

Mixed-Use Properties for Sale 21 West Front St. & 23-25 West Front St. Red Bank, NJ

Prime opportunity to acquire two fully renovated mixed-use buildings in the heart of downtown Red Bank.

The properties consist of four (4) luxury residential apartments, three (3) street-level retail spaces, and ten (10) on-site parking spaces. Both buildings have been recently gut-renovated and professionally designed, offering modern high-end finishes, and requires zero capital improvements.

Property is 100% occupied, providing immediate, stable cash flow.

Asking Price: \$3,950,000.



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Property Overview

- Fully stabilized
- 100% occupied
- 3 Spacious-fully renovated commercial space
- 4 Modern residential apartments
- 10 On-Site parking spaces
- Bldings approx 9,600 sqft
- Natural light thourout with skylights in each unit
- Direct access to municipal parking lot
- 3 Miles to NetFlix Studios
- 5,000+ new jobs added at Netflix Studios
- Average income within 3 Miles: \$201,000



Building Features

- Hardwood floors
- Exposed brick & ductwork
- Modern chef kitchens
- Separate utilities
- In-unit washer & dryer
- Balconies in select units
- Ample closets
- High ceilings
- Professionally designed interiors
- Large glass storefront w/ river views





Tenant / Use	Approx. Sqft / Details	Rent
21 West Front St.		
JJ Delicacies / Bubble Tea & Bowls	2200 sqft, 3 Parking spaces	\$3565
Apartment 2L	850 sqft, 2 Bed/1Bath, 1 Parking Space, W/D	\$3040
Apartment 2R	850 sqft, 2 Bed/1 Bath, 1 Parking Space, W/D	\$2995
23-25 West Front St.		
Pilates Plus / Fitness	1700 sqft, 2 Parking Space	\$3905
J&J Art Studio / Art & Craft Events	1600 sqft, 1 Parking Space	\$4000
Apartment 2L	1150 sqft, 2 Beds/2Baths, 1 Pking Space, W/D, Private Balcony	\$3325
Apartment 2R	1150 sqft, 2Beds/2Baths, 1 Pking Space, W/D, Private Balcony	\$3530

Income	Expenses	Net Income
\$292,320	\$77,315	\$215,005

Current owner has fully gutted, renovated, and meticulously managed the property since renovations.

This turnkey investment is a rare Red Bank gem for investors seeking strong in-place income and long-term upside.

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Location

- Heart of downtown Red Bank
- Across St from Riverside Park
- Just off Broad Steet
- 2 blocks to Hostpital
- 2 Miles to Garden State Parkway
- 3 Miles to NetFlix Studios
- A few blocks to RB train Station
- Adjacent to municipal parking Lot
- Views of Navesink River



Nearby Retail & Dining

- Starbucks Coffee
- Unban Outfitters
- Rook Coffee
- Playa Bowls
- EvolveMed Spa
- Char Steakhouse
- The Bistro
- The Dublin House
- Restoration Hardware



Investment Property Disclaimer

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