



Retail Space for Lease

112 South Washington Avenue

BERGENFIELD, NJ 07621

Available Space: +/- 1,200 SF

Lease Rate: \$22.00 PSF NNN

Location: In close proximity to Routes 4, 80 the Garden State Parkway and the Palisades Parkway

Features:

- Current buildout is a large showroom-open space
- Spaces includes three private offices, kitchenette and bathroom
- Ample on site parking behind the building
- Back and front entrance affords accessibility
- Large windows for display; open and bright
- Zone B-1

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Cynthia La Terra

Vice President

201-693-1211 cell

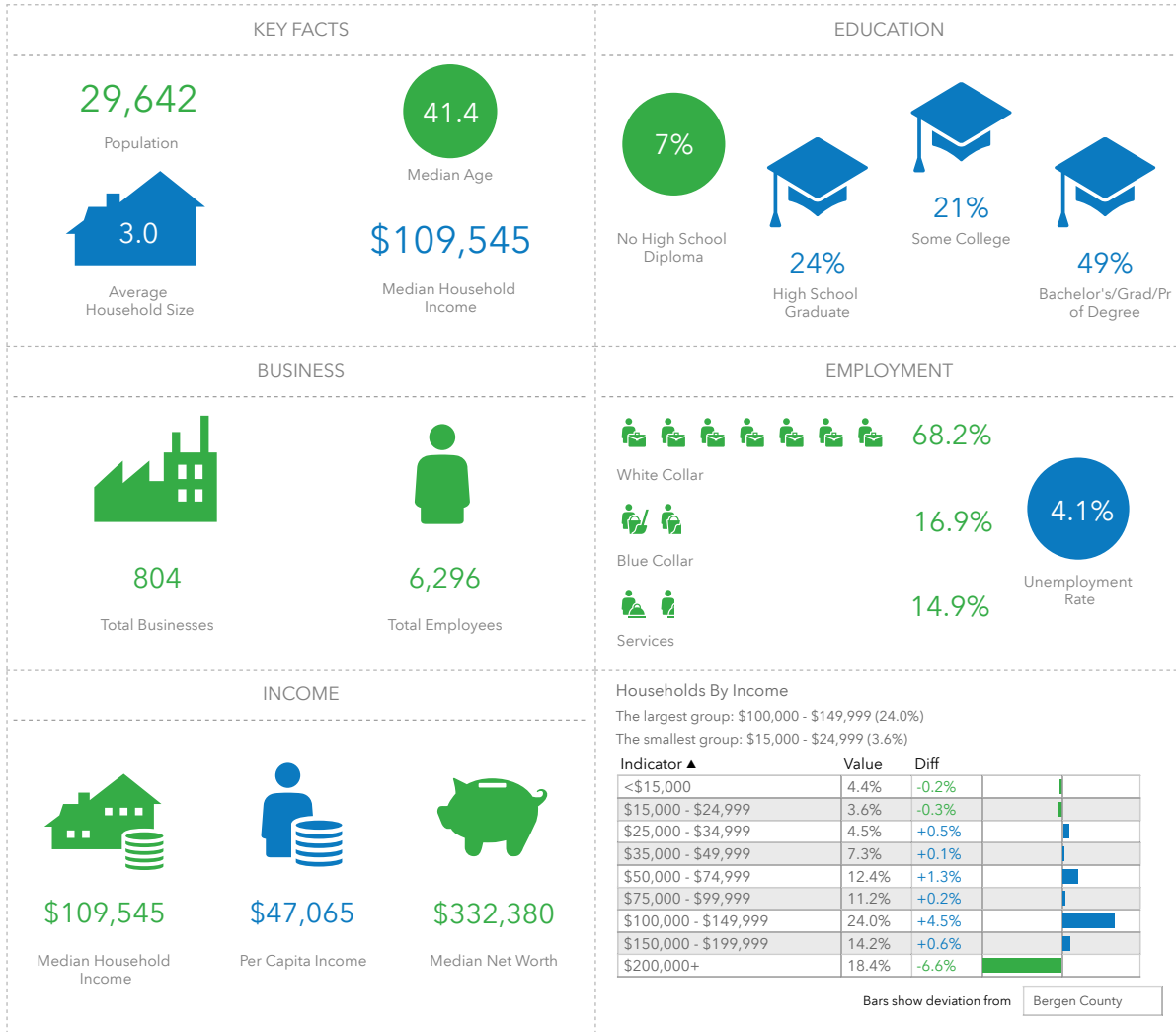
clattera@weichertcommercial.com

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.

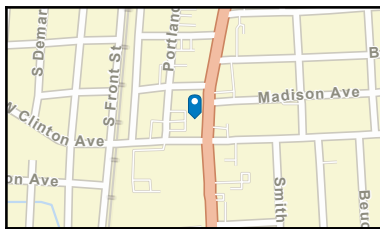
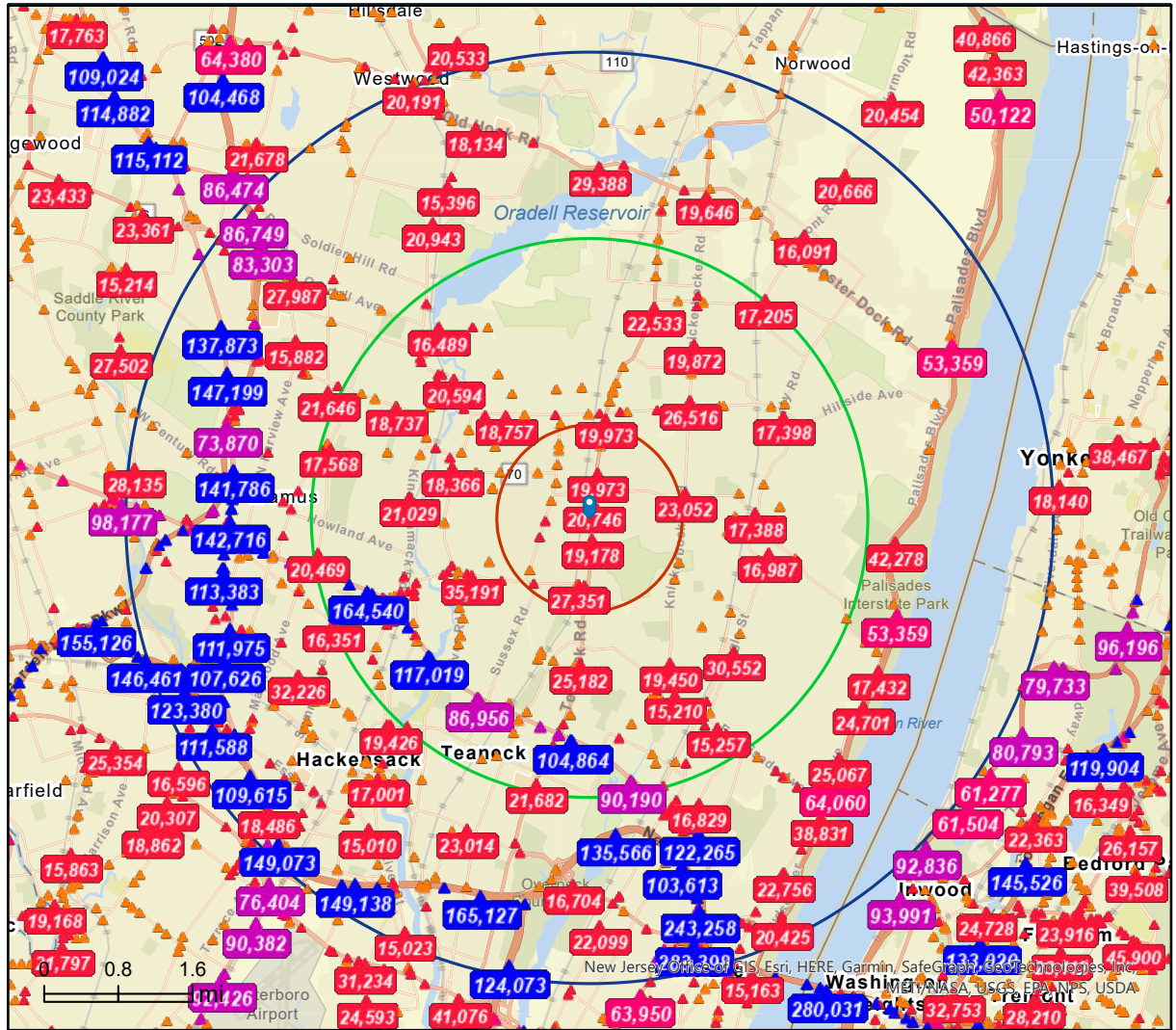
112 South Washington Avenue

Key Facts

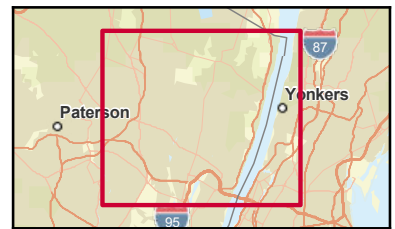


112 South Washington Avenue

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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112 South Washington Avenue

Zoning

LAND DEVELOPMENT

186 Attachment 1

Borough of Bergenfield Schedule A Zone Uses and Limitations

[Amended 7-17-1979 by Ord. No. 1134; 10-2-2018 by Ord. No. 18-2532; 10-3-2019 by Ord. No. 2556; 3-1-2022 by Ord. No. 22-2591]

| Zone/Intent | Principal Permitted Uses | Accessory Uses | Conditional Uses |
|---|--|--|---|
| R-40 To provide a single-family residential zone with lots of 40,000 square feet | One-family houses Parks and playgrounds Golf course | Off-street parking for permitted uses Storage shed Swimming pool | Club house, subject to § 186-75 Public and private schools, subject to § 186-74 Hospital and nursing homes, subject to § 186-73 Swim club, subject to § 186-77 Essential services subject to §§ 186-66 and 186-67 |
| R-15 To provide a single-family residential zone with lots of 15,000 square feet | One-family houses Parks and playgrounds | Off-street parking for permitted uses Storage shed Swimming pool | Public utility uses |
| R-6 To provide a zone for one-family dwellings on lots of 6,000 square feet and two-family dwellings on lots of 10,000 square feet | One-family houses Two-family houses Parks and playgrounds Horticultural establishment Houses of worship on 15,000 square feet | Off-street parking for permitted uses Home occupations Home professional offices Storage shed Swimming pool | Nursery schools Public utility uses |
| R-5 To provide a zone for one-family dwellings on lots of 5,000 square feet and two-family dwellings on lots of 10,000 square feet | Same as R-6 | Same as R-6 | Same as R-6 |
| R-M To provide a residential zone for garden apartments and one- and two-family dwellings | Garden apartments on lots of 20,000 square feet One-family houses Two-family houses | Off-street parking Swimming pool | |
| R-S To provide a residential zone for senior citizens | Senior citizen housing units | Off-street parking | |
| B-1 | Air conditioning and heating sales and services Antique store Appliance store Art goods and artist supply store Automobile supplies and accessories Bakery, retail sales on premises Banks and financial institutions Barber shop Beauty parlor and supplies Bicycle sales and service Billiard parlor Bookstores, except pornographic bookstores | Off-street parking and loading zones in accordance with § 186-49 Signs in accordance with § 186-48 Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for sale or consumption on the premises Landscaping and buffer strips | Outdoor storage subject to § 186-65 Essential services subject to §§ 186-66 and 186-67 Gasoline stations subject to § 186-68 Restaurants and luncheonettes subject to § 186-69 Dry cleaning, coin-operated, subject to § 186-80 Laundry, coin-operated, subject to § 186-80 Taxi stands subject to § 186-81 |

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Zoning

BERGENFIELD CODE

| Zone/Intent | Principal Permitted Uses | Accessory Uses | Conditional Uses |
|-------------|--|----------------|------------------|
| | Bowling alley Butcher shop Camera and photography store Candy and confectionery store Carpet and floor covering sales Churches and other places of worship including parish house and Sunday school building Clothing store Dairy product sales Data processing sales and service Delicatessen Department store Drug and pharmacy store Dry-cleaning establishment Dry goods and notions sales Decorator sales and service Electrical fixtures Electrical sales and service Fabric and yard store Fitness centers Florist Food and grocery store Funeral home Fur sales and service Garden supplies Gift shop Glass sales and service Hardware store Household furnishings Jewelry sales and service Liquor package store Luggage and leather goods Locksmith Luncheonettes and restaurants with no drive-through facilities Movie theater, indoors Municipal buildings Music store | | |

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| Zone/Intent | Principal Permitted Uses | Accessory Uses | Conditional Uses |
|-------------|---|--|--|
| | <p>Offices, business, professional and medical Office and store equipment sales and service Optical, orthopedic and medical supplies</p> <p>Paint store Pet sales and supplies except clinics or kennels Photographic studios Planned commercial development groups and shopping centers Plumbing supplies Post office Precision and professional instruments sales and service Public parks, public and private schools (see conditional uses) and other public buildings Photocopy store</p> <p>Record sales Residential units above ground floor commercial retail uses</p> <p>Shoe store Shoe repair store Sporting goods and equipment Stationery and card store Studios for teaching of drama, dance, arts, language, music and photography Supermarket</p> <p>Tailor and dressmaking store Television and radio sales and service Tobacco and cigar store Toys and games store</p> <p>Upholstery store</p> | | |
| B-2 | <p>Any B-1 principal permitted use under the same conditions as prescribed therein</p> <p>Aluminum siding establishment Ambulance service and storage</p> <p>Bus storage facilities Class 1 cannabis cultivator license Class 2 cannabis manufacturer license Carpet maintenance establishments Carpentry shops manufacturing and assembling cabinets and furniture Club and social recreation buildings</p> | <p>Any B-1 permitted accessory use under the same conditions as prescribed therein</p> | <p>Any B-1 conditional use subject to the same conditions as prescribed therein</p> <p>Animal clinic and kennels subject to § 186-70 Automobile, truck, trailer and recreational vehicles sales and service leasing, subject to § 186-71 Automobile service and repairs subject to § 186-72 Automobile body repairs, transmission sales and service subject to § 186-72 Hospitals and nursing homes subject to § 186-73 Private schools subject to § 186-74 Club houses, subject to § 186-75 Hotels and motels subject to § 186-76</p> |

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| Zone/Intent | Principal Permitted Uses | Accessory Uses | Conditional Uses |
|---|---|--|------------------------------------|
| | Home maintenance and repair store Newspaper, printing and publishing establishment Nursery and plant sales New car sales and service Overhead door sales and storage Roofing supplies and sales Termite and insect control service Tire sales Vocational school | | Veterinarians, subject to § 186-78 |
| M To provide an industrial zone restricted to light manufacturing offices, laboratories and warehouses and automotive sales and service | Office buildings for executive, engineering and administrative purposes Scientific or research laboratories devoted to research, design and/or experimentation, processing and fabricating incidental thereto Fabrication of paper products, such as bags, book bindings, boxes, packaging material, office supplies, toys, etc. Wood products such as boats, boxes, cabinets and woodworking, furniture, etc. Motor vehicle sales and service Wholesale business establishments Light industrial uses, such as fabrication and/or assembly of products of light metal, wood, or other similar materials (plastic, paper, glass) Warehouse and other types of enclosed and covered storage facilities Shop and customer sales area of those engaged in the trade or crafts Administration offices as adjunct to industrial uses Fabrication of textile products Fuel dealers Building contractors, including plumbing, heating, and air conditioning Building materials dealers, provided storage areas are enclosed and covered Class 1 cannabis cultivator license Class 2 cannabis manufacturer license | Public and private garage and storage buildings Off-street parking and loading facilities Signs in accordance with Chapter 186 | |
| P To designate areas devoted to public uses and which are publicly owned | Public parks and playgrounds, together with customarily incidental buildings and uses Public library Public schools Borough municipal buildings, garages and facilities Municipal swimming pool Community center building | Off-street parking facilities | |

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Zoning

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| Zone/Intent | Principal Permitted Uses | Accessory Uses | Conditional Uses |
|--|--|----------------|------------------|
| B-1 AHO B-1 Affordable Housing Overlay Zone | 1. All principal permitted uses, accessory uses and conditional uses for the underlying zone are allowed. 2. Inclusionary developments on upper floors only as a principal use. | | |
| B-2 AHO B-2 Affordable Housing Overlay Zone | 1. All principal permitted uses, accessory uses and conditional uses for the underlying zone are allowed. 2. Inclusionary developments on upper floors only as a principal use. | | |