

BUILDING FOR SALE

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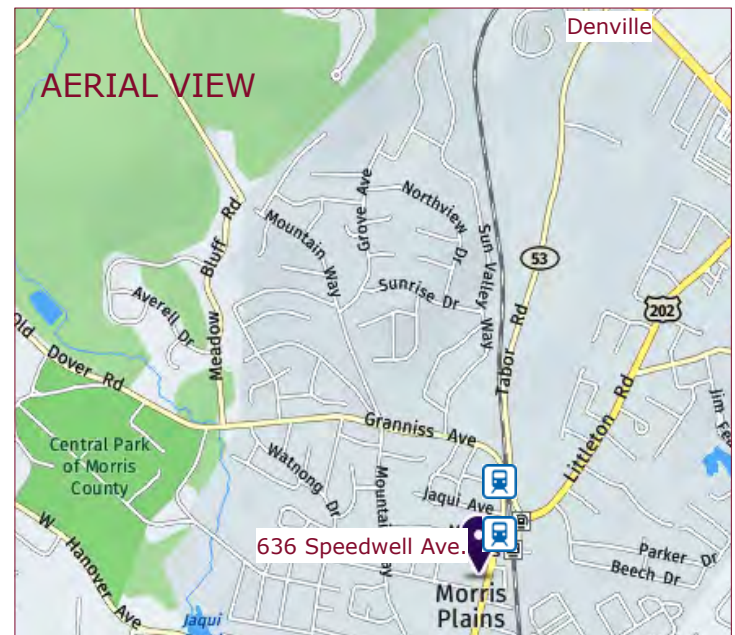
BUILDING FEATURES

Approx. 2,810 SF

- Free Standing Building
- Potential For Expansion
- 5 Year Lease Remaining W/Potential for Early Termination
- **Zoned B-4**
- Ideally Suited for Medical, Dental, Restaurant
- Large Private Parking Lot: 24 Parking Spaces
- Downtown Location Walking Distance to NYC Train, Post Office, Restaurants and Shops
- Easy Access to Routes 10, 24 and I-287

ASKING SALE PRICE \$1,800,000

(Ideal for Investor/ Owner User)



Contact Our Exclusive Agents:

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**SECTION 13-5.1C
SCHEDULE "C"
PERMITTED USES
LAND DEVELOPMENT ORDINANCE
BOROUGH OF MORRIS PLAINS, NEW JERSEY**

X=PERMITTED

Principal Uses	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	B-4	OB	C-1(1)	L-1(1)	L-2(1)	I(1)
One-Family Dwellings	X	X	X	X											
Townhouses §13-5.6				X											
Apartments and Townhouses §13-5.6.1					X										
Multi-Family Interlocking Townhouses						X									
Apartments on floors above the first floor (2) (11)							X								
Adult Care Center Sec. 13-5.2B(5)															X
Banks and Similar Financial Institutions							X(12)	X	X	X	X	X			
Bowling Alleys												X			
Child Care Centers Sec. 13-5.2B(4)							X	X	X	X	X	X	X	X	X
Computer and Data Processing Centers											X	X			X
Executive Conference and Training Centers											X		X	X	X
Hotels											X				
Funeral Homes										X					
Indoor Health and Fitness Centers, inc. tennis, racquetball, volleyball centers, Martial Arts & Exercise Studios									X(13)			X			X
Limited Manufacturing, fabrication, processing, assembly and packaging (3)													X	X	X
Mailing, reproduction and stenographic services											X				X
Medical and Dental Laboratories															X
Motor Vehicle Sales and Services											X(15)				
Non-profit Clubs, Lodges, Fraternal, Civic & Charitable Organizations							X	X		X		X			
Office for Business, Professional, Administrative and Executive Purposes							X(3)	X	X	X	X	X	X	X	X
Pool, Billiard & Table Tennis Rooms (4)									X			X			
Printing Establishments (5)							X	X	X			X			
Public Buildings and Uses	X	X	X	X			X	X	X	X	X	X	X	X	X
Research, Design & Testing Laboratories													X	X	X
Residential Health Care Facilities, including Assisted Living															X
Restaurants, Taverns and Cafes							X	X	X			X			
Retail Sales and Services							X	X	X(6)		X(15)	X			
Storage Warehouses													X		X
Studios and Galleries for Art, Music, Dance & Photography								X	X	X		X			
Wholesale Establishments												X			

**SCHEDULE "C"
PERMITTED USES - continued**

X=PERMITTED

Necessary Uses	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	B-4	OB	C-1(1)	L-1(1)	L-2(1)	I(1)
Mechanical Amusement Devices (7)							X	X	X			X			
Outdoor Storage Sec. 13-5.2A(14)							X	X					X	X	X
Loading and Parking Facilities Sec.13-5.7 & D	X	X	X	X	X(10)	X(14)	X	X	X	X	X	X	X	X	X
Private Garages Sec. 13-5.2B(7)	X	X	X	X											
Private Swimming Pools Sec.13-5.2B(9)	X	X	X	X	X	X									
Roomers or Boarders not more than 2 per family	X	X	X	X											
Trucks Sec. 13-5.8	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Unincorporated Accessory Use Customarily Incident to Principal Uses	X(8)	X(8)	X(8)	X(8)	X	X	X	X	X(9)	X	X	X	X	X	X

Additional Uses	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	B-4	OB	C-1(1)	L-1(1)	L-2(1)	I(1)
Child Care Centers Sec.13-5.4D		X	X												
Electric Bicycles Sec. 13-5.4A													X	X	X
Public Garages and Gas Stations Sec. 5.4B								X				X			
Public Utilities & Institutional Uses Sec. 5.4C	X	X	X	X			X	X	X	X	X	X	X	X	X
Wireless Telecommunications Antennas & Facilities §13-5.4E													X	X	X

AERIAL VIEW



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