



**WATERFRONT OPPORTUNITY
COMMERCIAL/RESIDENTIAL BUILDING**

SHORE HOUSE COASTAL

HOME DÉCOR & GIFTS

401 ROUTE 37 EAST, TOMS RIVER, NJ

Shore House Coastal Home Décor & Gifts



ASKING \$1,350,000

- 401 Rt. 37 East, Toms River, N.J. 08753
- Block: 1070.01
 - Lot: 19 – (building Lot) 100' x 64' = 6,400sf
 - Lot: 19.01 (stone lot) 200' x 64' = 12,800sf
 - Lot: 24 (asphalt parking lot) Irregular – approx. 7,550sf with paved parking spaces plus (1) handicapped space
- Zoning: R-40B Residential Zone
- Total Lot Size: 26,750sf or .65 acres
- Highway Frontage: 390' on Rt.37 East
- Waterfront Footage: 300'
- Riparian rights included – dock construction possible
- Property Taxes- \$14,600
- Website: <https://www.shorehousecoastal.com/>

390 ' FRONTAGE RT 37



300 ' WATER FRONTAGE



Unique Waterfront/Highway Property

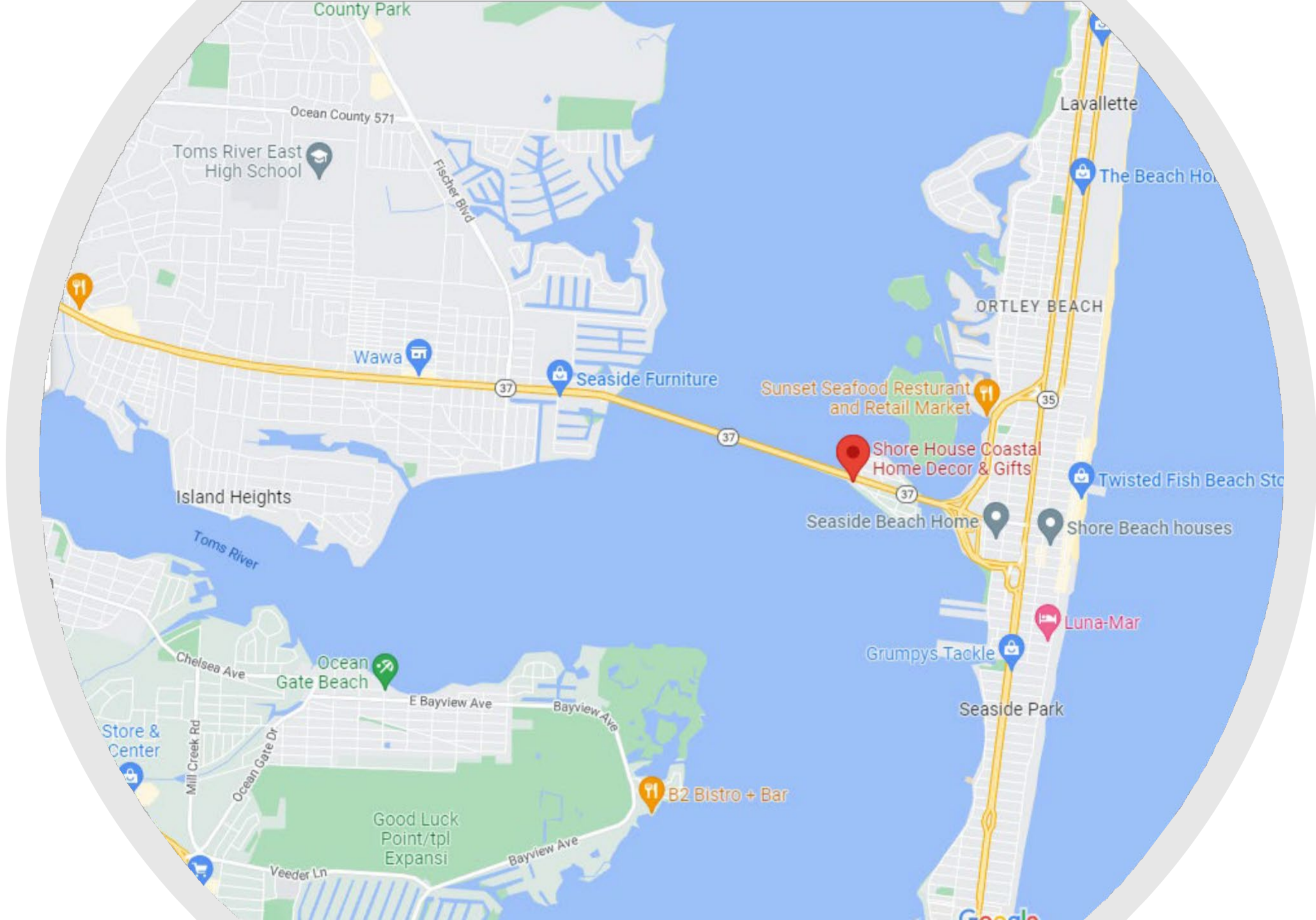
Highly Visible on busy Rt.37 East, Pelican Island. Only minutes from the beach, Seaside Boardwalk or downtown Toms River. Current store features nautically themed articles, antique products, concrete statuary, and decorative items. Continued commercial use could include a surf & beach shop; snow & surf shop; fast food; sub shop - opportunities are endless.

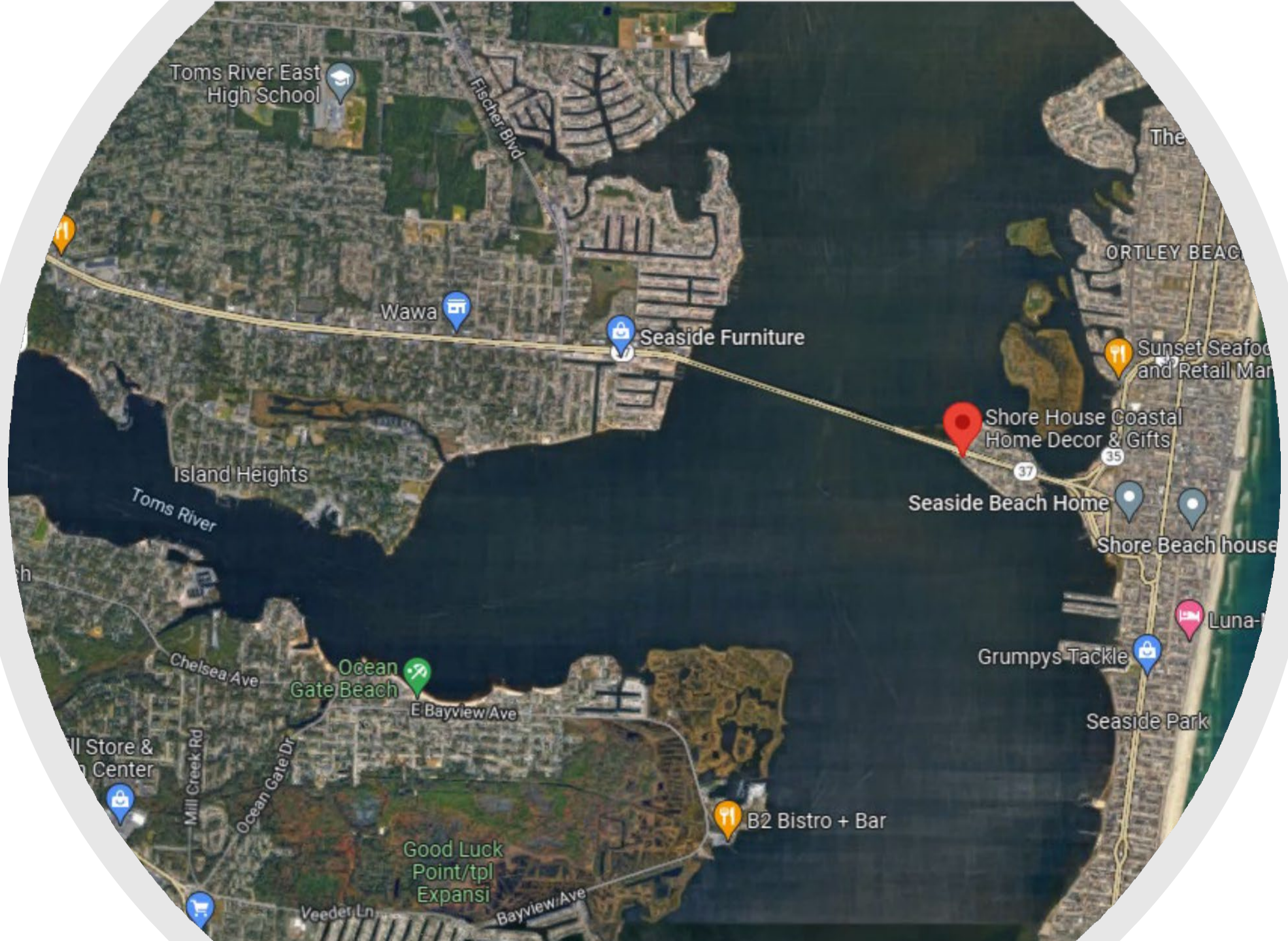
- This **.65 acre** property is also zoned for residential use – build your single, two-family dream home, or Townhouse project on this fantastic Barnegat Bayfront property featuring majestic views and beautiful sunsets. Over 300 feet of waterfront access facilitates the construction of a bulkhead and dock. Site is a must see!

Call to set up a walk through.

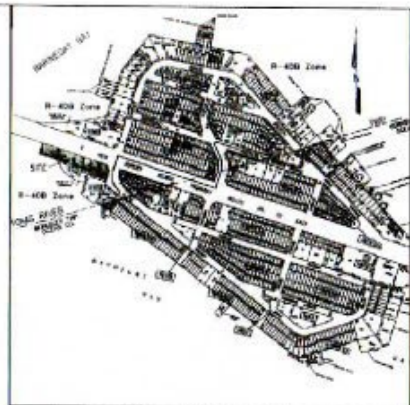
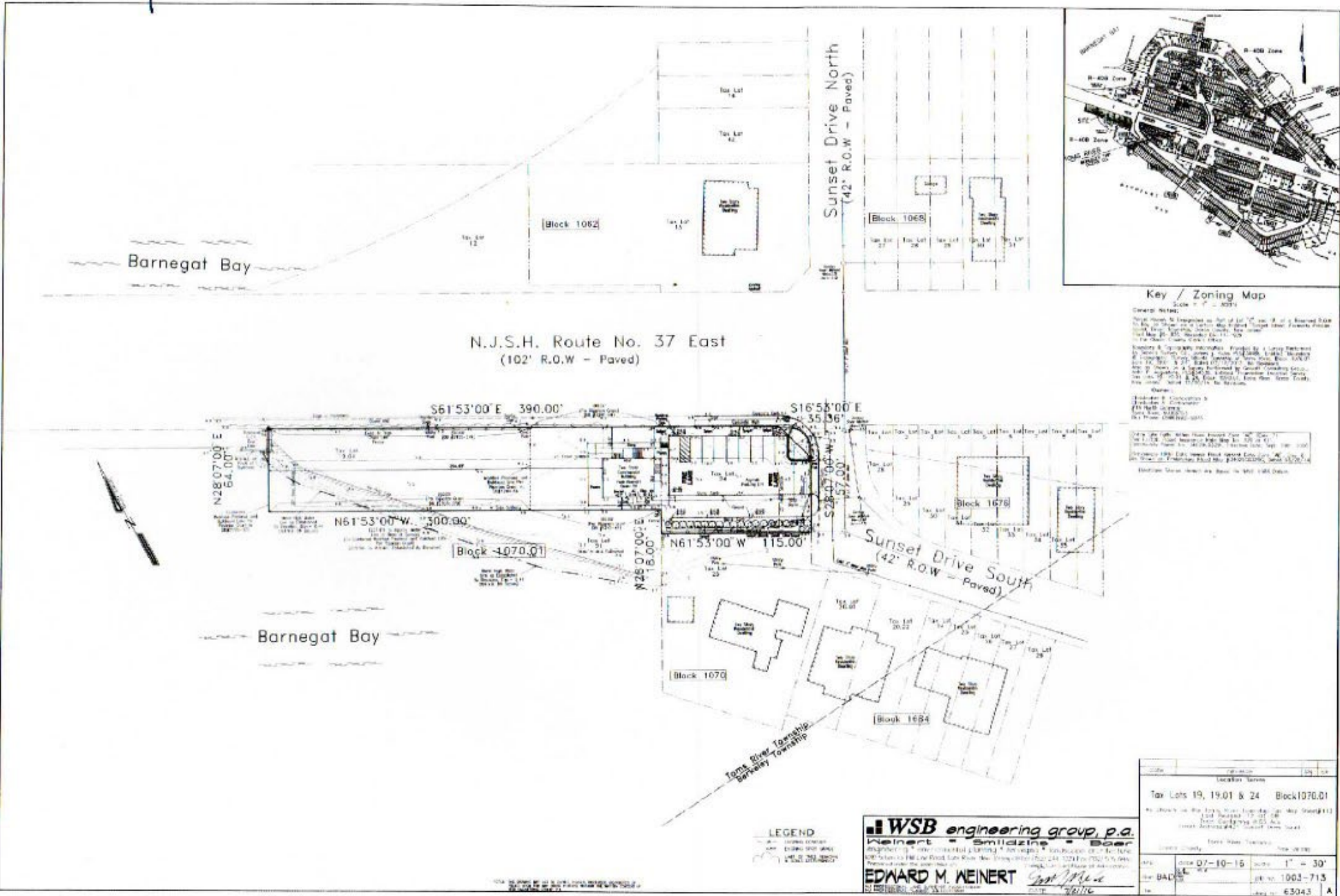








SURVEY -



Key / Zoning Map

General Notes:
 This map is prepared as part of the plan of a proposed map to show the location of the proposed map relative to the street layout and zoning districts of the area. It is not intended to show the location of the proposed map relative to the street layout and zoning districts of the area. It is not intended to show the location of the proposed map relative to the street layout and zoning districts of the area.

Scale: 1" = 1000'

Prepared by: WSB engineering group, p.a.
 Date: 07-10-15

LEGEND
 --- Boundary
 --- Easement
 --- Utility
 --- Other

WSB engineering group, p.a.
 Edward M. Weinert
 Professional Engineer
 License No. 1003-713
 State of New Jersey

EDWARD M. WEINERT
 License No. 1003-713
 State of New Jersey

Code	Description	Qty	Unit
Location Summary			
	Tax Lots 19, 19.01 & 24	Block 1070.01	
No. of lots in the block: 24 (Total lots in Block 1070.01)			
Total Area: 15.00 Acres			
County: Ocean			
Municipality: Barnegat Beach			
Date: 07-10-15			
Scale	1" = 30'		
Drawn by	DATE	Scale	Block
	07-10-15	1" = 30'	1003-713
			63043 A













Robert Gillis

NJ Licensed Real Estate Salesperson



A PROFESSIONAL REAL ESTATE ORGANIZATION

C: 732.673.3436 / O: 732.531.4200

WWW.123BSC.COM

