



Office Space for Lease

449 Avenue C

BAYONNE, NJ

Available Space: +/- 2,000

Location: In close proximity to Route 440

Lease Price: \$5,000 per month full service

- Features:**
- Flexible medical/wellness or professional office space with efficient layout
 - Includes five lab/treatment rooms, two offices, storage, and a large admin and waiting area
 - Kitchen with bathroom plus two extra bathrooms for staff and clients
 - Front signage and street parking provide strong visibility and access

Team Williams

Leslie Bentley

Sales Associate

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David R. Williams

Senior Vice President

Exclusive Broker

Weichert Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Photos



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Zoning

Chapter 35. Zoning Regulations

§ 35-5.8. C-1 Neighborhood Commercial District.

[Ord. No. O-01-19 § 11 [33-5.7]; Ord. No. O-05-35 § 1; amended 3-17-2021 by Ord. No. O-21-13; 4-20-2022 by Ord. No. O-22-15]

- a. Permitted Uses.
 1. Retail commercial not exceeding 2,000 square feet of ground floor, except that the following are not permitted:
 - (a) Thrift stores, second hand stores, pawn and consignment shops.
 - (b) Shops which offer for sale fire arms and/or ammunition.
 2. Personal service establishments limited to:
 - (a) Barber shops and beauty shops.
 - (b) Tailoring and dressmaking shops.
 - (c) Dry cleaners and laundry collection shops.
 - (d) Shoe repair shops.
 - (e) Appliance repair shops.
 - (f) Radio, television and video repair shops.
 - (g) Self-service laundry.
 - (h) Travel agencies.
 - (i) Branch banks.
 3. Professional offices.
 4. Business offices.
 5. Neighborhood restaurants (pedestrian oriented).
 6. Primary liquor service establishment.
 7. Printing, desktop publishing or book binding.
 8. Government offices including Federal, State, County or Municipal buildings and grounds, but excluding schools.
 9. Lodges, clubs and fraternal organizations.
 10. Dwelling apartment uses on floors above the street level floor, provided, however, each dwelling apartment shall have a minimum of 600 square feet of habitable floor area, and shall have no more than two bedrooms.

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11. Essential services.
12. (Reserved)
[Cannabis retailers was repealed 4-20-2022 by Ord. No. O-22-15. History includes Ord. No. O-21-13.]
- b. Required Accessory Uses.
 1. Off-street parking subject to the provisions of Section **35-17**.
 2. Buffers and screening subject to the provisions of subsection **35-4.14**.
- c. Permitted Accessory Uses.
 1. Sidewalk cafes subject to the restrictions set in Chapter **21**, Section **21-32**, et seq.
 2. Fences subject to the provisions of subsection **35-4.14**.
 3. Signs subject to the provisions of Section **35-25**.
 4. Off-street loading subject to the provisions of subsection **35-17.8**.
- d. Conditional Uses. Subject to provisions of Schedule II in subsection **35-5.28**, Conditional Uses:
 1. Funeral homes.
 2. Churches and places of worship.
 3. Educational uses.
 4. Motor vehicle repair garages.
- e. Yard and Structure Requirements.
 1. Minimum lot area: No requirements.
 2. Minimum lot frontage: 30 feet.
 3. Minimum front setback: No requirements.
 4. Minimum rear setback: 20 feet.
 5. Minimum Side Yard Setback: No requirements, except abutting a residential zone district or existing residential use: 10 feet.
 6. Maximum structure height: 35 feet and not exceeding three stories.
 7. Maximum lot coverage of principal and accessory structures: 60%.
 - (a) Minimum unoccupied open space: 15%.
 - (b) Maximum floor area ratio (FAR): 2.4.

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Key Facts

