



## 4020 Quakerbridge Road

Lawrence Twp, NJ 08648

### Available for Sale:

- 3,500 SF 1-Story Building
- Ideal for Office, Retail, Medical, Showroom Use
- 1<sup>st</sup> Floor: 6 Private Offices, Open Workspace, and a 14' x 22' Conference Room
- Fully Equipped Lower-Level Kitchen with Dishwasher, Refrigerator and Double Sink
- Two Bathrooms
- Lot Size .68 Acres
- 2 HVAC Units
- Brick Construction with Well Water and City Sewer
- Parking: 17 Cars
- Taxes: \$20,857
- 127' frontage along Quakerbridge Road with daily traffic count of 25,000 cars per day
- High Traffic, Large Population and Purchasing Power where Businesses Perform at Optimum Levels
- Zoning: NC-2 Neighborhood Center (Details on Back)

**Sale Price: \$699,000**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

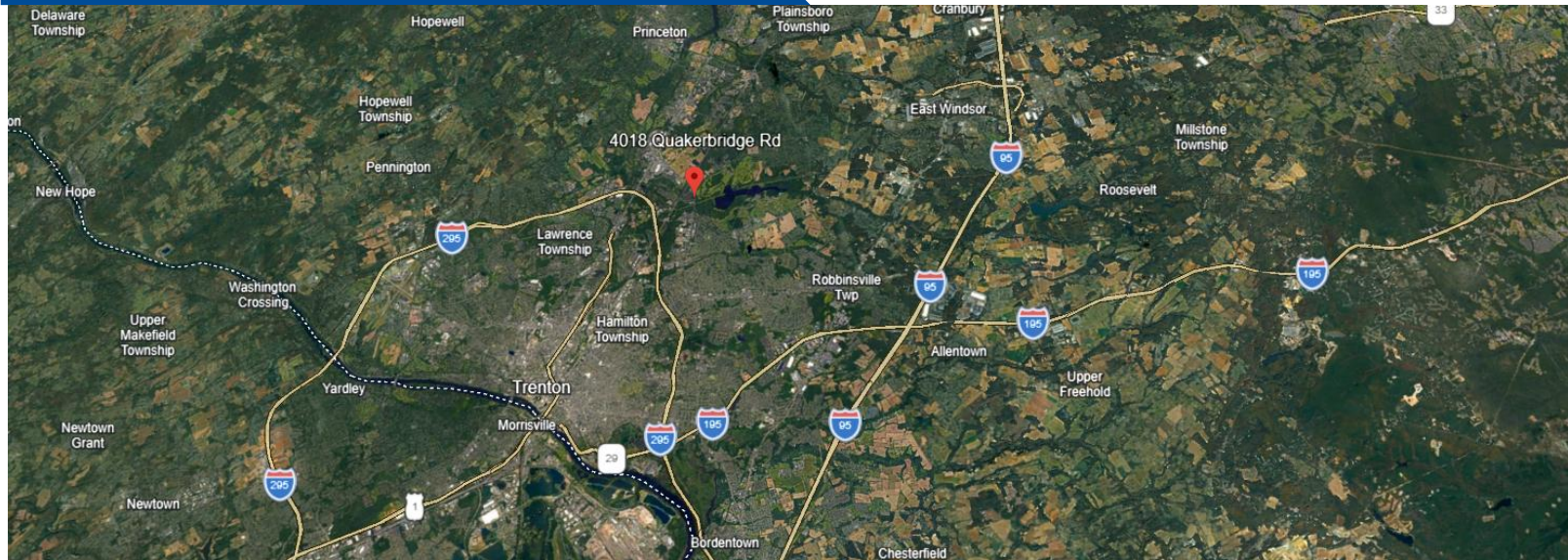
For more information:

**Gerard Fennelly**

# For Sale

## 3,500 SF Office/Retail/Showroom

## 4020 Quakerbridge Road Lawrence Twp, NJ 08648



### **Neighborhood Center 2 (NC-2) District.**

The NC-2 district, like the NC-1 district, is intended to create through redevelopment a more urban character that combines residential and commercial uses in an integrated fashion even though the development occurs over an extended time. The NC-2 district differs from the NC-1 district by requiring a larger lot size that would provide sufficient area to allow adequate parking and buffers to residential areas. Because of the larger lot size, limited commercial uses oriented to automobiles are permitted.

### **Permitted Uses.**

- Retail sales of goods and services
- Banks, including drive-in facilities
- Offices and office buildings
- Restaurants
- Taverns and bars
- Professional offices
- Indoor recreational facilities
- Post offices
- Convenience stores
- Beauty parlors and barber shops
- Single family detached dwelling
- Semi-detached and duplex dwellings
- Apartments on second or higher floors
- Child care center
- Funeral home
- Combinations of the above



### **Accessory Uses Permitted.**

May be permitted when used in conjunction with a principal use:

1. Off-street parking and private garages.
2. Fences and walls.
3. Signs. Home occupation.
4. Storage buildings.
5. Satellite dish and television antennae.
6. Outdoor seating.
7. Accessory uses customarily incidental to a principal use.

