

FOR SALE

Gas Station/Convenience Store

289 US Highway 22 East
Green Brook Twp, New Jersey



Sale Information

- 2,062 SF on 1.54 Acre lot
- Gas station fronts on busy Route 22 with excellent daily traffic count on the “morning side” of the highway
- Convenience store is ready for new owner - stocked with cold boxes, counters, shelving, etc.
- Excellent site design for efficient use of the property
- Close to jug handle for western travel



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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

PROPERTY

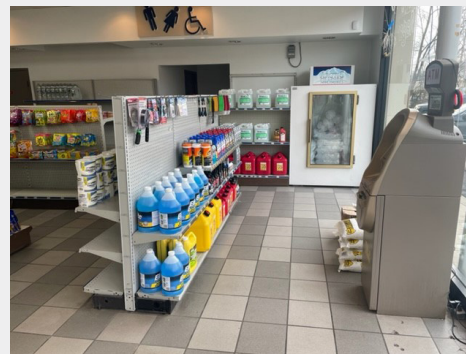
Exterior Photos

289 US Highway 22 East
Green Brook Twp, New Jersey



STORE Interior Photos

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Green Brook Twp, New Jersey

Zone Districts

LD-1	Low Density Single Family Residential (1 acre minimum)
LD-3	Low Density Single Family Residential (3 acre minimum)
AHD	Affordable Housing District
AHD 2	Affordable Housing District 2
AHD 3	Affordable Housing District 3
AHD 4	Affordable Housing District 4
MD	Medium Density Single Family Residential
MHD	Medium-High Density Single Family Residential
HD	High Density Single Family Residential
SMD	Special Mountainside District
MP	Mountain Preservation (20% slopes or greater)
RHC	Regional Highway Commercial (Non-residential Zone)
VG	Village Gateway
VC	Village Commercial
RVC	Residential/Office Village Commercial
I	Industrial District (Non-residential Zone)
PR	Public Recreation
CA	Conservation Area
PRN	Planned Residential Neighborhood

DEVELOPMENT NAMES									
1	Mountainview at Green Brook	11	Cedar Ridge Estates	21	Continental Heights	31	Abby Manor	41	Witchwood
2	The Woods at King George	12	Mountain Top	22	Watchung Hills Estates	32	Webster Manor	42	Rock Road Estates
3	Horizons at Green Brook*	13	Brandywine Heights	23	Subdivision of Cole & Tucker	33	Inglehurst Village	43	Valley Estates
4	Top of the World*	14	Brandywine Rise*	24	Blue Ridge Estates	34	Grandville Gardens	44	Top Avenue Estates
5	Sunrise Ridge*	15	Wingate (Monarch Ridge)	25	Mountain Ridge*	35	Whispering Hollow Estates	45	Rocklin Estates
6	Green Valley Acres	16	Mountain Estates	26	Talwoods at Green Brook	36	North Plainfield Park	46	Rudy Rose Estates
7	Hickory Rise	17	Hi-Vue Estates*	27	Skyline at Green Brook	37	Kelly Court	47	Sunset Ridge*
8	Fairway Estates	18	Subdivision of Flood & Ruebel	28	Blue Hills Acres	38	Maxall Village	48	Blue Ridge Estates - Section 1*
9	D'Egidio One	19	Subdivision of Ferruggia Assoc.*	29	Plantation Manor	39	Rockview Manor	49	Honiis Estates
10	FMK Subdivision	20	Glen Eagle Estates	30	Heritage Estates	40	Blue Star Estates	50	Allure at Green Brook

MASTER
CONSULTING P.A.

Zoning Map of Green Brook Township

Somerset County
New Jersey

MC Proj. No. GBT-004

606. ROC REGIONAL HIGHWAY COMMERCIAL DISTRICT.

The establishment of this District recognizes the existence of certain commercial activities along New Jersey Route 22, and provides for their continuance and the development of said District for regional commercial markets. It is also the purpose to limit certain commercial activities to such District, all in such manner as will also recognize the traffic concentration on said highway and provide safety measures thereon, and adjacent thereto.

606.1-1 Shopping centers, retail stores and shops, repair shops for household type items, personal service establishments, business-and professional offices, banks and fiduciary institutions, and restaurants.

606.1-2 Indoor theaters and other forms of commercial recreation establishments where the activity is conducted

within a building or buildings.

606.1-3 Wholesale establishments and distribution centers for finished products or commodities.

606.1-4 Same as 601.1-4.

606.2 Permitted Accessory Uses.

606.2-1 Signs, subject to the provisions of Article 9.

606.2-2 Fences and landscaping, subject to the provisions of Article 10.

606.2-3 Off-street parking facilities, subject to the provisions of Article B.

606.2-4 Loading and unloading ramps and structures, subject to the provisions of Article 8.

606.2-5 Private garages incidental to the business conducted.

606.3 Area and Bulk Requirements

606.3-1 Height: no building shall exceed a maximum of 2 stories, or 35 feet.

606.3-2 Front Yard: there shall be a front yard of not less than 100 feet.

606.3-3 Side Yards: there shall be two side yards, and no side yard shall be less than 25 feet, provided, however, that the aggregate width of the two side yards combined must total at least 60 feet at the building line. No accessory building shall be closer than 25 feet to any side lot line

606.3-4 . Rear Yard: there shall be a rear yard of not less than 5D feet. No accessory building shall be closer than 30 feet to the rear lot line.

606.3-5 Maximum Lot Coverage: the maximum lot coverage for all buildings and structures on any lot shall be limited to 30 percent of the total lot area.

606.3-6 Minimum Lot Area: each lot shall be of sufficient size in relation to the building an accessory buildings to be constructed there-on to conform to the requirements of this ordinance including but not by way of limitation, front yard, rear yard, side yards, maximum lot coverage off-street parking and loading and unloading requirements, and ingress and egress to and from the same, and landscaping and buffer area requirements, provided, however, that no lot shall contain less than 40,000 square feet.

606.3-7 Lot Width: each lot shall be at least 200 feet in width.

****Webmasters Note:** Section 606.3-7 amended as per Ordinance 2002-686.

606.4 Uses Permitted Upon Application to the Planning Board as Condition Use, subject to Article 7.

606.4-1 Public Utilities.

606.4-2 Nursing Homes.

606.4-3 Quasi-public buildings and recreation areas.

606.4-4 Public garages and motor vehicle service stations.

606.4-5 Automobile sales establishments operated by bona fide new car dealers.

606.4-6 Hotels and Motels.

606.5 Other Provisions and Requirements.

606.5-1 Special Design Requirements. To encourage the sound development of major highway frontage, the following special provisions shall apply in any location in the ROC District which abuts New Jersey Route 22 and other roads designated as "primary roads" in the Township Master Plan.

a. Access Barrier. Access to Route 22 and primary roads shall be controlled in the interest of public safety. Each building or group of buildings used for nonresidential purposes, and its parking or service areas, shall be physically separated from the highway or roadway by a curb, planting strip; or other suitable barrier of not less than ten (10) feet in depth against unchannelled motor vehicle ingress or egress except for access ways authorized herein.

b. Access ways. Each .separate use, grouping of attached buildings, or groupings permitted as part of a single integrated plan shall have not more than two (2) access ways to any one highway or primary road. Insofar as practicable, the use of common access ways, with acceleration and deceleration lanes servicing them, by two or more permitted highway uses shall be provided in order to reduce the number and closeness of access points along the highway, and to encourage the fronting of commercial structures upon a parallel street and not directly upon a public highway.

c. Directional signs in conjunction with said access ways, and for control of traffic to and from parking areas, shall be provided as approved by the Approving Authority in conjunction with site plan review and approval.