

#3996 ~ Troppoli Auto Service Property + Lot

**1300 Corlies Avenue
Neptune, New Jersey 07753**

Commercial

Blocks: 515 (old 201.01) & 516 (old 172)
Lots: 13 (old 40) & 1 (old 38)

Land Size: .56 Acre Total
.37 Acre (128 X 128) Plus Parking Lot .19 Acre (48 X 176)

Building Size: 7,300 Sq. Ft.

Tax Information

Land Assessment: \$ 264,100.
Improvement Assessment: \$ 347,900.
Total Assessment: \$ 612,000.
Taxes: \$ 13,629
Tax Year: 2015
Tax Rate: 2.70/\$100
Equalization Ratio: 100%

Zoning: C-6 ~ Route 33 East Commercial Zone

Remarks: Turn-Key Business plus Real Estate. 7,300 Sq. Ft. Auto Repair Building on .37 Acre (128 X 128). Plus extra .19 Acre (48 X 176). Auto Body License, Used-Car Dealership License, Towing License, Auto Repair Business with All Equipment. \$500,000/year Gross. Easy Access to Highway 33, 35, 66, 18 and the Garden State Parkway.

Price: \$ 1,395,000. ~ Sale

Please call **Ray S. Smith / Broker of Stafford Smith Realty** at (732) 747-1000 for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

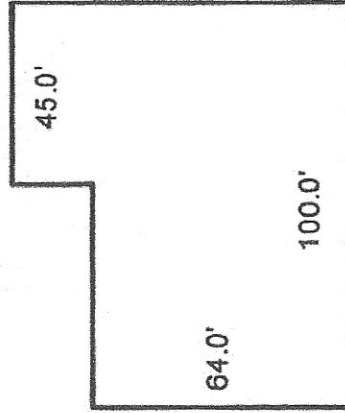
630 Broad Street, Shrewsbury, New Jersey 07702
11911 US Hwy 1 #201-39, North Palm Beach, Florida 33408
732-747-1000 • www.SSRealty.com



AERIAL PHOTOGRAPHS



BUILDING DIAGRAM



SKETCH CALCULATIONS		
	Perimeter	Area
Building Area		
First Floor		7300.0
Total Building Area		7300.0

SUMMARY

Location:	1248 and 1300 Corlies Avenue Neptune Township, Monmouth County, New Jersey 07753
Legal Description:	Block 201.01 Lot 40 and Block 172 Lot 38
Site Description:	
Size	Block 201.01 Lot 40 – 0.3761 acres Block 172 Lot 38 – 0.1939 acres
Frontage:	Block 201.01 Lot 40 – 130 feet on Corlies Avenue and 129.41 feet on Ridge Avenue and Block 201.01 Lot 38 – 50 feet on Corlies Avenue and 170.30 feet on Ridge Avenue
Shape	Rectangular
Topography	Level
Utilities	All public
Land to Building Ratio-Auto Repair:	2.24:1
Building Coverage / FAR-Auto Repair:	44.56% / 0.4456
Parking Spaces/Parking Ratio	Open lot
Flood Information	#3403170003C, dated 3/1/1984, Zone "C"
Zoning:	C-6, Commercial
Building Description:	
Building Type	Auto repair
Construction	Masonry
Stories	One
Square Feet	7,300 square feet
Year Built / Age	1945 / 66 years
Condition	Average
Deferred Maintenance	None noted
Occupancy	100%
Highest & Best Use	
As Vacant:	Retail development
As Improved:	Current use
Marketing Period:	8 to 12 months
Exposure Time:	8 to 12 months

EQUIPMENT LIST

4 ABOVE GROUND LIFTS

1 HUNTER A 511 ALIGNMENT MACHINE

1 CHIEF E-Z LINER FRAME STRAIGHTENING MACHINE

1 BRAKE LATHE

1 OVERHEAD VEHICLE OIL LUBRICATION SYSTEM WITH 3 DISPENSERS
AND 250 GALLON TANK

1 SAFETY KLEEN PARTS WASHER

1 SNAP ON TIRE PRESSURE SENSOR DIAGNOSIS COMPUTER

1 SNAP ON MIG WELDER

1 SNAP ON BATTERY/ALTERNATOR TESTER

1 AIR COMPRESSOR WITH BRAND NEW PUMP ASSY.

1 FMC WHEEL BALANCER

1 COATS TIRE MACHINE

INTERIOR AND ADDITIONAL PHOTOGRAPHS OF SUBJECT PROPERTY



View of front office area



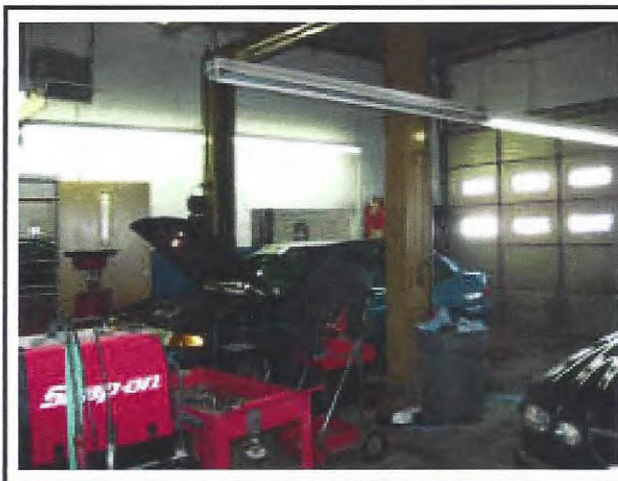
View of rear office area



View of shop area



View of shop area

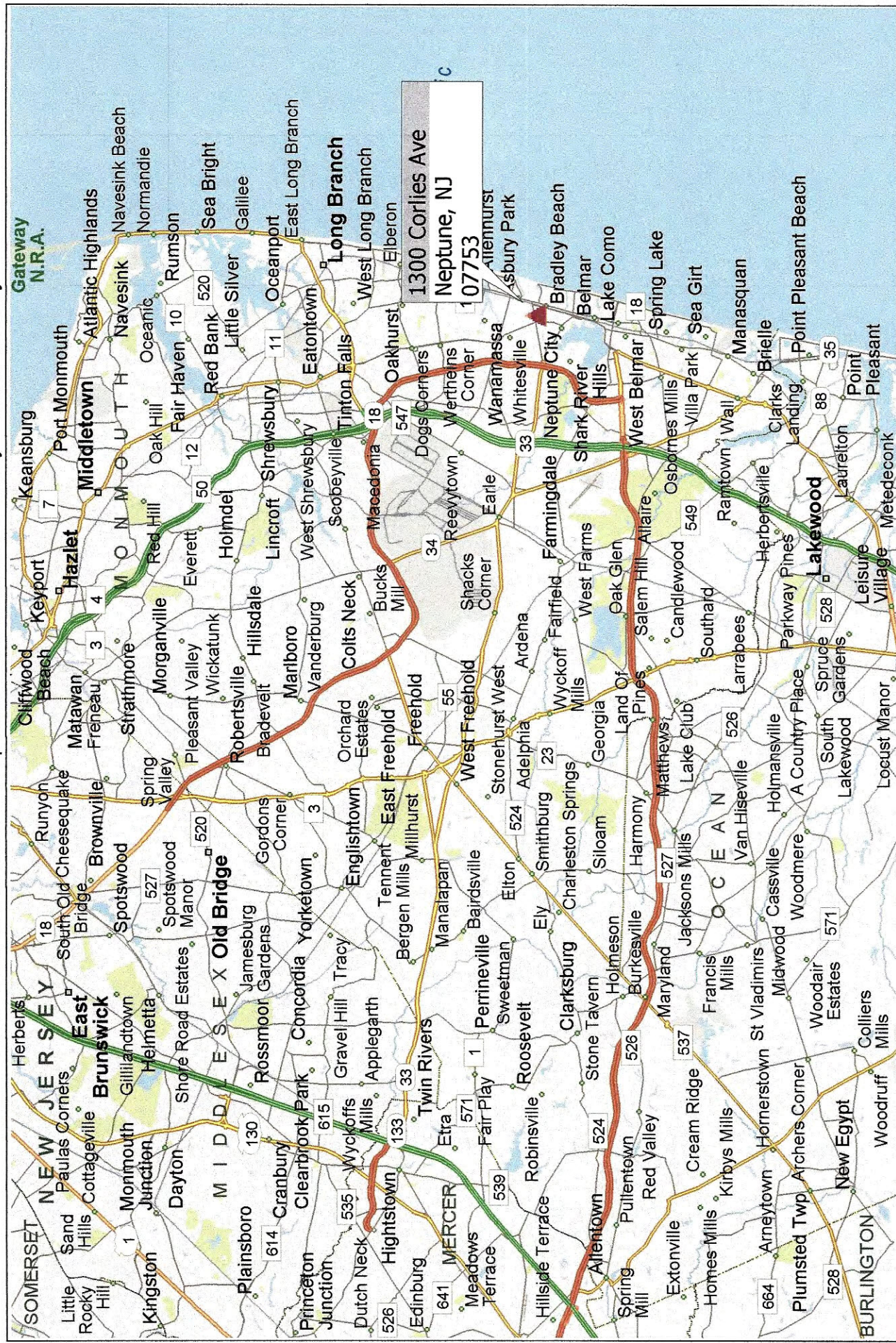


View of shop area

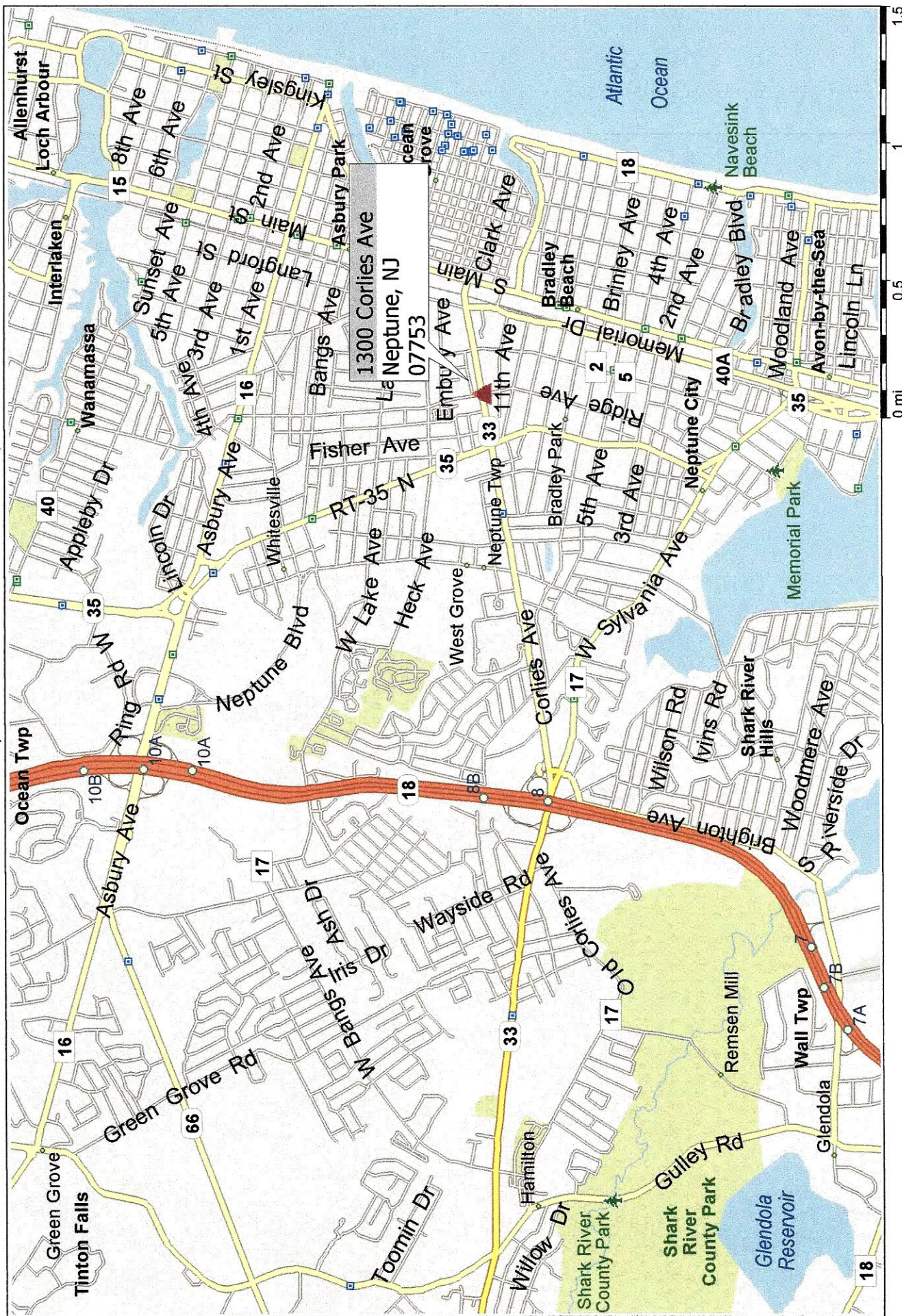


View of typical restroom

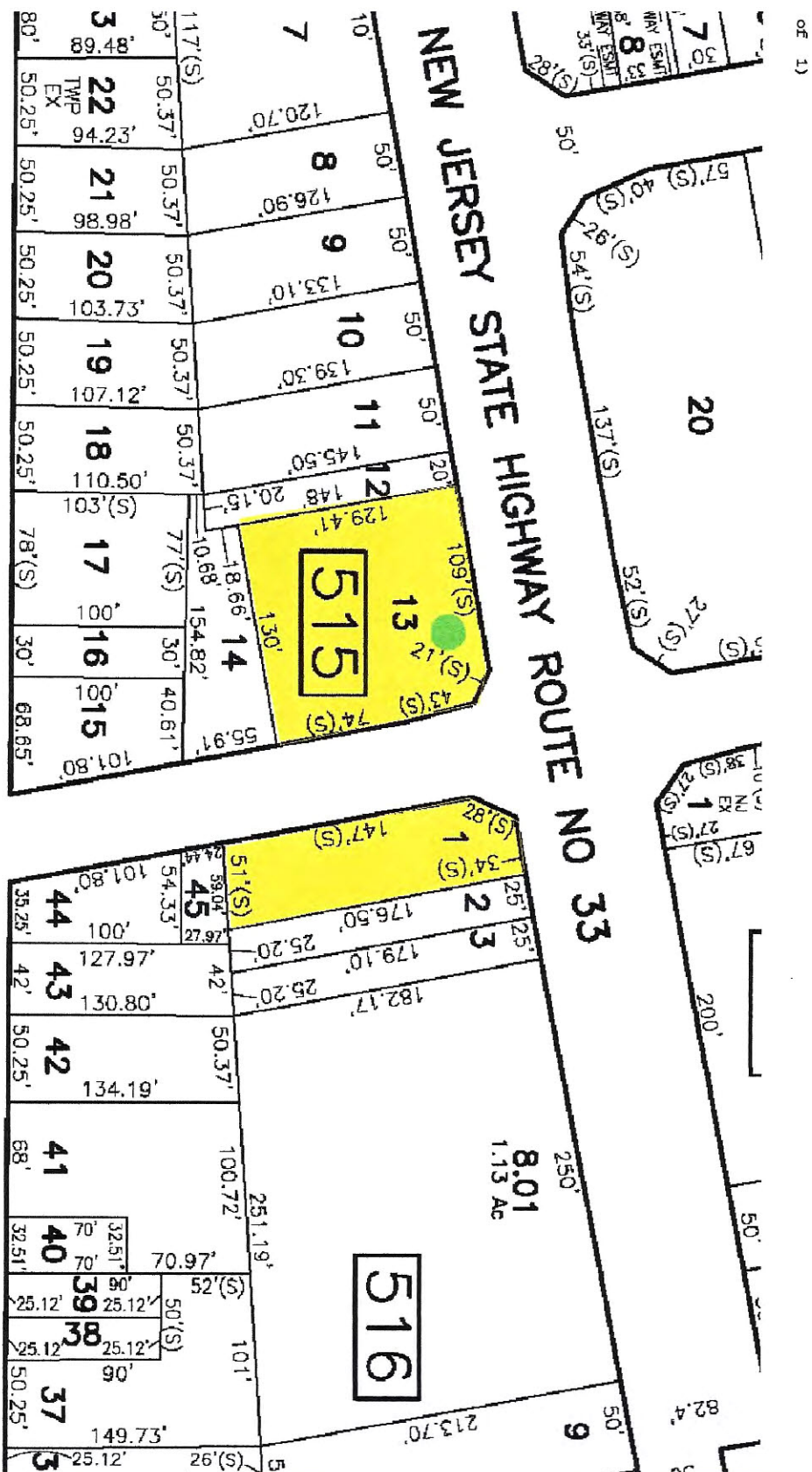
1300 Corlies Avenue ~ Neptune ~ Monmouth County ~ New Jersey



1300 Corlies Avenue ~ Neptune ~ Monmouth County ~ New Jersey



Tax Map Location



MONMOUTH COUNTY
ASBURY PARK CITY

SHEET 6

SHEET 10

SHEET 11

SHEET 3

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
APRIL 8, 2014, SIGNED BY
SUE DAVISON, CTA AND
ASSIGNED SERIAL NUMBER 1035

THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

[illegible]

TAX MAP
TOWNSHIP OF NEPTUNE
NORTHAMPTON COUNTY
SCALE: 1" = 100'
DATE PRINTED: 2/10/01
A98087 JAHN

ROBERT R. HEGGAN

LICENSED LAND SURVEYOR
NEW JERSEY LICENSE NO. 17775
850 E.O. WHITE HORSE PIKE
MUMFORD, NEW JERSEY 08037
COW# 246827972006

SHEET 4

C-6 – Route 33 East Commercial

The C-6 Zone District provides for business uses appropriate to the Route 33 highway corridor of Neptune Township situated east of Route 18.

Permitted uses.

1. Radio, television & other electronics stores
2. Computer & software stores
3. Musical instrument Stores
4. Music stores (CDs, cassettes, videos, records)
5. Convenience stores
6. Retail bakeries
7. Delicatessens
8. Butcher shops
9. Fish & seafood markets
10. Fruit & vegetable markets
11. Beer, wine & liquor stores
12. Pharmacies & drug stores
13. Cosmetics, beauty supplies & perfume store
14. Food (health) supplement stores
15. Health & personal care stores
16. Family clothing & apparel stores
17. Lingerie and corset stores
18. Swimwear stores
19. Jewelry stores
20. Shoe stores
21. Hobby, toy & game stores
22. Bicycle stores
23. Sporting goods stores (excluding firearms)
24. Arts & craft shops
25. Family book stores
26. Magazine/newspaper stands
27. Florists / flower shops
28. Gift shops
29. Greeting card stores
30. Office equipment, supplies & stationery stores
31. Pet food & pet supplies stores
32. Pet stores
33. Tobacco shops
34. Art dealers
35. Antique shops
36. Commercial banking
37. Savings institutions
38. Bank
39. Credit unions
40. Consumer lending
41. Real estate credit
42. All other nondepository credit intermediation
43. Financial clearinghouse & reserve activities
44. Investment banking & securities dealing
45. Securities brokerage
46. Direct life Insurance carriers
47. Direct health & medical insurance carriers
48. Insurance agencies & brokerages
49. Claims adjusting
50. All other insurance related activities

51. Offices of real estate agents
52. Offices of real estate appraisers
53. Other activities related to real estate
54. Video tape & disc rental
55. Home health equipment rental
56. Musical instrument rental
57. Private or Public Elementary, Middle or High School
58. Early childhood education center
59. Computer training facility
60. Apprenticeship training
61. Sports & recreation instruction
62. Art, music, dance & martial-arts instruction
63. Offices of physicians (exc mental health)
64. Offices of physicians, mental health
65. Offices of dentists
66. Offices of chiropractors
67. Offices of optometrists
68. Offices of physical, occupational and speech therapists, and audiologists
69. Offices of podiatrists
70. All other outpatient care centers
71. Diagnostic Imaging centers
72. Home health care services
73. Child Care Center
74. Agents, managers for artists & other public entertainers
75. Independent artists, writers & performers
76. Marinas
77. Health and Fitness Club
78. Public Community Centers
79. Public Parks and recreational facilities
80. Community swimming pool, indoor
81. Theater, Motion Picture (indoor)
82. Theater, Performing Arts
83. Civic & social organizations
84. Professional organizations
85. Labor unions & similar labor organizations
86. Drinking places (alcoholic beverages)
87. Food service contractors / catering
88. Full-service restaurants
89. Restaurant
90. Restaurant, take-out
91. Barber & beauty shops, beauty salons & parlors, hairdressers
92. Cosmetic salons & cosmetology services
93. Hotel beauty parlors and beauty shops
94. Manicure salon or nail services
95. Wig grooming service
96. Diet & weight reducing centers
97. Baths (steam, Turkish, vapor, mineral)
98. Depilatory salons (hair removal)
99. Ear piercing services
100. Body piercing services
101. Electrologist's studio
102. Electrolysis studio
103. Massage parlor
104. Scalp treatment
105. Hair replacement
106. Tanning salons

107. Musical instrument repair shop
108. Leather goods repair services
109. Shoe repair and shoeshine parlors
110. Bicycle repair shops
111. Locksmiths
112. Dry-cleaning & laundry services (excluding coin-op)
113. Tailor and mending of garments
114. Film developing services, retail
115. Pet grooming services
116. Offices of lawyers
117. Offices of certified public accountants
118. Other accounting services
119. Architectural services
120. Landscape architectural services
121. Professional planning services
122. Engineering services
123. Building inspection services
124. Testing laboratories
125. Custom computer programming services
126. Computer systems design services
127. Computer facilities management services
128. Other computer related services
129. Administration & general management consulting services
130. Other scientific & technical consulting services
131. Advertising agencies
132. Other services related to advertising
133. Photography studios & videography services
134. Corporate, subsidiary & regional managing office
135. Office administrative services
136. Private mail centers
137. Quick printing
138. All other business support services
139. Travel agencies
140. Investigation and security services
141. Security systems services (except locksmiths)
142. Municipal facilities
143. Fire department facilities
144. Public safety facilities
145. First aid facilities
146. Board of Education facilities
147. Frozen specialty food manufacturing
148. Newspaper publishers
149. Book publishers
150. Software publishers
151. Film & sound recording studios

Conditional uses.

1. Restaurant, drive-through
2. Public Utility Facility
3. Electricity regulating substations
- D. Accessory uses.
1. Uses customarily incidental and accessory to a principal permitted use
2. Outdoor Displays and Sales
3. Educational support services
4. Recreational clubhouse, concession stand
5. Outdoor Dining Facility
6. Parking for principal use

7. Telephone communication distribution
8. Coaxial cable communication distribution
9. Emergency services radio communication facilities
10. Natural gas distribution
11. Electric power transmission & distribution
12. Public water supply purveyance & distribution
13. Sanitary sewer lines

Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern.

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	0	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	0	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	0	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

Automotive Property

1300 Corlies Avenue Neptune City, NJ 07753

Population	1 Mile	3 Miles	5 Miles
Population (2014)	23,759	72,934	123,712
Population male (2014)	11,121	34,737	58,398
Population female (2014)	12,638	38,197	65,314
% Population male (2014)	46.8%	47.6%	47.2%
% Population female (2014)	53.2%	52.4%	52.8%
Population age 0-4 (2014)	1,329	3,400	5,344
Population age 5-9 (2014)	1,660	4,428	7,161
Population age 10-14 (2014)	1,568	4,304	7,197
Population age 15-19 (2014)	1,549	4,360	7,428
Population age 20-24 (2014)	1,590	4,473	7,603
Population age 25-29 (2014)	1,580	4,456	7,358
Population age 30-34 (2014)	1,541	4,350	6,978
Population age 35-39 (2014)	1,559	4,418	7,025
Population age 40-44 (2014)	1,646	4,880	7,774
Population age 45-49 (2014)	1,756	5,436	8,812
Population age 50-54 (2014)	1,714	5,583	9,251
Population age 55-59 (2014)	1,545	5,332	8,976
Population age 60-64 (2014)	1,285	4,673	8,010
Population age 65-69 (2014)	1,030	3,851	6,721
Population age 70-74 (2014)	783	2,975	5,323
Population age 75-79 (2014)	550	2,094	3,955
Population age 80-84 (2014)	349	1,352	2,776
Population age 85+ (2014)	725	2,569	6,020
% Population age 0-4 (2014)	5.6%	4.7%	4.3%
% Population age 5-9 (2014)	7.0%	6.1%	5.8%
% Population age 10-14 (2014)	6.6%	5.9%	5.8%
% Population age 15-19 (2014)	6.5%	6.0%	6.0%
% Population age 20-24 (2014)	6.7%	6.1%	6.1%
% Population age 25-29 (2014)	6.7%	6.1%	5.9%
% Population age 30-34 (2014)	6.5%	6.0%	5.6%
% Population age 35-39 (2014)	6.6%	6.1%	5.7%
% Population age 40-44 (2014)	6.9%	6.7%	6.3%
% Population age 45-49 (2014)	7.4%	7.5%	7.1%
% Population age 50-54 (2014)	7.2%	7.7%	7.5%
% Population age 55-59 (2014)	6.5%	7.3%	7.3%

Demographic Report

% Population age 60-64 (2014)	5.4%	6.4%	6.5%
% Population age 65-69 (2014)	4.3%	5.3%	5.4%
% Population age 70-74 (2014)	3.3%	4.1%	4.3%
% Population age 75-79 (2014)	2.3%	2.9%	3.2%
% Population age 80-84 (2014)	1.5%	1.9%	2.2%
% Population age 85+ (2014)	3.1%	3.5%	4.9%
Population white (2014)	11,740	49,167	93,897
Population black (2014)	9,930	18,429	21,687
Population Am In/AK Nat (2014)	47	90	92
Population Hawaiian/PI (2014)	N/A	6	6
Population multirace (2014)	1,974	4,492	5,746
Population Hispanic (2014)	4,361	10,049	12,608
% Population white (2014)	49.4%	67.4%	75.9%
% Population black (2014)	41.8%	25.3%	17.5%
% Population Am In/AK Nat (2014)	0.2%	0.1%	0.1%
% Population Hawaiian/PI (2014)	N/A	0.0%	0.0%
% Population multirace (2014)	8.3%	6.2%	4.6%
% Population Hispanic (2014)	18.4%	13.8%	10.2%
Non Hispanic White (2014)	8,572	40,201	79,493
% Non Hispanic White (2014)	36.1%	55.1%	64.3%
Population Change	1 Mile	3 Miles	5 Miles
Population (2014)	23,759	72,934	123,712
Population (2005)	24,850	83,047	133,633
Households (2005)	10,306	34,348	54,800
Population 2000	24,123	81,561	128,682
Households 2000	9,851	33,243	52,030
Population 1990	25,023	80,960	122,217
Households 1990	9,635	31,925	47,712
Population Change 2005-2014	-	-10,113	-9,921
% Population Change 2005-2014	--4.6%	--13.9%	--8.0%
Population Change 2000-2005	727	1,486	4,951
Household Change 2000-2005	455	1,105	2,770
% Population Change 2000-2005	2.9%	1.8%	3.7%
% Household Change 2000-2005	4.4%	3.2%	5.1%
Population Change 1990-2005	-173	2,087	11,416
Household Change 1990-2005	671	2,423	7,088
% Population Change 1990-2005	--0.7%	2.5%	8.5%
% Household Change 1990-2005	6.5%	7.1%	12.9%
Total Establishments (2005)	1,201	3,816	6,044

Demographic Report

Total Employees (2005)	11,128	33,852	51,847
Housing	1 Mile	3 Miles	5 Miles
Housing Units (2014)	11,706	36,583	62,045
Owner Occupied Housing Units (2014)	3,901	16,762	31,724
Renter Occupied Housing Units (2014)	5,420	13,338	20,084
Vacant Housing Units (2014)	2,385	6,483	10,237
Occupied Housing Units (2014)	9,321	30,100	51,808
Income	1 Mile	3 Miles	5 Miles
Median Household Income (2014)	\$41,557.50	\$59,599.00	\$67,302.50
Household Income < \$10000 (2014)	1,308	2,447	3,244
Household Income \$10000-\$14999 (2014)	578	1,577	2,334
Household Income \$15000-\$19999 (2014)	564	1,396	2,313
Household Income \$20000-\$24999 (2014)	761	1,532	2,721
Household Income \$25000-\$29999 (2014)	531	1,412	2,215
Household Income \$30000-\$34999 (2014)	551	1,514	2,291
Household Income \$35000-\$39999 (2014)	493	1,371	2,247
Household Income \$40000-\$44999 (2014)	1,308	2,447	3,244
Household Income \$45000-\$49999 (2014)	437	1,217	1,928
Household Income \$50000-\$54999 (2014)	976	2,988	4,808
Household Income \$55000-\$59999 (2014)	1,041	3,600	6,558
Household Income \$60000-\$64999 (2014)	730	2,637	5,097
Household Income \$65000-\$69999 (2014)	260	1,639	2,893
Household Income \$70000-\$74999 (2014)	240	1,963	3,742
Household Income > \$75000 (2014)	153	1,503	3,525
