

#3885 ~ The Wine Loft

32 Laird Street Long Branch, NJ 07740

Business/Bar/Restaurant

Block: 292.01 Lot: 1.01

Building Size: 2,500 Sq. Ft.

Tax Information

Tax Year: 2019

 Tax Rate:
 1.975/\$100

 Equalization Ratio:
 90.47%

 Updated:
 11/03/2020

Zoning: P/VC ~ Pier Village Center

Remarks: 2,500 Sq. Ft. Bar/Restaurant Located in Bustling Pier Village on the Beach

Block. Sale Includes Liquor License but not the Building. Plenty of Seating on the Main Floor with More Seating in the Loft Area. Easy Access to

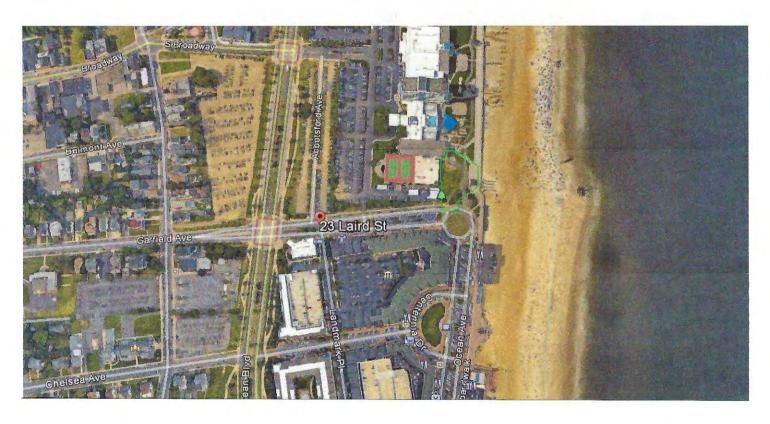
Highway 36.

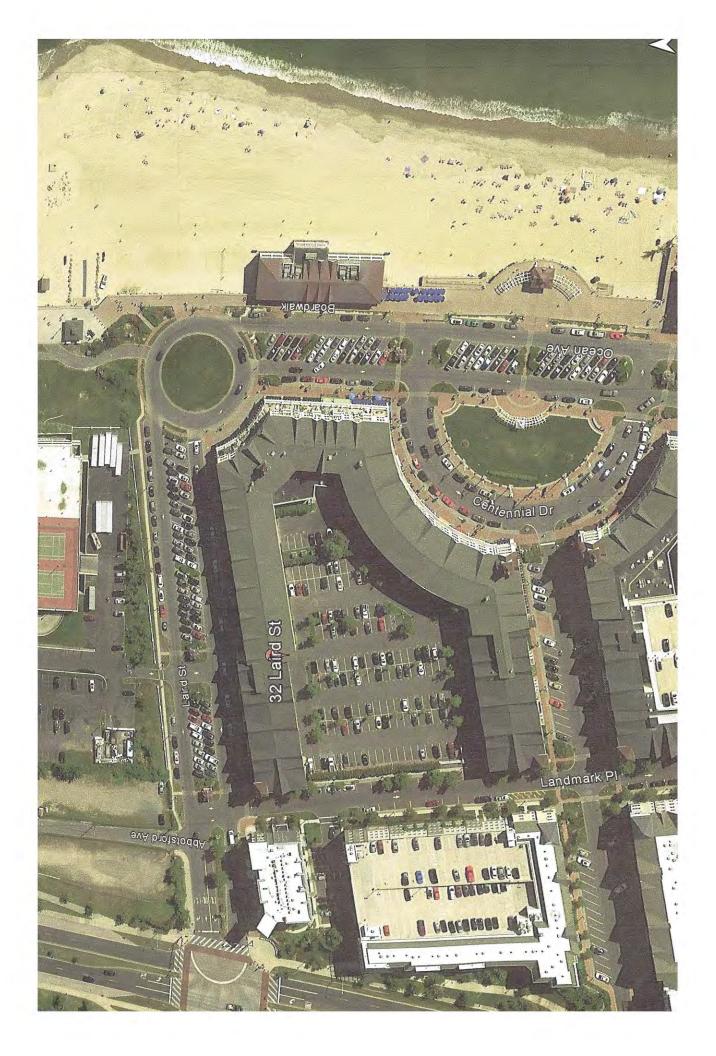
Price: \$ 569,000. ~ Sale

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.







ADDITIONAL PHOTOS

























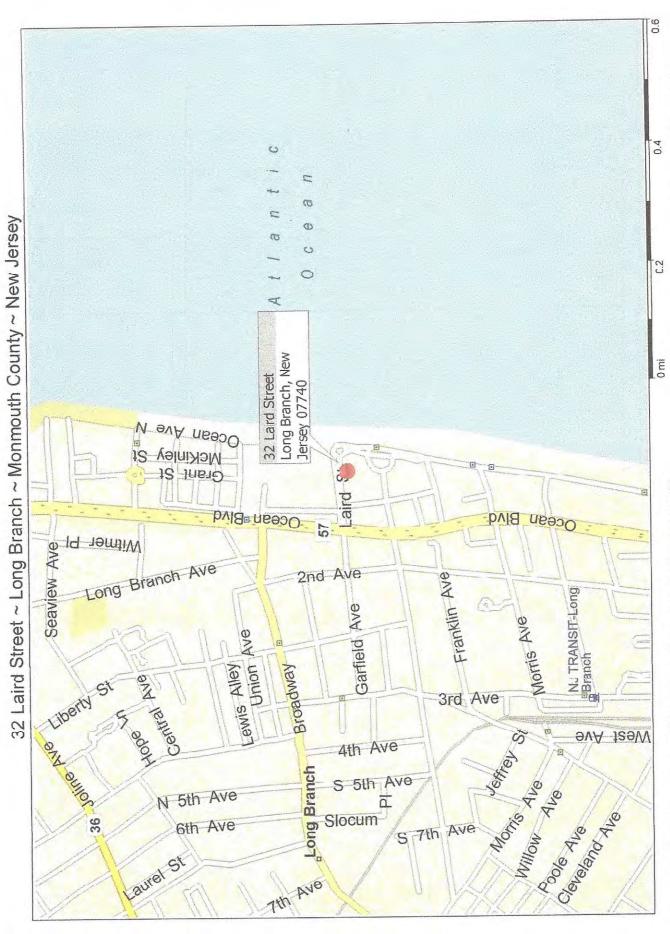




32 Laird Street ~ Long Branch ~ Monmouth County ~ New Jersey

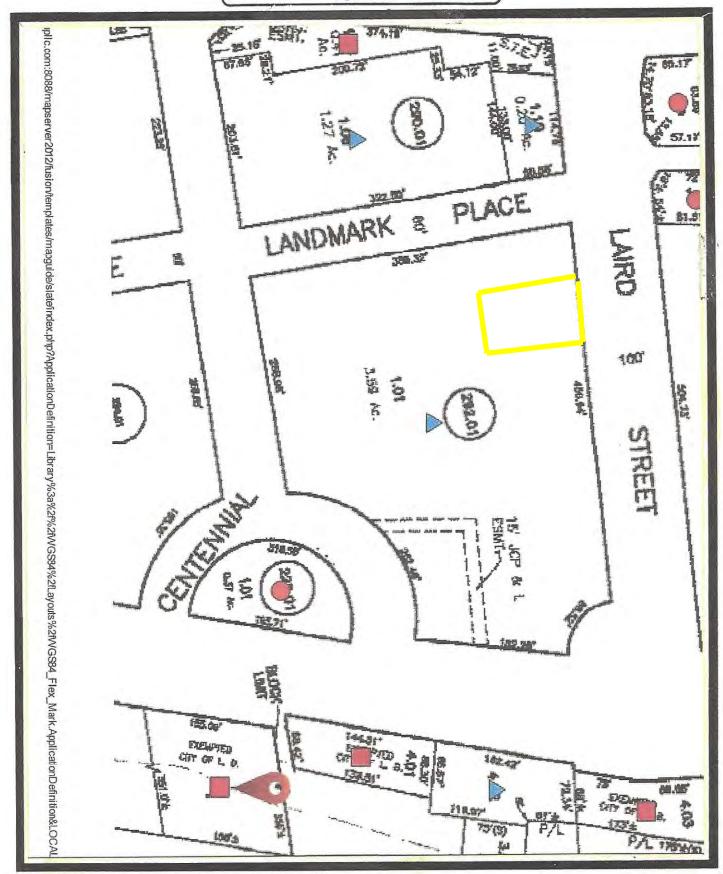
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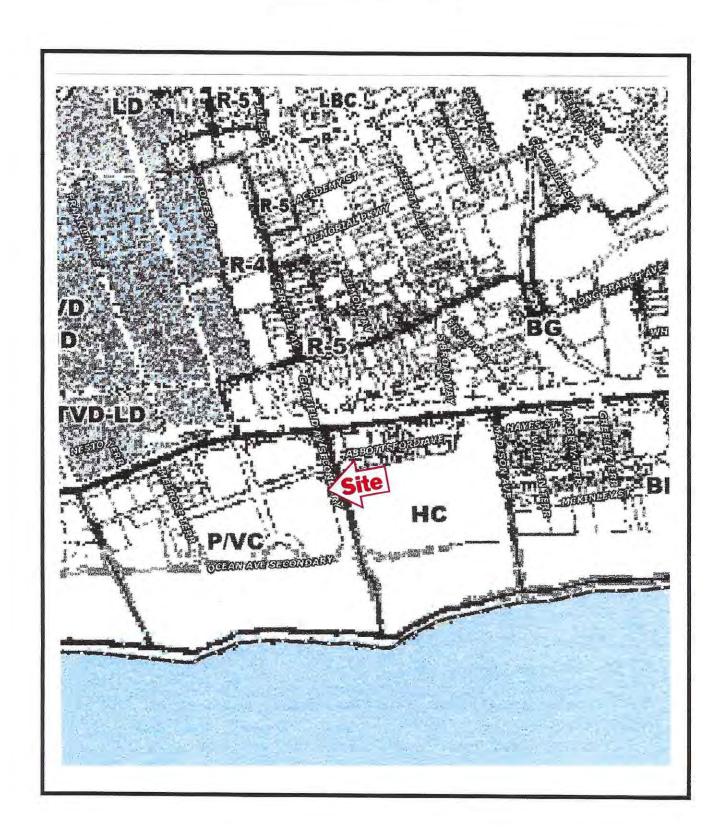


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Tax Map Location



Zoning Map



Pier/Village Center:

Commercial and Entertainment, Residential

(1)

A Village Center concept is to govern redevelopment of this area. A concentration of street-level retail and recreation-related development is anticipated, allowing second and third floors to be developed for restaurants, small office or residential uses. Current low-density patterns are to be increased to an FAR of at least 0.5 to 0.75 based upon the complementarity of existing and proposed uses, in optimizing parking demand and supply. The now derelict Pier is intended to become a public place restored by public action. The southerly half of this district is to feature a two- and three-story residential pattern, made more cohesive with infill on individual lots and some larger low-rise development of medium density (15 dwelling units/acre). No ground level residential uses shall be permitted on Ocean Avenue between Morris Avenue and Seaview Avenue, in the redevelopment area. Bed-and-breakfast conversions will be allowed as part of the permitted conversion of single-family homes to two and three units. The commercial and entertainment uses in this sector consist of two areas: Laird Street, and Ocean Avenue, between Morris Avenue and Laird Street.

(2)

Development/design requirements for the Commercial and Entertainment area on Ocean Avenue include:

(a)

Retail/restaurant/small inns/entertainment/ convenience, etc., catering to residential, worker and visitor populations.

(b)

Reparcel Ocean Avenue frontage into small lots (150 feet by 50 feet to 75 feet wide) where feasible.

(c)

Require a continuous street frontage with transparent display windows and frequent store entrances (zero lot line development).

(d)

Allow small scale incremental development:

[1]

Floor area ratio: 1.0 maximum.

[2]

Permissible ground coverage: 75%.

[3]

Maximum height: 60 feet.

(e)

Improve public and private amenities through joint land development where feasible.

f)

Widen Ocean Avenue right-of-way to 115 feet between Morris Avenue and Laird Street.

(g)

Provide easy access to front doors along "Main Street." Increase short-term on-street parking. Create a tree-lined median with diagonal parking and curbside parallel parking on Ocean Avenue.

(h)

No on-site parking requirements for Ocean Avenue commercial buildings.

(i)

Phase in parking as required and reserve land for a municipal parking lot at rear (validated for customers) to share with hotel/office users. (Additional parking management specifics to be included in the City's parking plan.)

(i)

Buffer adjoining residential neighborhoods from commercial activity.

(k)

Widen wooden boardwalk to 25 feet and create paved crosswalks and dropoffs.

(3)

Development/design requirements for the Commercial and Entertainment area on Laird Street include:

(a)

Extend the retail "Main Street" on Ocean Avenue to connect with the Commercial Gateway and the upper Broadway retail street.

(b)

Continue small lot commercial development on the south side of Ocean Avenue.

(c)

Wrap retail/commercial uses around the existing hotel garage. Move the garage's parking entrance, currently at the northeast corner, to the northwest corner of the garage near the hotel entrance.

(d)

Create a distinctive "corner" that faces Ocean Avenue/Laird Street/Pier intersection. An anchor restaurant should be open day and night, all year around.

(e)

Set the new building frontage to yield a sixty-foot right-of-way with a ten-foot planted median on Laird Street.

(f)

Establish continuous street frontage (zero lot-line development) on either side of Laird Street.

(g)

Small scale incremental retail development with a maximum FAR of 1:0 may be considered. Permissible ground coverage: 75%. Maximum height: 60 feet.

(h)

Redo Laird Street intersection at Ocean Boulevard.

(i)

No residential uses are permitted on the ground level on Ocean Avenue in this sector.

(j)

Motel/hotel uses on Ocean Avenue are encouraged.

(4)

Development/design requirements for the residential area include:

(a)

Close the entrances to all neighborhood streets (Franklin, Melrose and Chelsea East) at Ocean Boulevard, to deter through traffic.

(b)

Extend alleys connecting these streets at mid-block.

(c)

Require access such that neighborhood "gateways" occur on Ocean Avenue and Morris Avenue.

(d)

Create a landscaped buffer at the perimeter of the residential neighborhood.

(e)

Make "Pier Gateway" at the Laird/Garfield intersection with Ocean Boulevard.

(f)

Develop a cohesive low-rise, medium-density (15 dwelling units/acre) residential neighborhood compatible with existing neighborhood fabric, similar to that described for Beachfront North. Development proposals will be reviewed on a per case basis until design guidelines are drawn up for the area.[2]

[2]

Editor's Note: See § 345-101, Redevelopment design standards.

(g)

Only residential uses are permitted in this section of the Pier/Village Center area, with the exception of bed-and-breakfast and motel accommodations.

(h)

Allow bed-and-breakfast conversions per new City ordinance.

Long Branch, NJ 07740-8109, Monmouth County

POPULATION

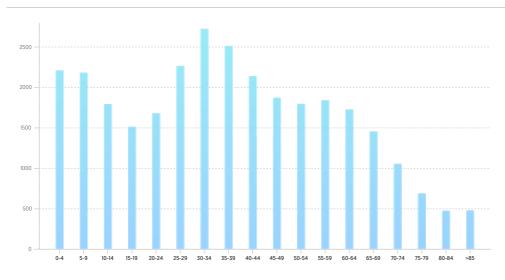
SUMMARY

Estimated Population	30,314
Population Growth (since 2010)	-2.3%
Population Density (ppl / mile)	5,581
Median Age	36.65

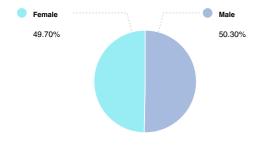
HOUSEHOLD

Number of Households	11,660
Household Size (ppl)	3
Households w/ Children	3,222

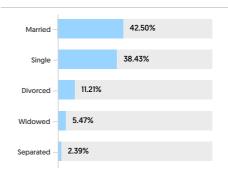
AGE



GENDER



MARITAL STATUS



HOUSING

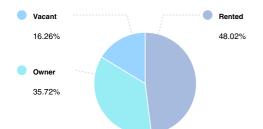
SUMMARY

Median Home Sale Price	\$320,000
Madian Van Duilt	4005
Median Year Built	1965

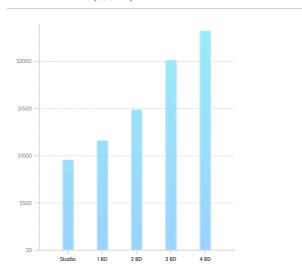
STABILITY

Annual Residential Turnover

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

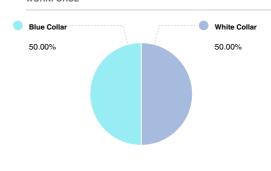


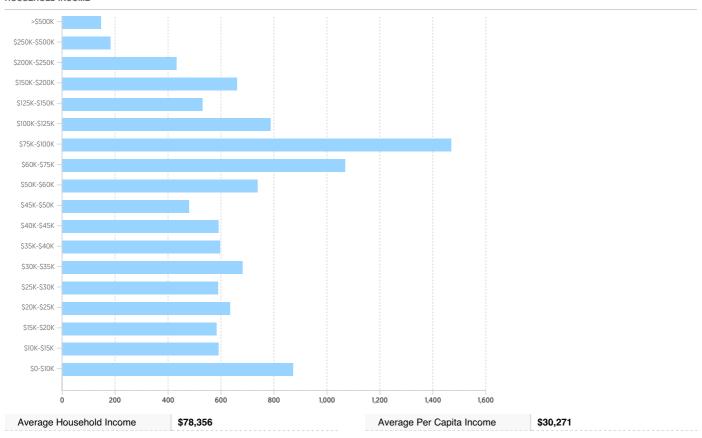
QUALITY OF LIFE

WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	5
Mining	15
Construction	558
Manufacturing	609
Transportation and Communications	128
Wholesale Trade	81
Retail Trade	1,297
Finance, Insurance and Real Est ate	66
Services	950
Public Administration	690
Unclassified	53

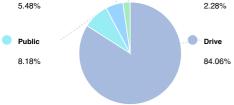
WORKFORCE







COMMUTE METHOD



Median Travel Time

WEATHER

January High Temp (avg °F)	40.6
January Low Temp (avg °F)	22.8
July High Temp (avg °F)	82.6
July Low Temp (avg °F)	65.5
Annual Precipitation (inches)	48.63

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	1,815
Some High School	1,481
High School Graduate	7,017
Some College	3,668
Associate Degree	1,019
Bachelor's Degree	3,744
Graduate Degree	2,218

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school. (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

SCHOOLS RADIUS: 1 MILE(S)

Long Branch School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Ra ting (1)
Gregory Elementary School	0.53	1st-5th	575	12	1
Morris Avenue School	0.74	Pre-K-K	400	11	
A.a. Anastasia Eleme ntary School	0.93	K-5th	500	11	1
Long Branch School Di	istrict		Community Rating	(2)	
Gregory Elementary So	chool				
Morris Avenue School					

PUBLIC - MIDDLE/HIGH

A.a. Anastasia Elementary School

Long Branch School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Ra ting (1)
Long Branch Middle School	0.93	6th-8th	1,200	10	1

Long Branch School District Community Rating (2)	
Long Branch Middle School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Seashore School	0.64	Pre-K-5th	200		

LOCAL BUSINESSES RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Nino's Ribeye	20 Centennial Dr	(732) 795-3187	0.03	Restaurants
Simply Greek	44 Centennial Dr	(732) 571-0222	0.03	Restaurants - Greek
G & D Organic Ice Cream	52 Laird St	(732) 795-3451	0.03	Ice Cream Parlors
Tasting Room	40 Centennial Dr	(732) 443-4797	0.03	Restaurants
Corner Cafe & Bistro	10 Centennial Dr	(732) 759-8480	0.04	Cafes
Red Orange Restaurant	8 Ocean Ave	(732) 222-2893	0.05	Restaurants
Rocky Mountain Chocolate	56 Centennial Dr	(732) 222-7623	0.05	Candy And Confectionery Retail
Stewart's Restaurant	60 Centennial Dr	(732) 229-0404	0.05	Restaurants - American
Wine Loft	32 Laird St	(732) 222-7770	0.05	Bars
Dough Mama	72 Ocean Ave	(732) 222-8490	0.08	Restaurants - Deli

SHOPPING

	Address	Phone #	Distance	Description
Fresh Boutique	32 Centennial Dr	(732) 222-6007	0.02	Boutique Items - Retail
Jenna & Molly Undercover	12 Centennial Dr	(732) 222-4900	0.04	Women's Apparel - Retail
Wine Loft	32 Laird St	(732) 222-7770	0.05	Beverages
Lululemon Athletica	80 Ocean Ave # Vlg	(732) 229-2409	0.09	Sportswear - Retail
Avenue	23 Ocean Ave	(732) 759-2900	0.09	Women's Apparel - Retail
Ocean Place Resort & Spa	1 Ocean Blvd	(732) 229-0931	0.18	Hot Tubs And Spas

⁽¹⁾ SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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Jose's Carpet Cleaning	62 2nd Ave	(732) 895-5259	0.19	Carpet And Rug Dealers - New
Cvs/Pharmacy	71 S Broadway	(732) 222-8027	0.23	Pharmacies
Shore Microsystems Inc	45 Memorial Pkwy	(732) 870-0800	0.29	Computer And Equipment Dealers
Waltex Inc	20 Grant St	(732) 229-6060	0.32	Computer Software