

FOR SALE | COMMERCIAL/CONTRACTOR YARD

# 3324 HIGHWAY 33

3324 Highway 33 | Neptune, NJ 07753



## PROPERTY SUMMARY

Sale Price:	\$960,000
Lot Size:	± 1.45 Acres
APN #:	Block 3001, Lot 6
Zoning:	C-5
Cross Streets:	West Banks Avenue and Locust Street

## PROPERTY OVERVIEW

Zoning allows for broad range of commercial uses including professional offices, outpatient care center, child care, and garden centers / nurseries. Conditional uses include contractors, masonry, stone, plumbing, HVAC, electrical, roofing, building equipment, and more.

## LOCATION OVERVIEW

Located on heavily traveled Highway 33 with convenient access to Route 18 and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- +/- 1.45 acre
- Current use is landscape contractor yard.
- Taxes \$6,426 (2020)
- Traffic count 20,200 (2015)

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas Palumbo | P: 732.449.2000 X2202 | C: 732.921.9660 | [palumbo@sitarcompany.com](mailto:palumbo@sitarcompany.com)

503 Washington Boulevard  
Sea Girt, NJ 08750  
T: 732.449.2000 | F: 732.449.2828  
[www.sitarcompany.com](http://www.sitarcompany.com)



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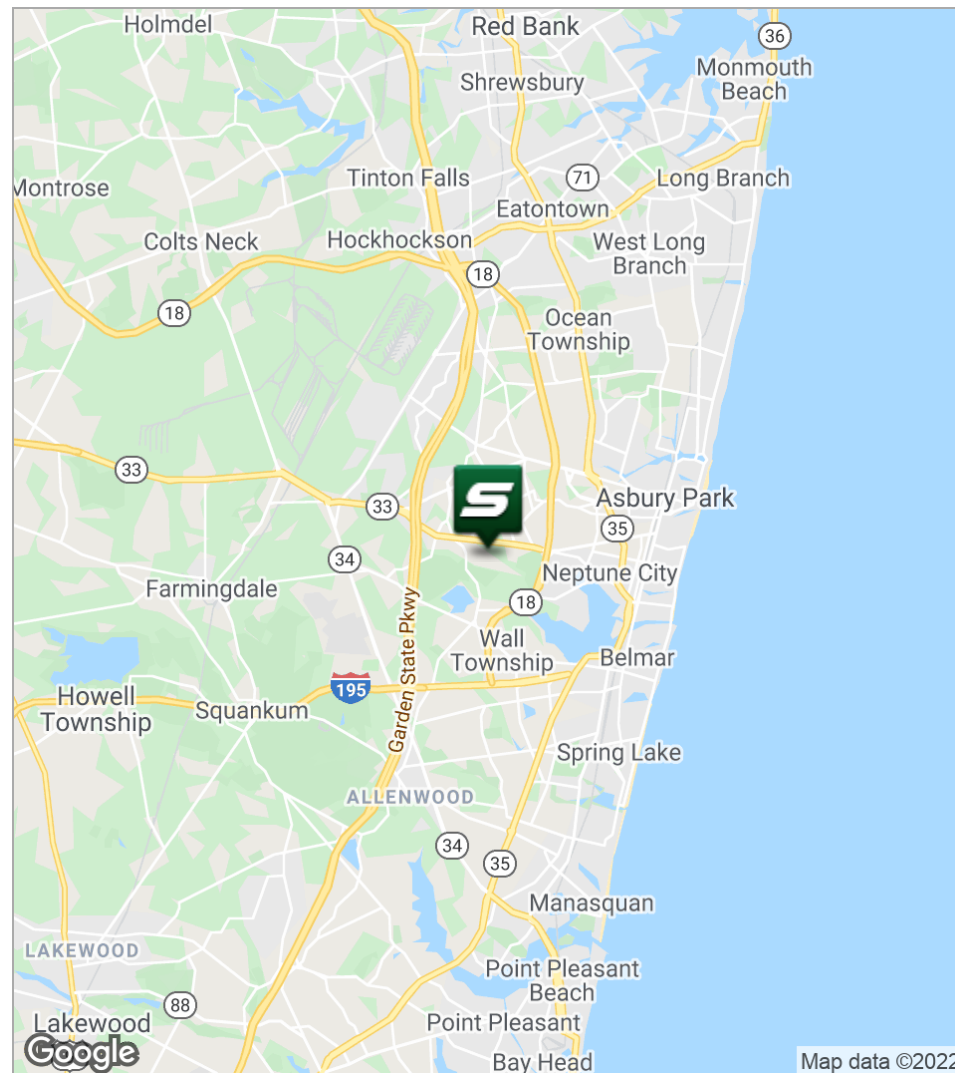
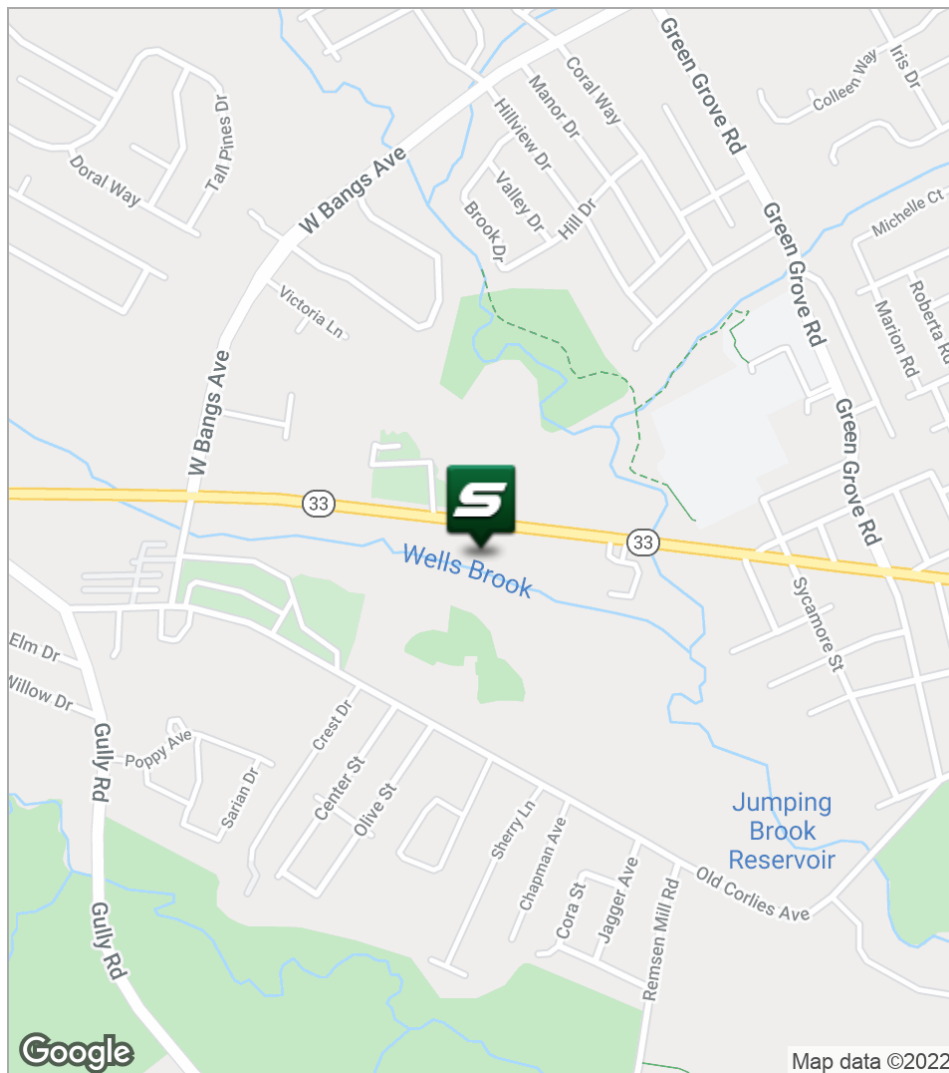
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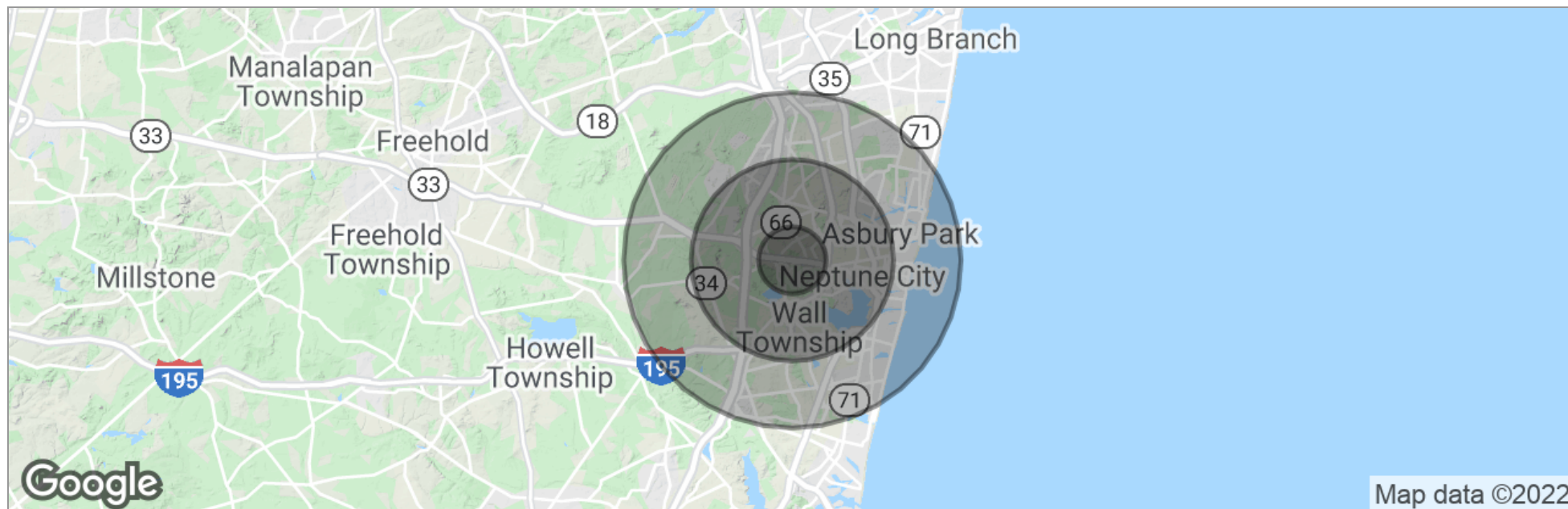


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	1 Mile	3 Miles	5 Miles
Total Population	5,821	49,468	151,534
Population Density	1,853	1,750	1,929
Median Age	42.3	42.4	41.8
Median Age (Male)	42.3	40.4	39.4
Median Age (Female)	41.6	43.5	43.2
Total Households	2,175	19,614	63,560
# of Persons Per HH	2.7	2.5	2.4
Average HH Income	\$90,156	\$90,572	\$84,492
Average House Value	\$352,201	\$370,974	\$436,869

\* Demographic data derived from 2010 US Census

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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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