dwellings. No retail or wholesale sale of goods is allowed in these zones.

Permitted Uses.

No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

- a. Business and professional offices.
- b. Banks and loan institutions.
- c. Funeral homes.
- d. Clubs, fraternal organizations and lodges which are nonprofit uses and established for eleemosynary and/or civic purposes.
- e. Single-family dwellings.

Accessory Buildings and Uses.

Any accessory use on the same lot which is customarily incidental to the principal use permitted on the same lot such as but not necessarily limited to:

- a. Storage and maintenance buildings.
- b. Single-family dwelling.

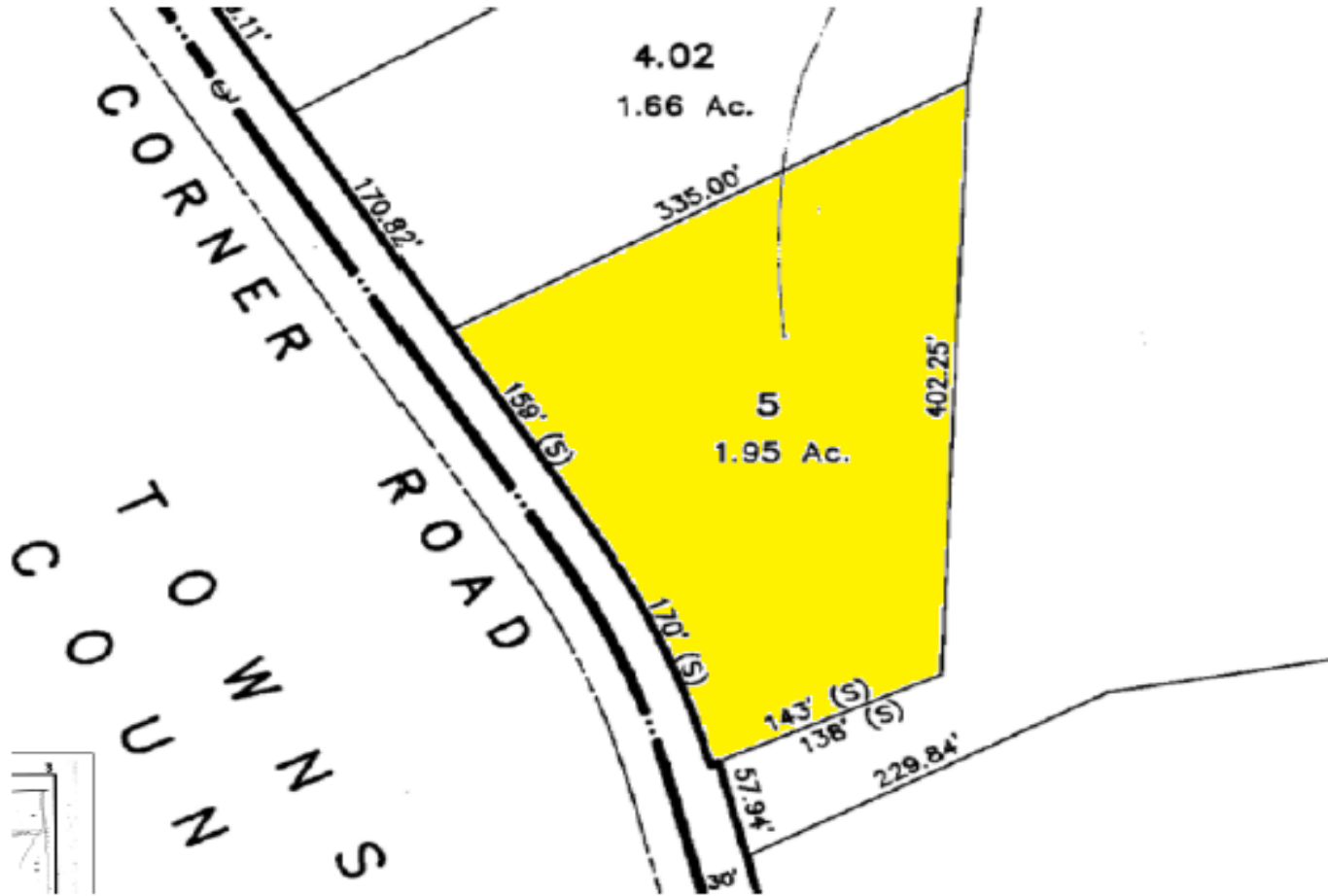
Conditional Uses.

Churches, synagogues and other places of worship including resident housing for employees, education/school buildings and any other accessory structures thereto shall be a permitted conditional use subject to the provisions set forth in subsection 16-5.33 of this chapter.

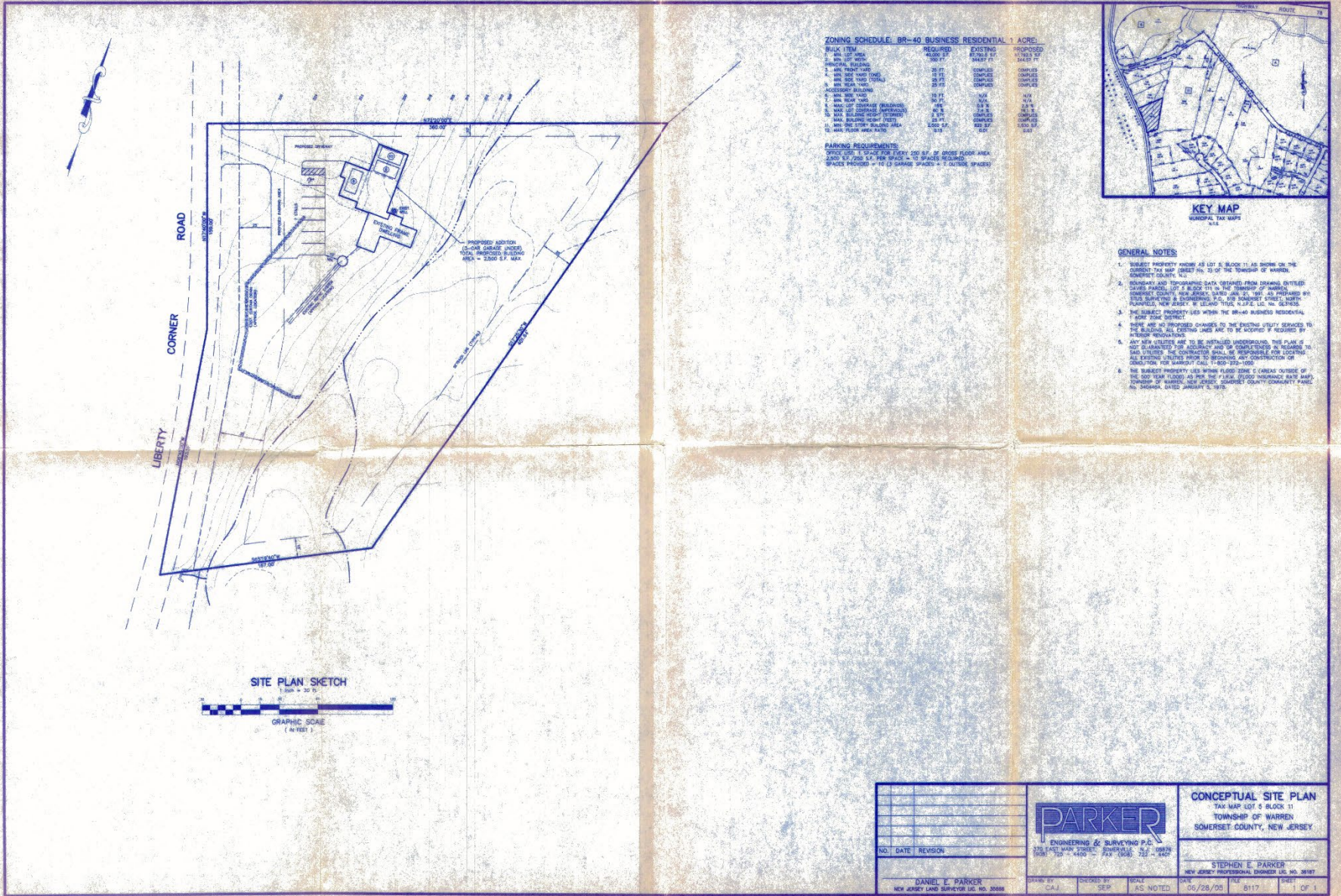
Height, Area and Bulk Requirements.

As specified in the Schedule referenced in Section **16-8**.

Tax Map



Conceptual Site Plan



ZONING SCHEDULE: BR-40 BUSINESS RESIDENTIAL 1 ACRE

BULK ITEM	REQUIRED	EXISTING	PROPOSED
1. MIN. LOT AREA	48,000 S.F.	83,760 S.F.	17,520 S.F.
2. MIN. LOT WIDTH	100 FT.	144.7 FT.	144.7 FT.
3. MAX. FRONT YARD	25 FT.	COMPLIES	COMPLIES
4. MIN. SIDE YARD (FRONT)	15 FT.	COMPLIES	COMPLIES
5. MIN. SIDE YARD (REAR)	25 FT.	COMPLIES	COMPLIES
6. MAX. SIDE YARD	15 FT.	N/A	N/A
7. MIN. REAR YARD	15 FT.	N/A	N/A
8. MAX. LOT COVERAGE (BELOW)	45%	33%	34%
9. MAX. LOT COVERAGE (ABOVE)	25%	22%	24%
10. MAX. BUILDING HEIGHT (FEET)	3 FT.	COMPLIES	COMPLIES
11. MAX. BUILDING HEIGHT (FEET)	3 FT.	COMPLIES	COMPLIES
12. MAX. FLOOR AREA (S.F.)	125,000 S.F.	125,000 S.F.	125,000 S.F.
13. MAX. FLOOR AREA (S.F.)	125,000 S.F.	125,000 S.F.	125,000 S.F.

PARKING REQUIREMENTS:
 OFFICE USE: 1 SPACE FOR EVERY 200 S.F. OF GROSS FLOOR AREA
 2,500 S.F. GROSS S.F. PER SPACE = 10 SPACES REQUIRED
 SPACES PROVIDED = 10 (3 GARAGE SPACES + 7 OUTSIDE SPACES)



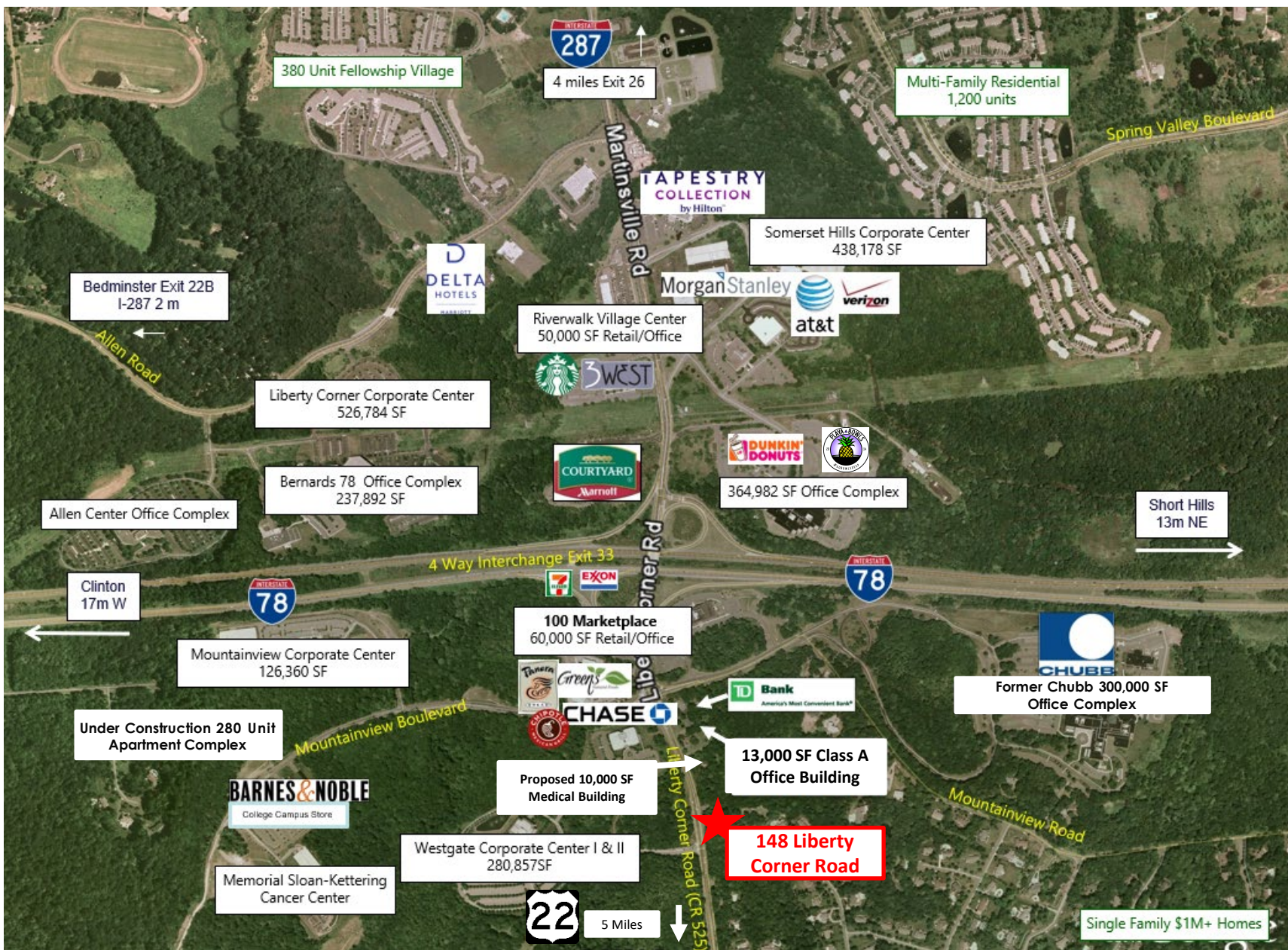
KEY MAP
 MUNICIPAL TAX MAPS
 N.T.S.

- GENERAL NOTES:**
1. SUBJECT PROPERTY KNOWN AS LOT 5, BLOCK 11, AS SHOWN ON THE CURRENT TAX MAP SHEET No. 22 OF THE TOWNSHIP OF WARREN, SOMERSET COUNTY, N.J.
 2. DIMENSIONS AND PERIMETERS DATA OBTAINED FROM ORIGINAL GUTTERED SURVEY PARCEL LOT 5 BLOCK 11 IN THE TOWNSHIP OF WARREN, SOMERSET COUNTY, NEW JERSEY DATED JAN. 21, 1981 AS PREPARED BY THIS SURVEYING & ENGINEERING, P.C., 618 SOMERSET STREET, NORTH PLAINFIELD, NEW JERSEY 07063. THIS P.L.P.A. IS IN CONFORMANCE WITH THE PLANNING AND ZONING ACT, N.J.A.C. 17:27.
 3. THE SUBJECT PROPERTY LIES WITHIN THE BR-40 BUSINESS RESIDENTIAL ZONE ZONING DISTRICT.
 4. THERE ARE NO PROPOSED CHANGES TO THE EXISTING UTILITY SERVICES TO THE SUBJECT LOT. ALL EXISTING UTILITIES ARE TO BE MAINTAINED AS ACCORDING TO RECORD DRAWINGS.
 5. ANY NEW UTILITIES AND TO BE INSTALLED UNDERSTANDING THIS PLAN IS NOT GUARANTEED FOR ACCURACY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION OR CONSTRUCTION FOR BARRIERY CALL 1-800-955-1055.
 6. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OUTSIDE OF THE 100 YEAR FLOOD) AS PER THE FLOOD INSURANCE RATE MAP, TOWNSHIP OF WARREN, NEW JERSEY, SOMERSET COUNTY, COMMUNITY PANEL No. 00000A, DATED JANUARY 5, 1975.

SITE PLAN SKETCH
 1" = 30' 0"
GRAPHIC SCALE
 (1" = 30')

 PARKER ENGINEERING & SURVEYING P.C. 370 EAST MAIN STREET, SUITE 100, WARREN, NJ 07059 PHONE: 732-443-0000 FAX: 732-443-8400		CONCEPTUAL SITE PLAN TAX MAP LOT 5 BLOCK 11 TOWNSHIP OF WARREN SOMERSET COUNTY, NEW JERSEY
NO. DATE REGION	DRAWN BY: DANIEL E. PARKER CHECKED BY: CAJ SCALE: AS NOTED DATE: 06/26/05 SHEET: 8117 OF: 1 OF 1	STEPHEN E. PARKER NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 38197

Immediate Aerial



AREA DEMOGRAPHICS

2 Mile Radius

Population	13,738
Median HH Income	\$176,198
Average HH Income	\$217,025
Median Age	44.6
Total Households	4,910
Daytime Population	10,384

3 Mile Radius

Population	21,983
Median HH Income	\$177,299
Average HH Income	\$226,762
Median Age	45.4
Total Households	11,965
Daytime Population	25,975

5 Mile Radius

Population	78,003
Median HH Income	\$164,704
Average HH Income	\$218,695
Median Age	45.9
Total Households	28,616
Daytime Population	69,501

