



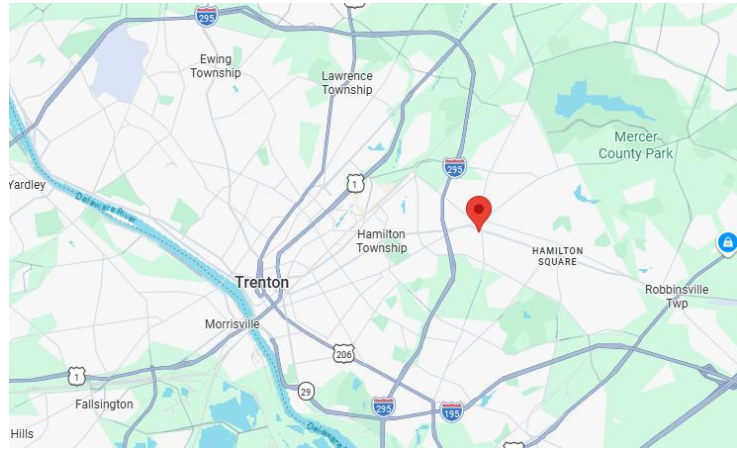
315 Lowell Avenue
Hamilton, NJ 08619

Available for Sale or Lease:

- 6,100 SF 2-Story Office Building
- Located on 0.45 AC
- Zoning: HC (Highway Commercial)
- Annual Taxes: \$23,976.13
- Built in 1970
- Parking: 28 Spaces
- HVAC: Hot Water Baseboard Heat
- Air Conditioning Central
- Proximity to I-295, Route 33, NJ Turnpike Exit 7A

Lease: \$17.50/SF NNN

Sale Price: \$1,095,000.00





HC Highway Commercial Zone

Permitted Uses:

- **Retail and shopping** (e.g., small-scale retail stores, specialty shops, restaurants, cafes)
- **Service establishments** (e.g., convenience stores, gas stations, auto service)
- **Mixed-use developments** where retail and service are combined
- **Multi-use principal buildings** (e.g., a building housing both retail and service functions)

HC Highway Commercial and GC General Commercial Districts

	Individual Uses	Shopping Center
Minimum requirements		
Principal building:*		
Lot area (square feet or acres)	20,000	8
Lot frontage (feet)	125	400
Lot width (feet)	125	400
Lot depth (feet)	150	400
Side yard, each (feet)	20	100
Front yard (feet)	60	100
Rear yard (feet)	40	100
Accessory building:		
Distance to side line (feet)	10	100
Distance to rear line (feet)	10	100
Distance to other building (feet)	10	*
Maximum requirements		
Floor area ratio	0.20	0.20
Maximum impervious surface coverage (percent)	60%	60%