



27 N Main St

27 N Main St, Marlboro, NJ 07746

Lee R Lederman

Marlboro Historic Redevelopment

27 N Main St, Marlboro, NJ 07746

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27 N Main St

\$1,595,000

Rare opportunity to own a fully occupied historic commercial office building in the heart of the beautiful Downtown Marlboro Historic District. This well maintained property features six established tenants with a current rent roll of \$4,700, offering immediate and consistent income. The building retains it's historic character while serving as a functional office asset in a high-demand area. An on-site parking lot adds significant value and convenience for tenants and visitors. Prime location with strong visibility and walkability to downtown amenities. No offers with mortgage contingency will be accepted. An exceptional investment opportunity rarely available in this area....

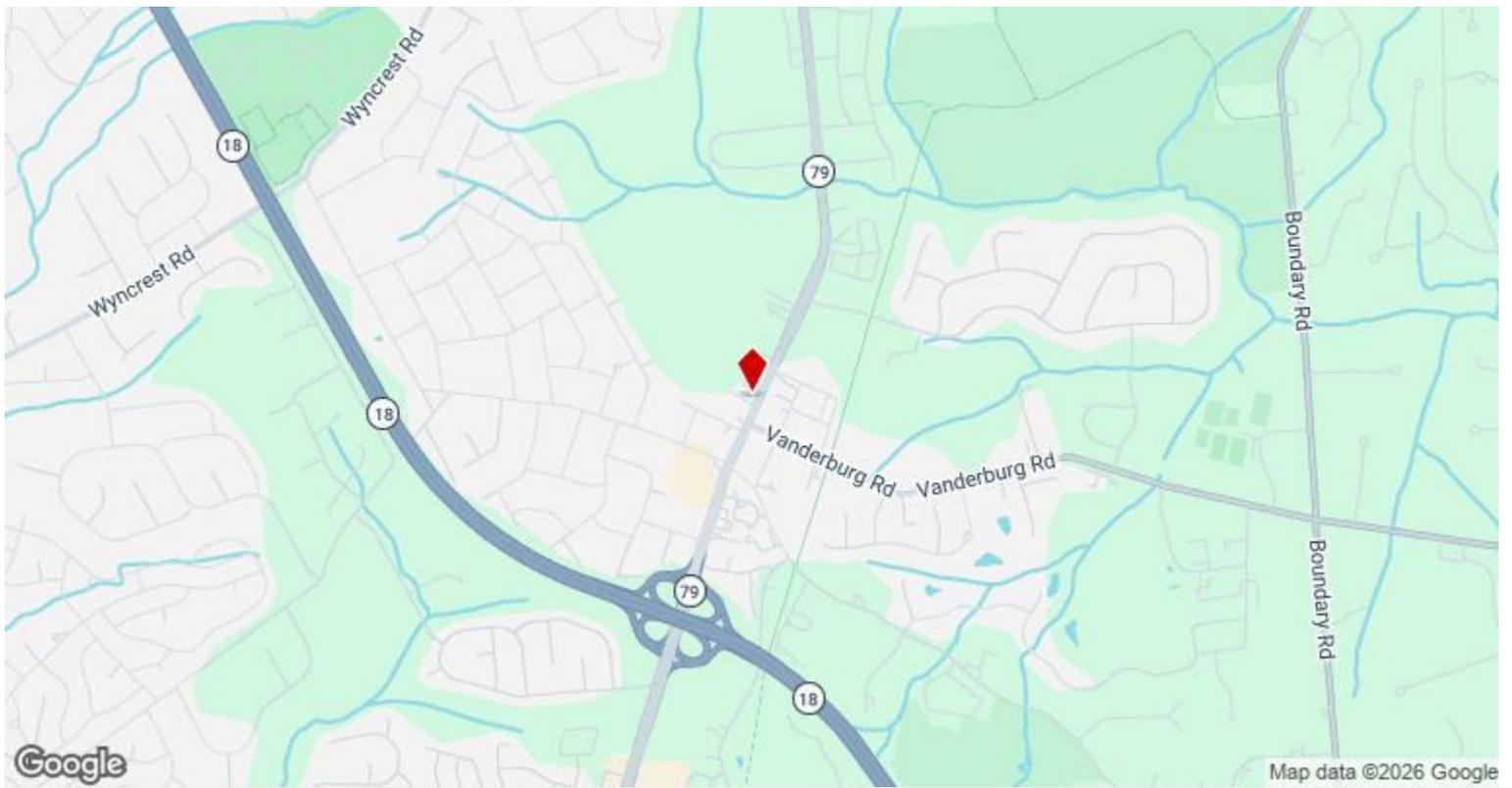
- Basement: Full, Slab, Tenant Access, Walk-Out Access, Other.
- Hardwood flooring throughout.
- Equipped with security system and fire alarm.



Price:	\$1,595,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Lot Size:	0.28 AC
Gross Building Area:	2,240 SF
Rentable Building Area:	2,240 SF
No. Stories:	2
Year Built:	1910
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	30-00225-0000-00235
Walk Score ®:	31 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Got Trash	-	
La Tailor	-	
Law Offices of Lee Lederman	-	
Roto-Rooter Plumbing & Drain Service	-	
Three Brothers Demolition	-	
VRI Homes	-	
We Buy Houses Monster	-	

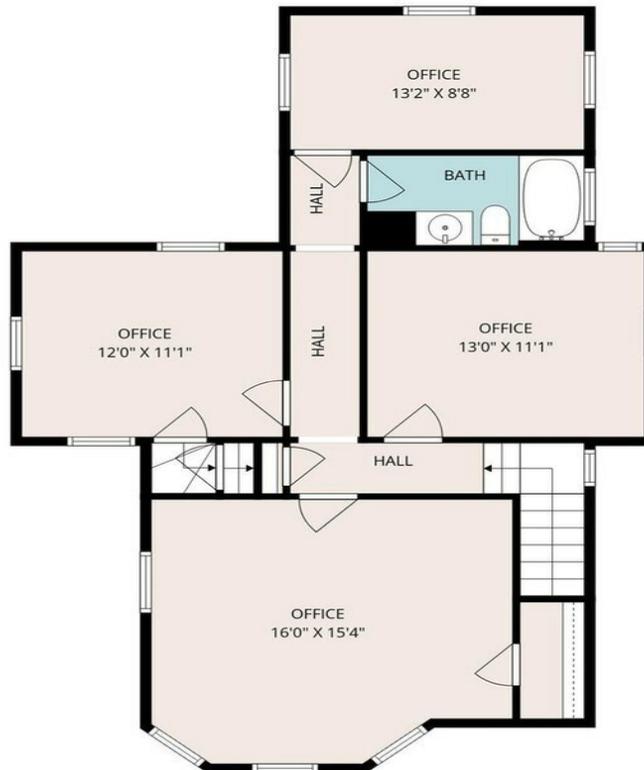


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Property Photos

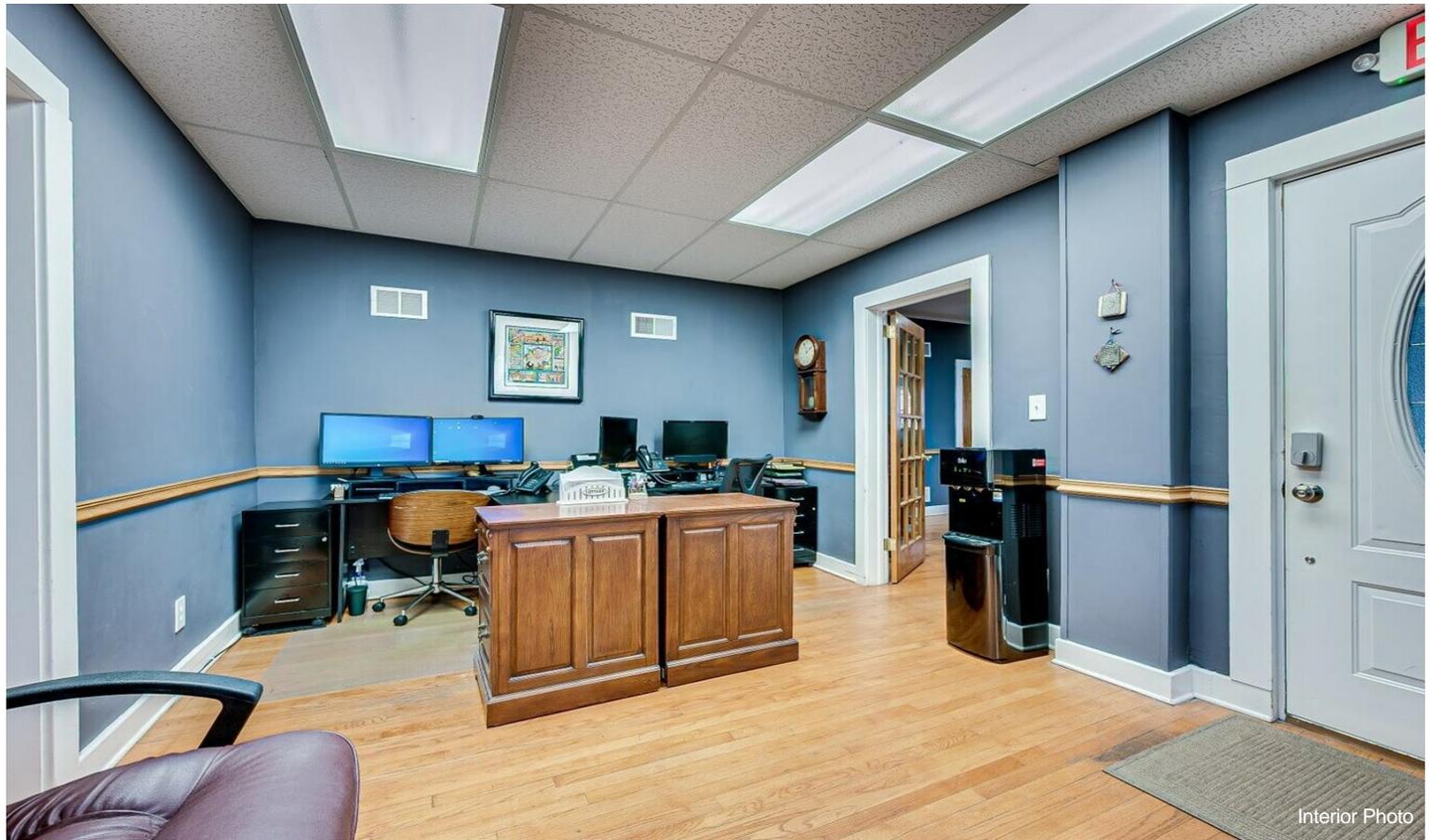


Property Photos



Sizes & Dimensions Approx. Subject To Errors & Omissions. Actual Vary. Not To Scale.

Property Photos

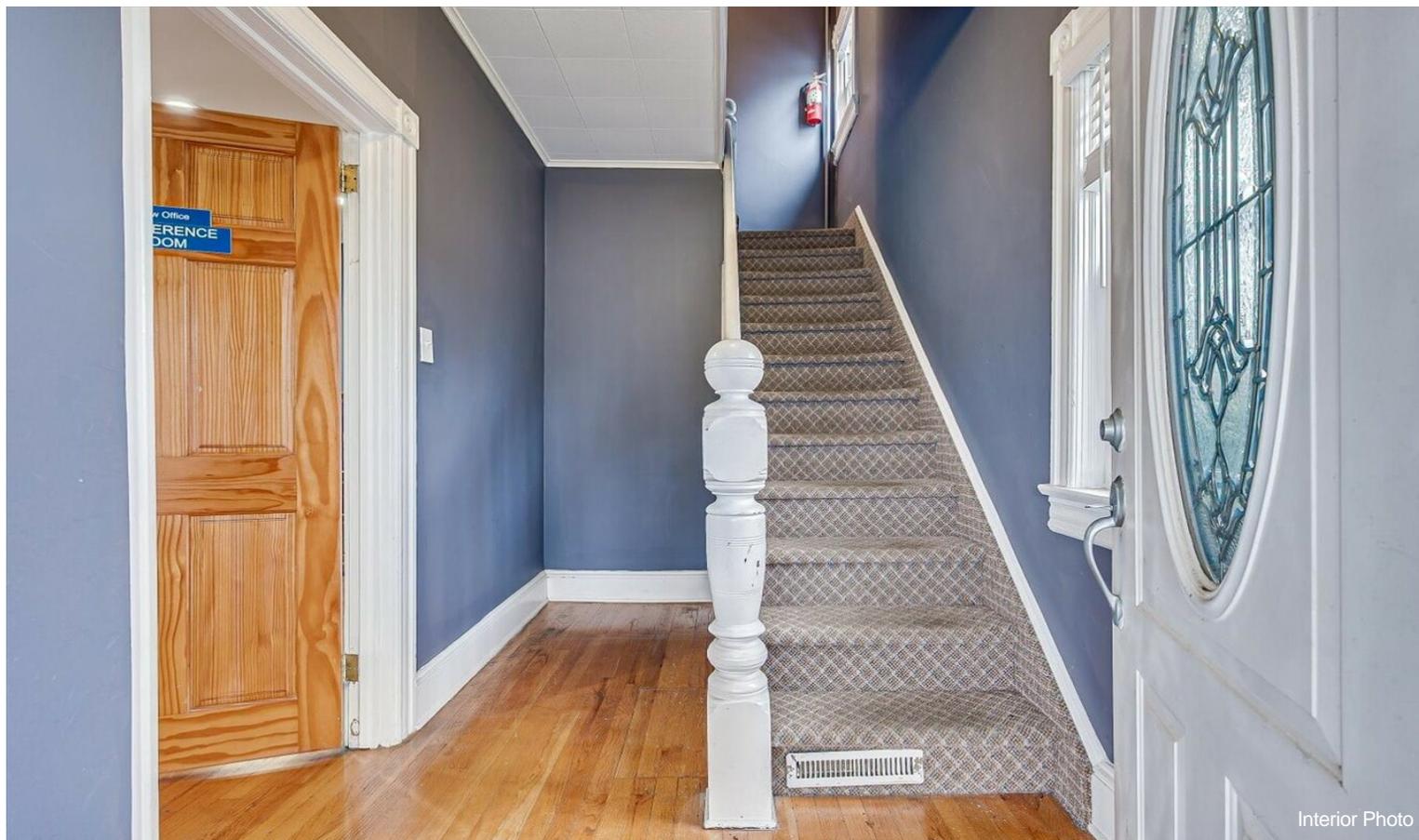


Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

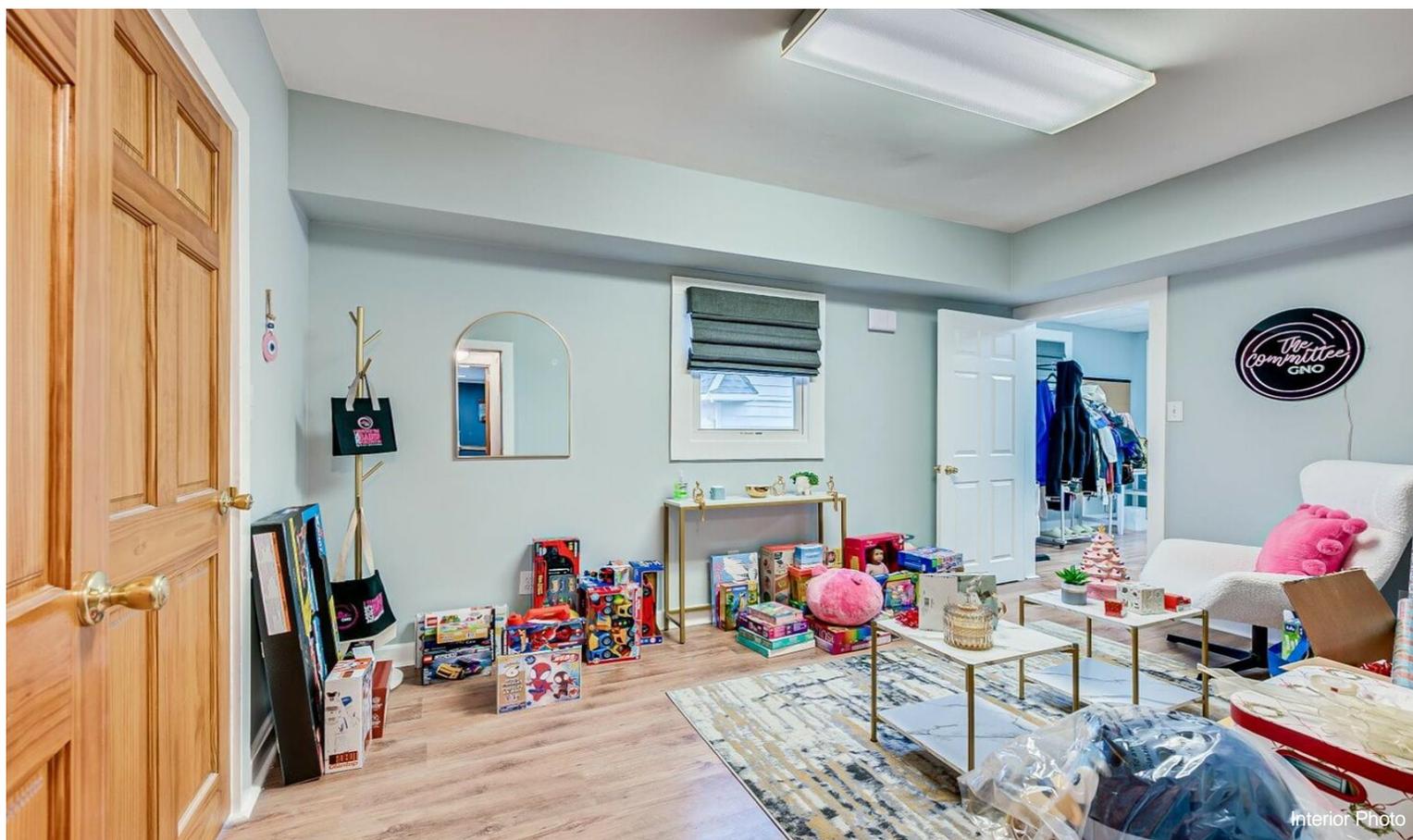
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Interior Photo



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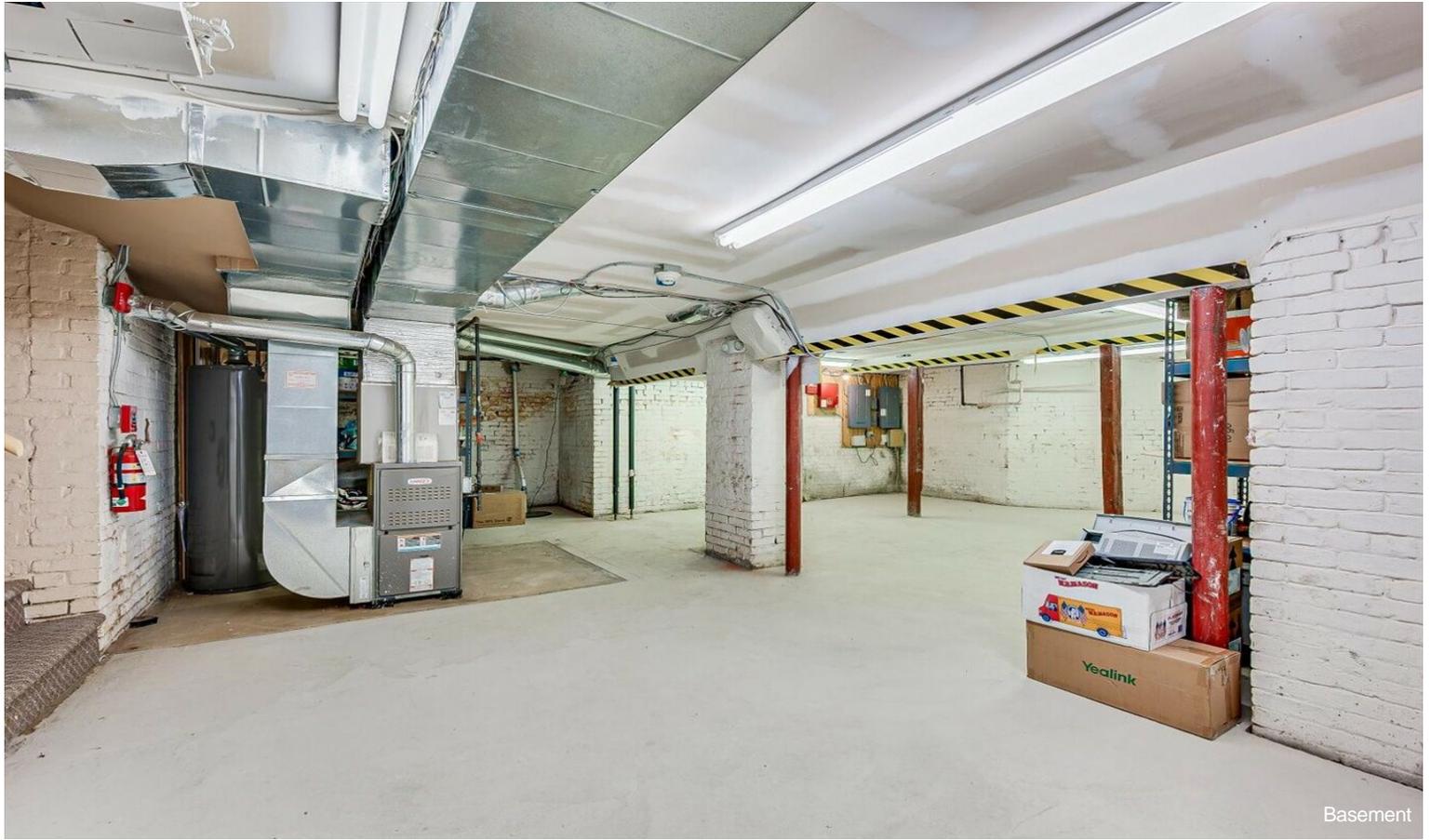


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Property Photos



Property Photos



Basement



Building Photo

Property Photos



Building Photo

