



Launch Ramp

97 Sand Shore Rd

Budd Lake, NJ

3,000 SF – Mixed Use Building

Restaurant (Vacant) & 3 Bedroom Apartment



03
Highlights

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Rare opportunity to acquire a waterfront mixed use building right along Sand Shore Rd in Budd Lake, NJ. This 2-unit new construction building features retail/restaurant space and a 3-bedroom apartment above. The restaurant on the ground floor has a built-out kitchen and sweeping lake views from the dining area and private outdoor deck. Enjoy breathtaking sunsets as a patron or as an owner. The upstairs unit contains a sun drenched 3 bed/2 bath loft with oversized windows overlooking the water. Sale includes a 2nd lot with parking directly across the street and deeded water rights that allows for a marina. Perfect opportunity for an owner/user or investors alike.

OFFERING

\$999,999

ASKING PRICE

Property Stats

Taxes: \$19,044

Block: 2700 | Lot: 52.05
(Restaurant)

Block: 7201 | Lot: 1
(Parking). 10 Spaces

Lot Size: 8,751 SF

Building Size: 3,000 SF

Zoning: L

Property Highlights

New Construction Building

Retail/Restaurant & 3 Bedroom Apartment

Fully Built Out Kitchen

Turnkey Condition

Great Owner/User Potential

32 Person Dining Area

Deeded Water Rights
8' x 50' Marina

Strong Demographic Location

Central Smoke Alarm System

Sprinklered Building



Sand Shore Rd

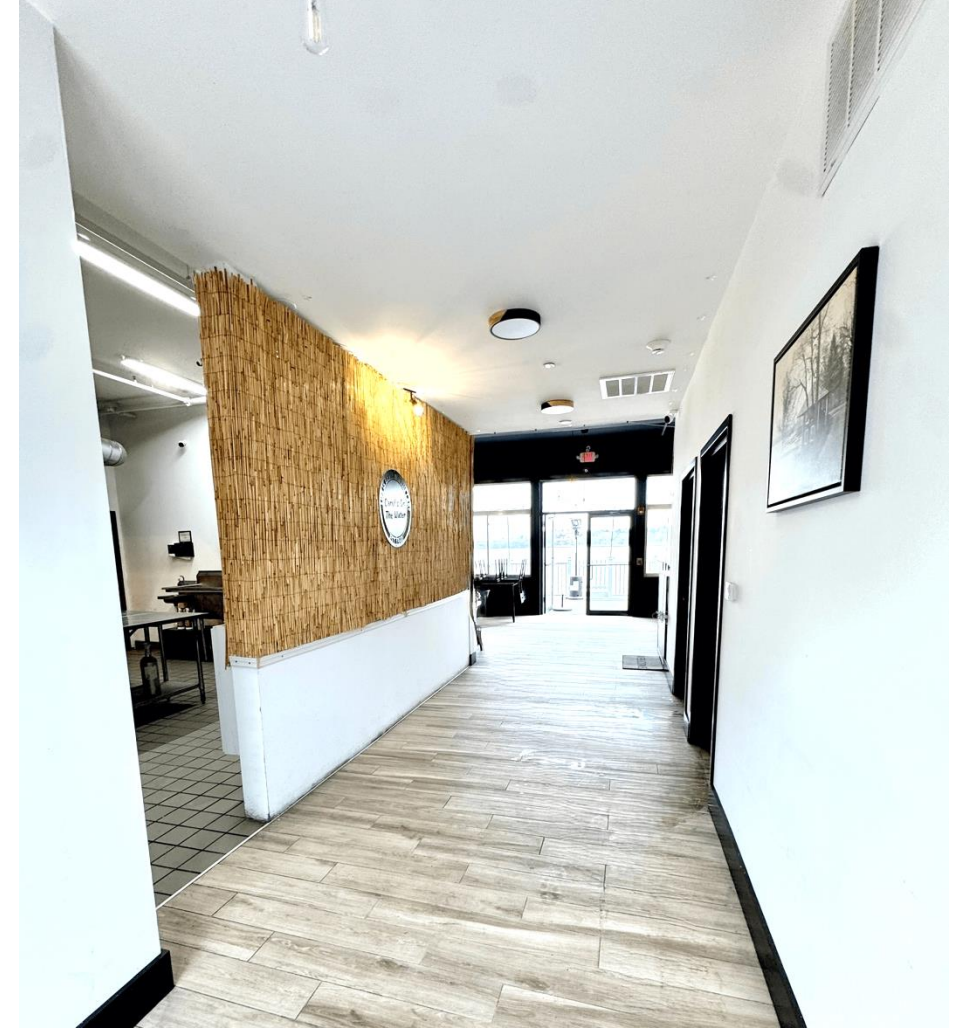
Budd Lake





Facade



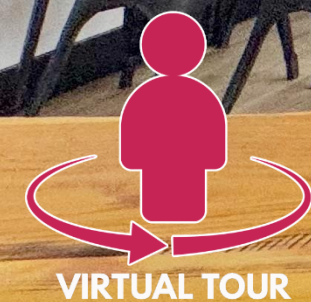


Restaurant
Commercial Unit



← CLICK HERE

KW
COMMERCIAL



VIRTUAL TOUR

← CLICK HERE

Restaurant
Commercial Unit





Restaurant
Commercial Unit



← CLICK HERE

KW
COMMERCIAL



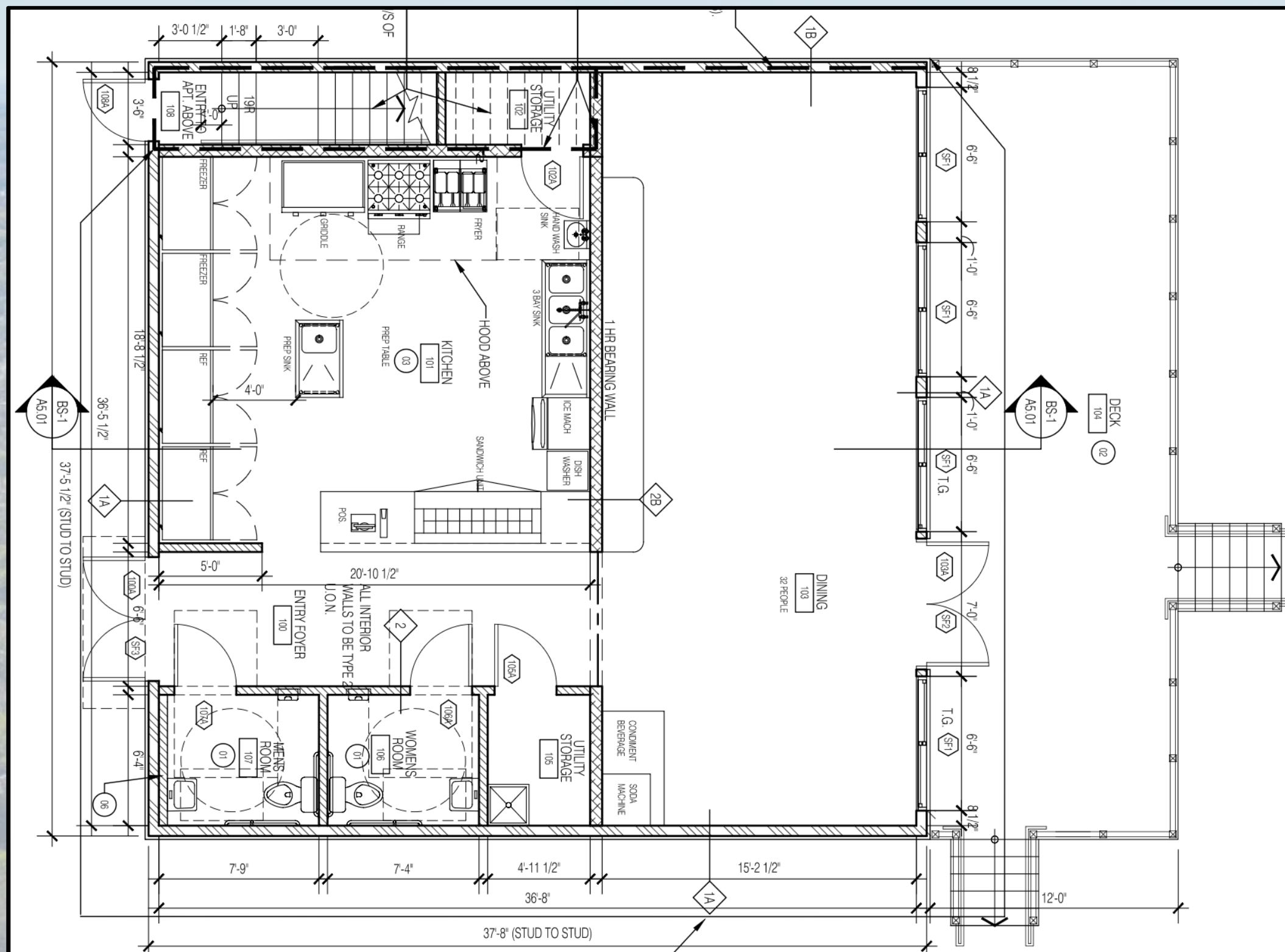
VIRTUAL TOUR

← CLICK HERE

Restaurant
Commercial Unit



Floor Plan



FLOOR 1



← [CLICK HERE](#)

3 Bed Apartment



3 Bed Apartment



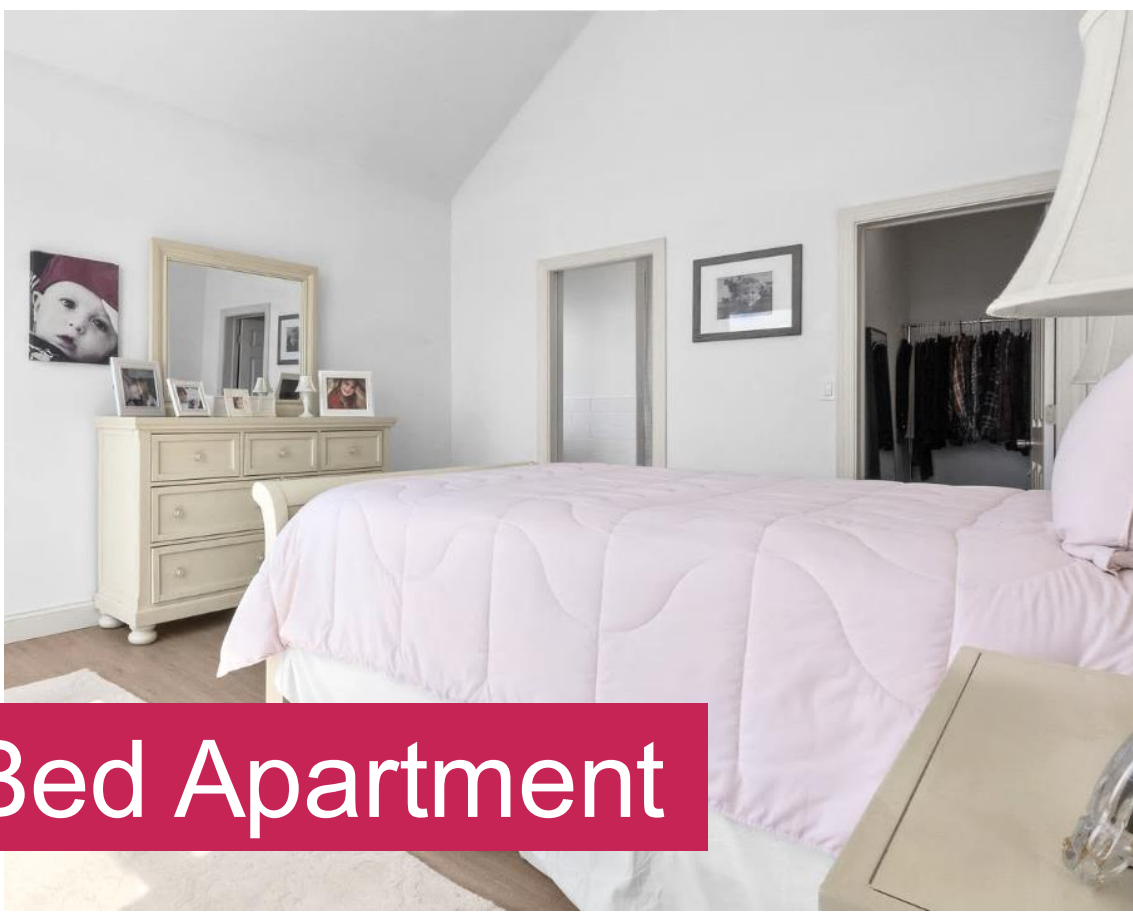
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3 Bed Apartment



VIRTUAL TOUR

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3 Bed Apartment



3 Bed Apartment



3 Bed Apartment

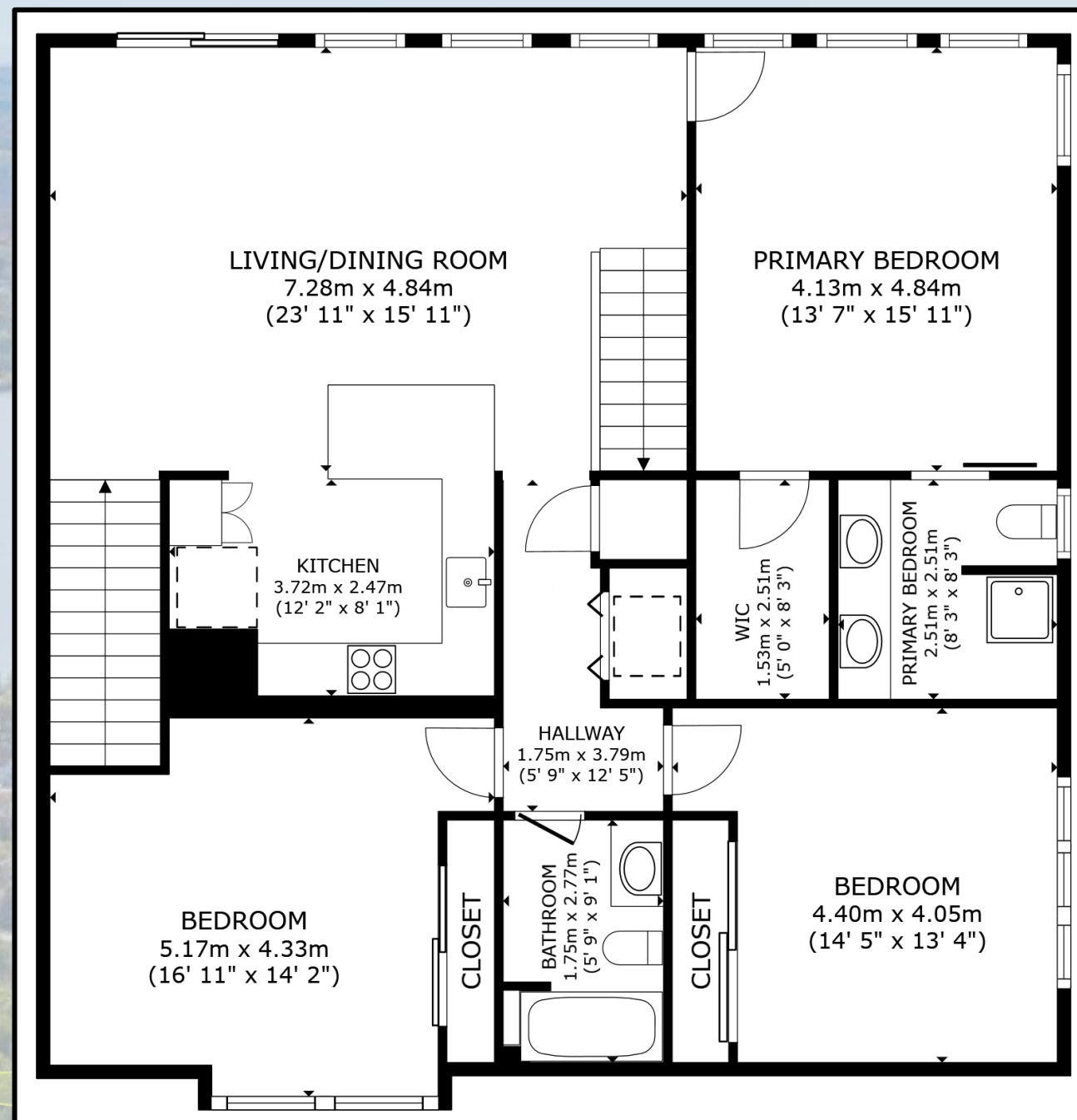


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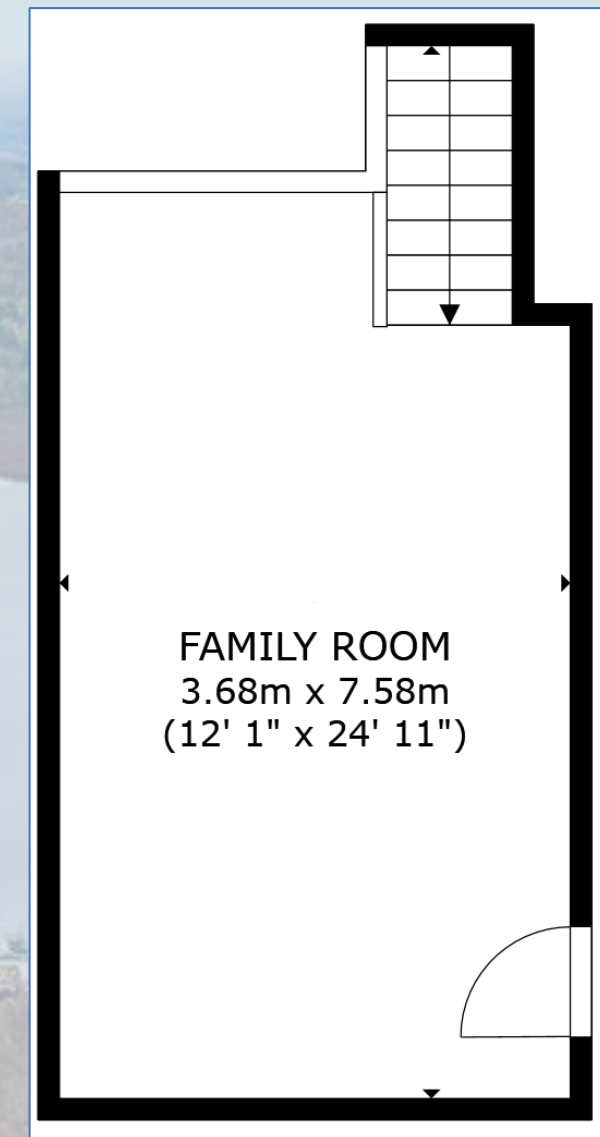
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3 Bed Apartment

Floor Plan

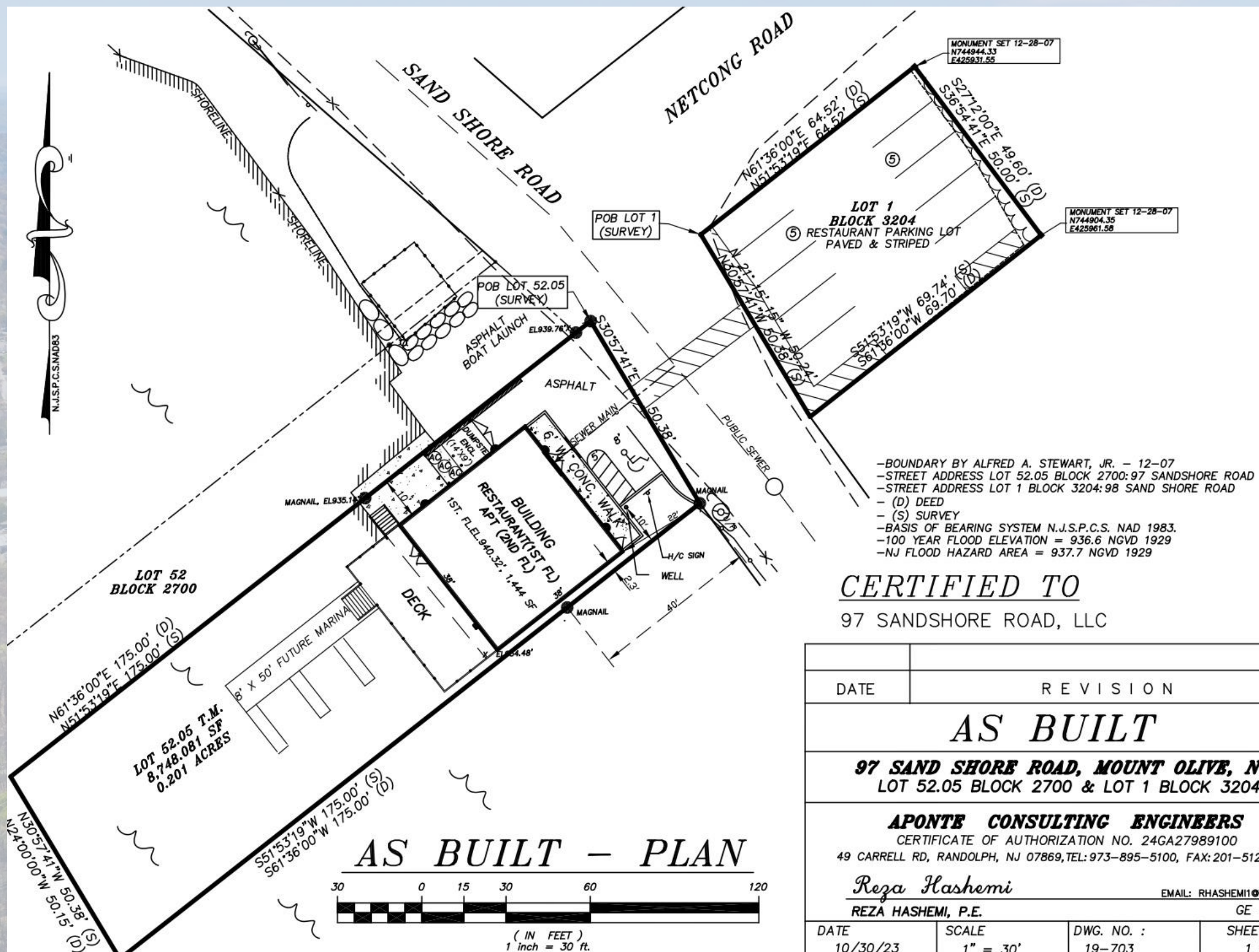


FLOOR 2



FLOOR 3

SURVEY



CERTIFIED TO

97 SANDSHORE ROAD, LLC

DATE	REVISION
AS BUILT	
97 SAND SHORE ROAD, MOUNT OLIVE, N.J. LOT 52.05 BLOCK 2700 & LOT 1 BLOCK 3204	
APONTE CONSULTING ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 24GA27989100 49 CARRELL RD, RANDOLPH, NJ 07869, TEL: 973-895-5100, FAX: 201-512-3808	
<i>Reza Hashemi</i>	
EMAIL: RHASHEMI1@YAHOO.COM	
REZA HASHEMI, P.E.	
GE 31077	
DATE	SCALE
10/30/23	1" = 30'
DWG. NO. :	SHEET NO. :
19-703	1 OF 1

KW
COMMERCIAL

Income Statement

UNIT	APPROX SF	LEASE EXPIRATION	CURRENT MONTHLY RENT	RSF	
Restaurant	1,500	N/A	\$5,000	\$40	Currently Vacant
3 Bed/2 Bath	1,500	April 2027	\$3,300	\$26.40	
Total			\$8,300		

Price	\$1,190,000	Pro - Forma
Gross Annual Income		\$99,600
Vacancy – 5%		\$4,980
Effective Gross Income		\$94,620
Total Expenses		\$28,834
NOI		\$65,786
Cap Rate		5.53%

EXPENSES	%	
Water – well water		\$0
Sewer		\$1,800
Utilities		\$250
GL & Property Insurance		\$5,560
Taxes:		\$19,044
Repairs and Maintenance		\$2,490
Total Expenses	29.2%	\$29,084

Building Utility



Heating: *Paid By Tenants*
Gas Fired Combo



Cooling: *Paid By Tenants*
Gas Fired HVAC Combo



Hot Water: *Paid By Tenants*
Well Water



Electricity: *Paid By Tenants*





Mount Olive
Train Station



Village Green
Apartments
1,173 Units



Netcong Rd



Sand Shore Rd

Budd Lake

Musconetcong Lake

ExtraSpace
Storage

amazon



SKY ZONE
TRAMPOLINE PARK



Mountain Ridge
Townhomes
54 Units



HomeGoods



T Mobile



Michaels



Walmart





Olive
gels
ing & Deli
Source
RE EYE CARE

BAD REPS
24/7/365

Domino's

Juliana's
Fine Jewelry

MILANO
NAIL SPA



Speeders
CAR WASH

INDUSTRYNET
THE INDUSTRIAL MARKETPLACE

BRANDA'S ITALIAN GRILL

INZA
Bar. Restaurant . Sushi

Marathon

Mount Olive
High School

Turkey Brook
Park

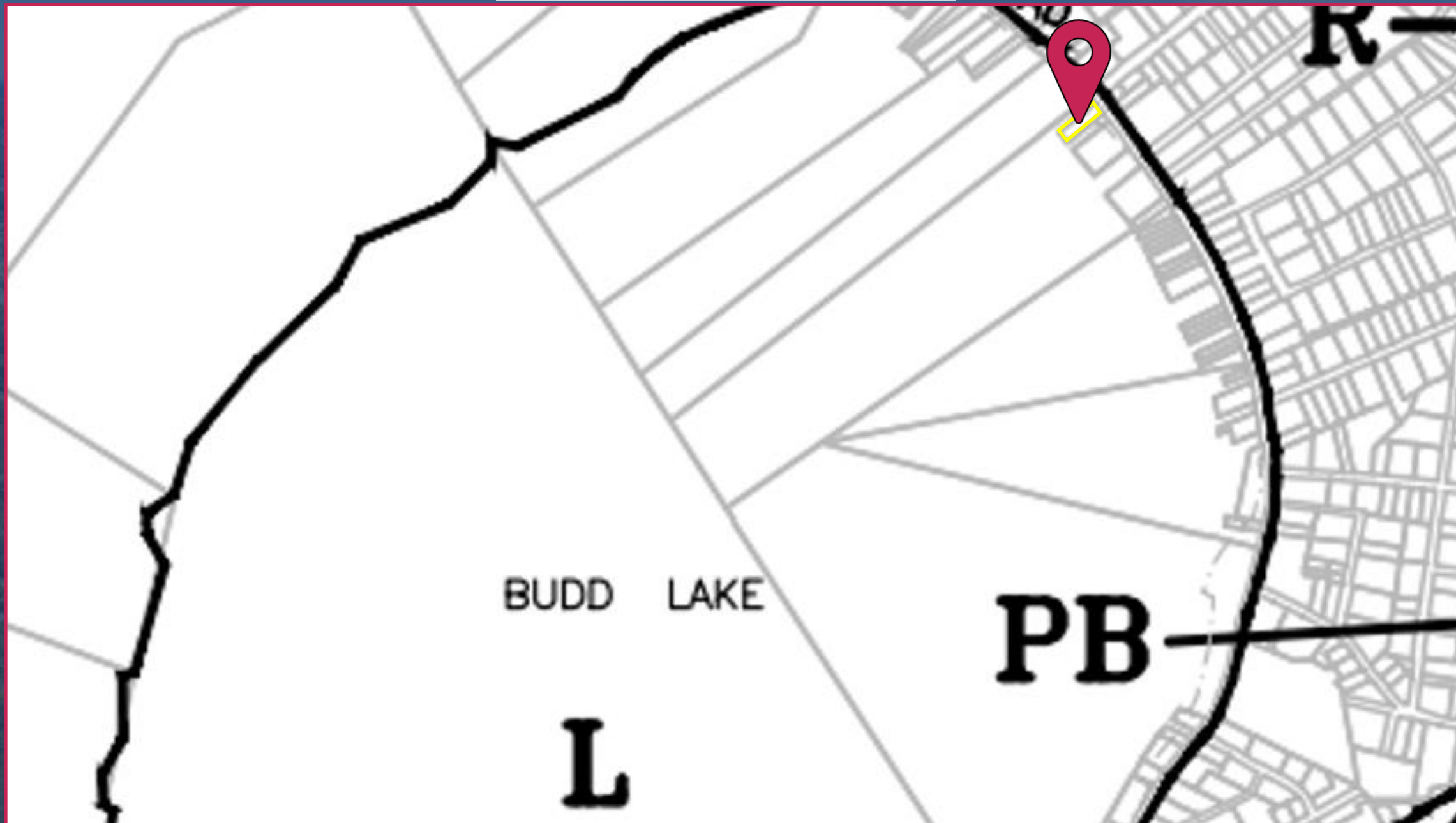
CVS

Sand Shore Rd

Budd Lake

Zoning

L Zone



Lake Zone

AR	ACTIVE RECREATION	FTZ-1-4	FOREIGN TRADE ZONE
RR-AA	RURAL RESIDENTIAL / AGRICULTURAL 1 DU/5 ACRES	P	PUBLIC / CONSERVATION
RR-A	RURAL RESIDENTIAL 1 DU/3 ACRES	PB	PROFESSIONAL BUSINESS
R-1	RESIDENTIAL 1 DU/1 ACRE	PC-2	PROFESSIONAL / COMMERCIAL - 2
R-2	RESIDENTIAL 2 DU/1 ACRE	C-1	COMMERCIAL
R-3	RESIDENTIAL 3 DU/1 ACRE	C-2	COMMERCIAL
R-3SC	RESIDENTIAL / SENIOR CITIZEN	CR-3	COMMERCIAL / RESIDENTIAL
R-4	RESIDENTIAL 4 DU/1 ACRE	C-LI	COMMERCIAL / LIGHT INDUSTRIAL
R-5	RESIDENTIAL MULTI-FAMILY	LI	LIGHT INDUSTRIAL
R-5/ML	RESIDENTIAL MULTI-FAMILY/MT. LAUREL	GI	GENERAL INDUSTRIAL
R-6	RESIDENTIAL / AGE RESTRICTED / INCLUSIONARY RESIDENTIAL	OR	OFFICE / RESEARCH
R-7	RESIDENTIAL / ACTIVE ADULT / INCLUSIONARY HOUSING	M	MINING
L	LAKE		

Zoning

L Zone

Principal uses.

1. Piers
2. Docks
3. Boathouses
4. Antennas for wireless telecommunications services.

Permitted accessory uses

1. Storage sheds

Conditional uses

1. None

Demographics

POPULATION	1- MILE	3- MILES	5- MILES	3- MILE RADIUS DEMOGRAPHICS	
2026	6,019	28,525	69,373		28,525 POPULATION
HOUSEHOLDS	1 – MILES 2,292	3 - MILES 11,701	5 - MILES 27,768		11,701 TOTALHOUSEHOLDS
INCOME Average HH	1 – MILES \$129,579	3 - MILES \$121,281	5 - MILES \$130,243		\$121,281 AVERAGE HOUSEHOLDINCOME

Budd Lake

Turkey Brook Park



Mount Olive High School



Mount Olive Marauders Football



Boat in Budd Lake



Seward House



Mount Olive Public Library



Budd Lake, NJ is more than just a scenic lakeside community—it's a place where nature, recreation, and community life come together. From the tranquil waters of Budd Lake to the energy of Marauders football games, the family-friendly spaces at Turkey Brook Park, and the strong educational presence of Mount Olive High School, the area offers a well-rounded lifestyle rooted in both outdoor living and community connection.



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