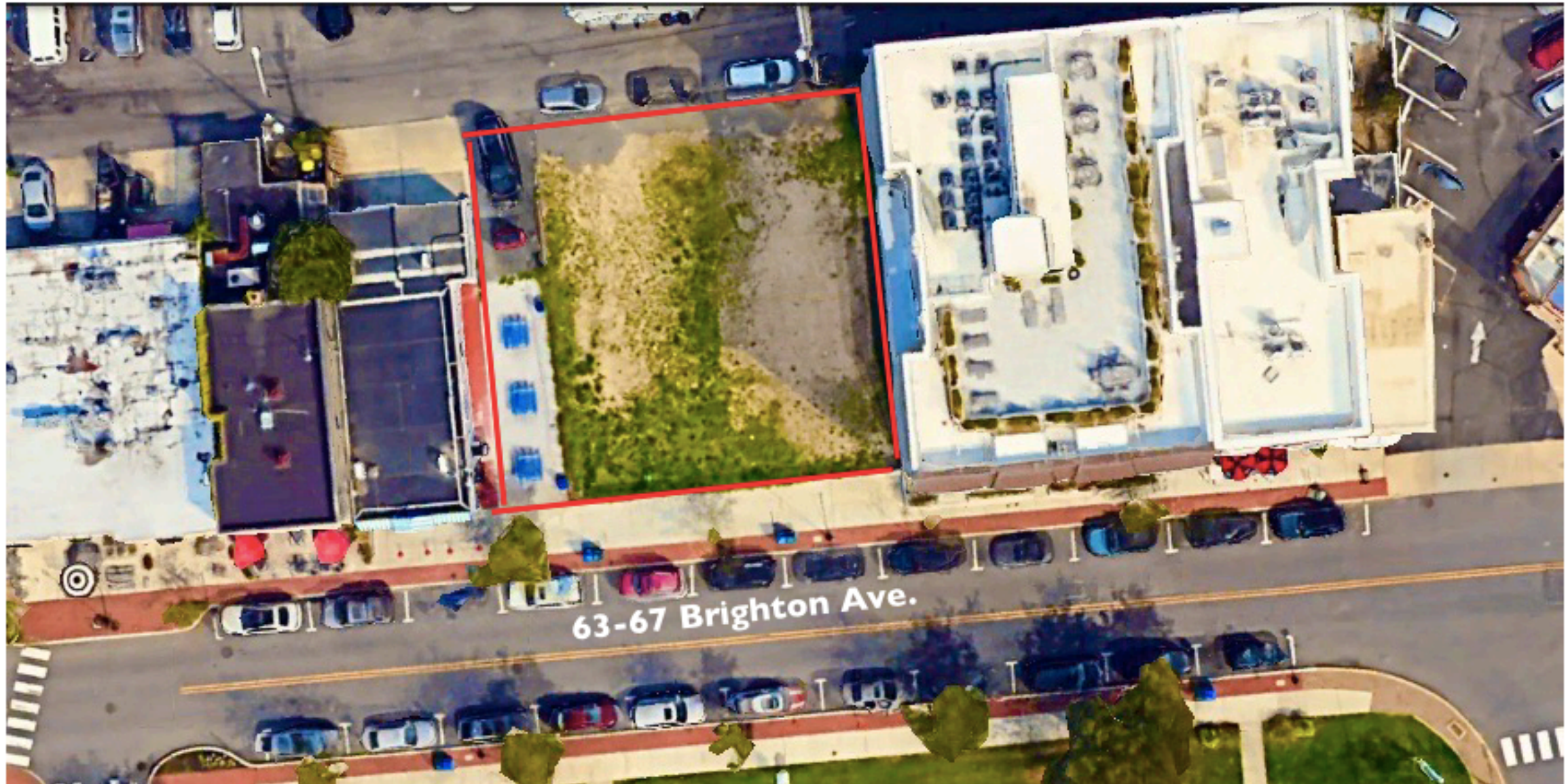


**FOR  
SALE**

*Presenting 63-67 Brighton Ave. Land Parcel  
West End | Long Branch, NJ 07740*



**DIANE TURTON, REALTORS**

8 W. River Rd., Rumson, NJ 07760 (o)732-530-6686

LISTING AGENT: Laura J. Kelson, Realtor Associate

For more information, call (c)732-939-3424

LKELSON@DianeTurton.com

*Diane Turton,*  
**REALTORS**

**MLS #22404080**



*Presenting a premiere  
development opportunity  
in the heart of the  
West End, NJ enclave*

Welcome to the West End enclave of Long Branch, NJ, encompassing just a few city blocks wide, one-in from the ocean to Brighton Ave, and south to Lake Takanassee.

63-67 Brighton Ave is a high visibility location on the most important West End thoroughfare, where newly-constructed, high-end 4-story apartment building neighbors display panoramic, rooftop views of the ocean.

The new high-end construction is defining the new look of West End, while retaining the neighborhood's charm with developments that fit into the architectural style of the West End Design Overlay (WEDO).

Here you will find a neighborhood of Small Shop retail boutiques, and a multitude of interesting restaurants and eateries offering a range of culinary gems.

*Diane Turton*  
REALTORS

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West End, NJ events include the Summer Music Series across the street at West End Park, the annual Memorial Day Weekend Art show, plus NJ Repertory Theatre shows.

63 Brighton Avenue is a Rare Opportunity to develop the last vacant parcel in this prominent location on Brighton Ave, just steps from the entrance to the Long Branch Boardwalk and the West End beaches.

Brighton Avenue is the premiere block of West End, and a short walk to the oceanfront Ocean Avenue condominium properties including The Renaissance, Harbour Mansion, The Villas, Ocean Cove, and The Imperial House.

The West End neighborhood is minutes to Pier Village with fine restaurants and the Boardwalk, and is conveniently near Monmouth Medical Center, and the Long Branch train station service to New York Penn Station.

The many development opportunities for 63-67 Brighton Ave include mixed-use residential, retail, and hospitality.



**63 Brighton Ave.  
BLOCK 127. Lot 6**

*Diane Turton,*  
REALTORS



**Land Parcel For Sale. 63 Brighton Ave.  
Lot Frontage 88 x Lot Depth 93  
West End section of Long Branch, NJ 07740**

The purpose of the West End Design Overlay District is to establish a framework for infill development with a greater diversity of uses than are generally permitted in the C-3 Neighborhood Commercial District and to recognize the unique architectural and cultural character of the West End C-3 District as more of a "village" within the City of Long Branch

**WEST END DESIGN  
OVERLAY (WEDO)  
DESIGN STANDARDS.**

The WEDO design standards are intended to reinforce the West End "village" as a compact, walkable center with active street life and a cohesive built environment where existing and proposed commercial, residential and institutional developments are integrated. These design standards are intended to maximize flexibility of the design to sustain the character and charm of the district. All standards set forth in Chapter 345 of the Code of the City of Long Branch shall continue to apply except when inconsistent with the design standards set forth in the Zone District Use Regulations of Long Branch [ecode360.com](http://ecode360.com).



*Diane Turton,*  
REALTORS

## LAND FOR SALE. 63 Brighton Ave, West End, NJ

8,185 Sq. Ft. Lot. Frontage 88. Lot Depth 93. 0.187 AC

Prime West End location of Long Branch, NJ 07740.





# WEST END: BRIGHTON AVE NEIGHBORS/RECENT CONSTRUCTION



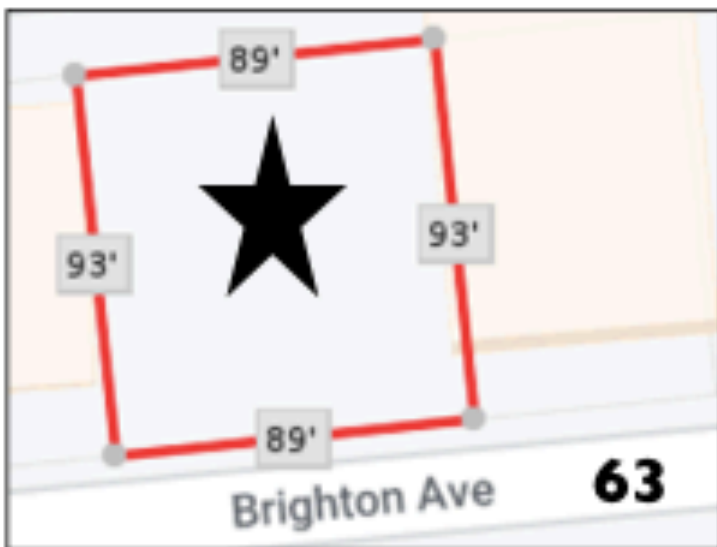
**55 Brighton Ave:** 4 stories  
 Lot area: 2,884 sq.ft.  
 Building: 10,032 sq.ft.  
 Lot Frontage 31 Lot Depth 93  
 Estimated Lot Acres 0.0662  
 Mixed-Use building:  
 1 Ground floor retail spaces.  
 Upper floor apartments.



**57 Brighton Ave:** 4 stories  
 Completed year 2020  
 Lot area: 5,489 sq.ft.  
 Building: 13,900 sq.ft.  
 Lot Frontage 59. Lot Depth 93  
 Estimated Lot Acres 0.126  
 Mixed-Use building:  
 3 Ground floor retail spaces.



MLS #22404080



**63 Brighton Ave:**  
**BLOCK 127. Lot 6**  
 Development site.  
 Land Parcel for Sale  
 Lot area: 8,185 sq.ft.  
 Lot Frontage 88 Lot Depth 93  
 Estimated Lot Acres 0.1879  
 Zoning: C-3

Although all information regarding property for sale is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice.



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**REALTORS**



**DEVELOPMENT PARCEL.**

**LAND FOR SALE. 63-67 Brighton Ave, West End, NJ**

8,185 Sq. Ft. Lot Frontage 88 x Lot Depth 93. 0.187 AC

Prime West End section of Long Branch, NJ 07740.

Steps to Long Branch  
Boardwalk entrance  
& Beaches.



# DEVELOPMENT SITE. LAND FOR SALE. 63 BRIGHTON AVE. WEST END, NJ 07740

8,185 Sq. Ft. Lot Area. Lot Frontage 88 x Lot Depth 93. 0.187 AC.

Prime West End location



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**Development Parcel. LAND FOR SALE. 63-67 Brighton Ave land, West End, NJ**



*Diane Turton*  
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**West End, NJ 07740**



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**Development Parcel. LAND FOR SALE. 63-67 Brighton Ave, West End, NJ**

8,185 Sq. Ft. Lot area. Lot Frontage 88 x Lot Depth 93. 0.187 AC

Prime West End location of Long Branch, NJ 07740.



**West End, NJ**



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**DEVELOPMENT PARCEL. LAND FOR SALE.**

**63-67 Brighton Ave, West End, NJ**

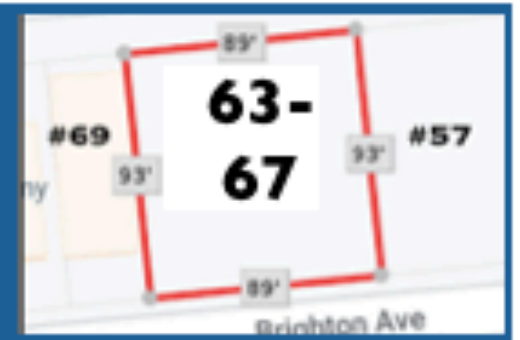
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Street View

Entrance to Long Branch boardwalk

Oceanfront condominiums

Brighton Ave.

OCEAN AVE.

63

Diane Turton  
REALTORS

West End, NJ 07740

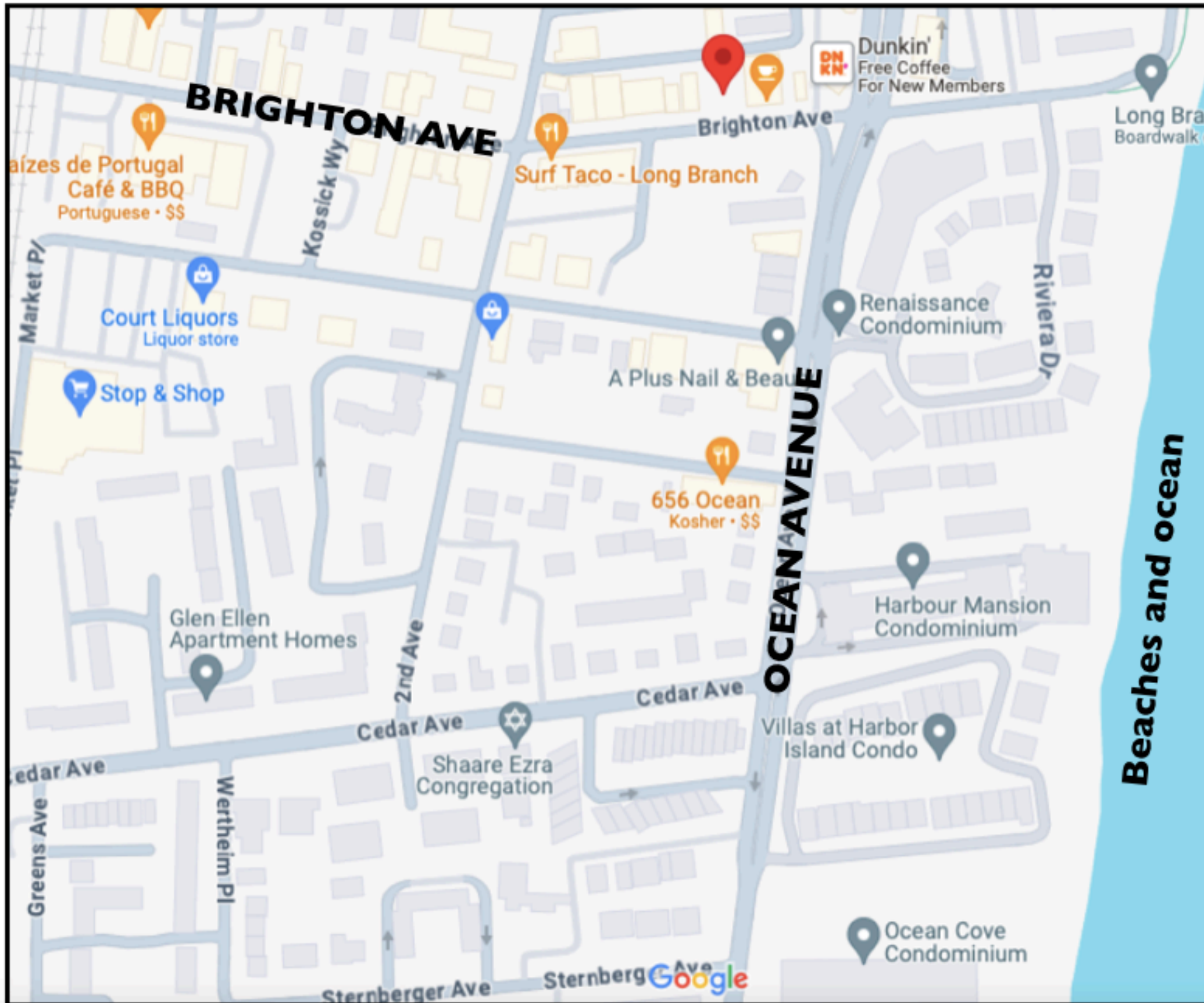


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# West End, NJ 07740



Long Branch Boardwalk Entrance at Brighton Ave.

Beaches and ocean



DEVELOPMENT SITE. LAND FOR SALE. 63-67 Brighton Ave., West End, NJ 07740

Looking North



West End Park

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63 Brighton Ave., West End  
LAND PARCEL



**FOR SALE: Land Parcel**

**63 Brighton Ave, West End, NJ 07740**

**FOR MORE INFORMATION, PLEASE CONTACT:**



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