

FLEX BUILDING FOR SALE

±3,800 SF Flex Building

61 Main Street, Keansburg, NJ 07734

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

±3,800 SF Climate Controlled Flex Building for Sale

PROPERTY HIGHLIGHTS

- ±3,000 SF flex building and ±800 SF mezzanine
- Excellent Main Street exposure
- Two 12' x 12' drive-in doors
- Heavy power 200 amp 3 phase
- R5 zone - light commercial uses are preferred
- Warehouse, lab, and showroom/office space (with 10% of the area designated for showroom/office use)
- Off street parking lot
- Property taxes \$10,287 (2024)

LOCATION DESCRIPTION

Located within walking distance to the Keansburg beach and in close proximity to Routes 35, 36 and the Garden State Parkway

OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	±0.16 Acres
BUILDING SIZE:	±3,800 SF

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF 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.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

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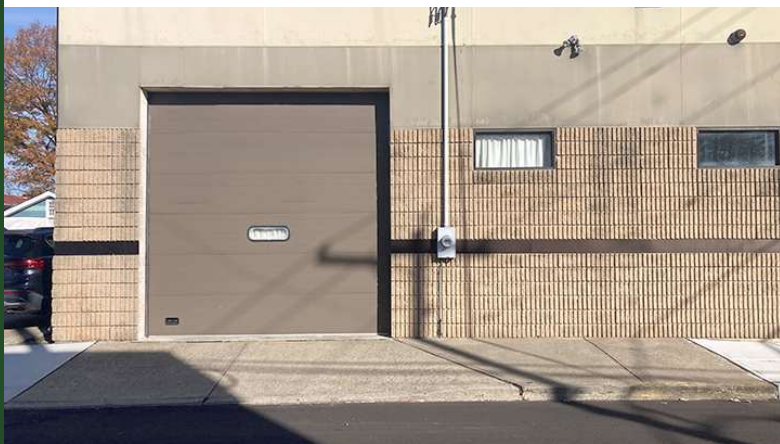
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ADDITIONAL PHOTOS



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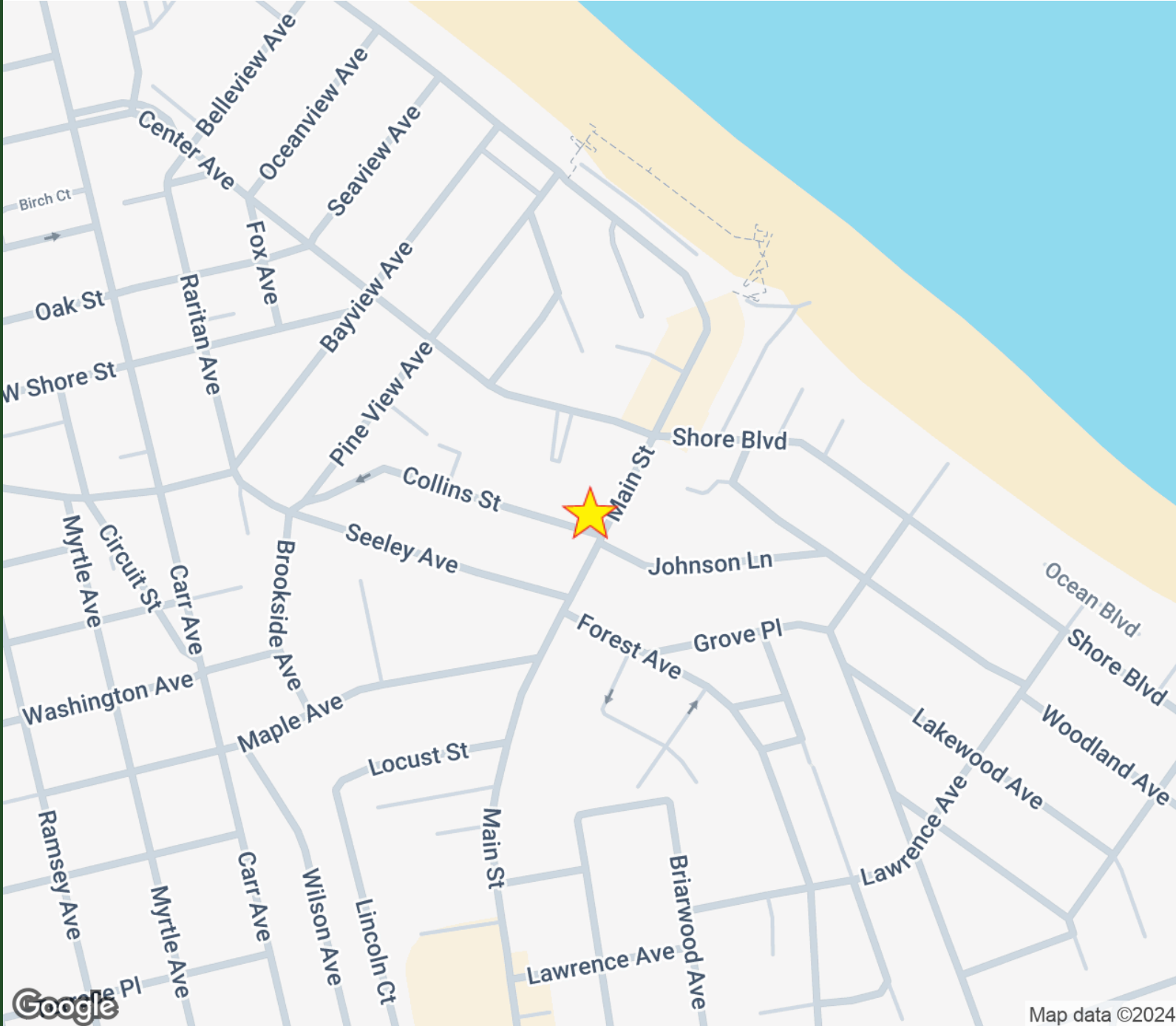
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LOCATION MAP



Map data ©2024

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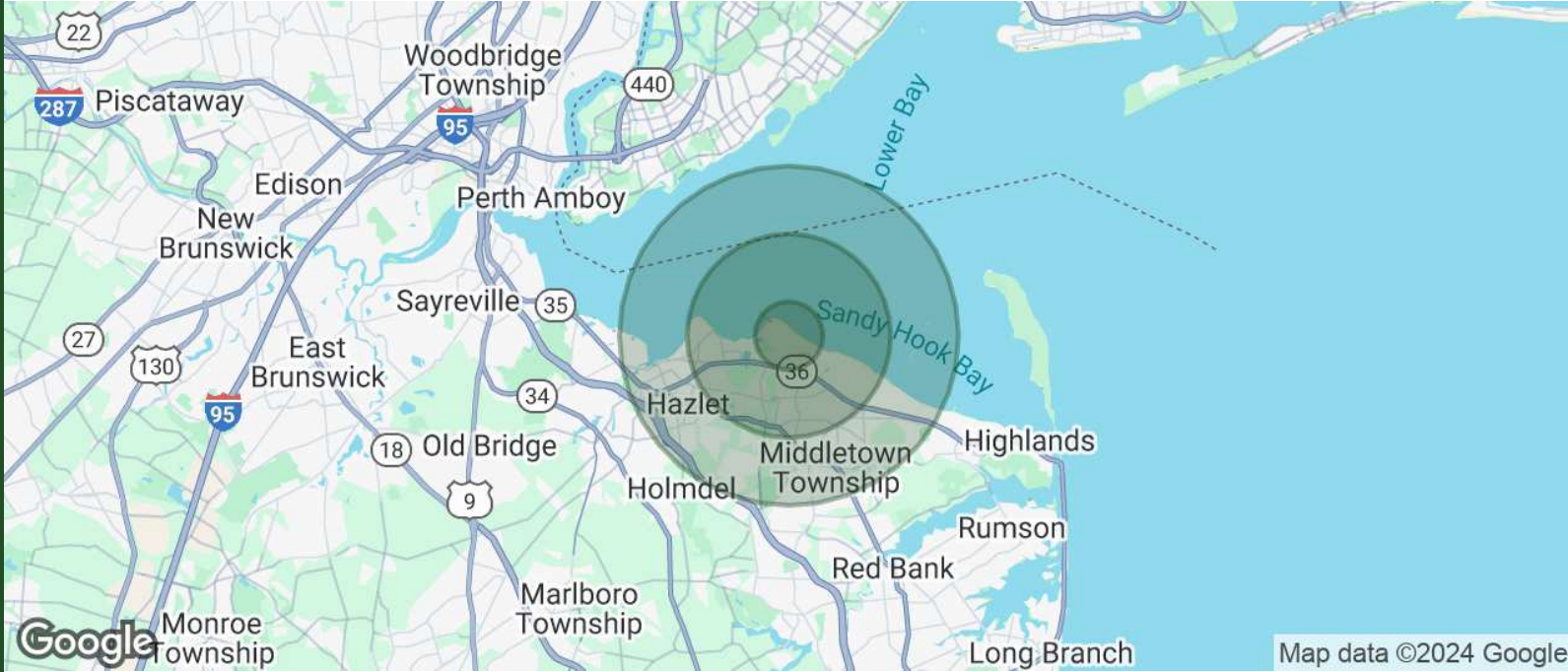
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,432	51,580	95,855
AVERAGE AGE	40	42	43
AVERAGE AGE (MALE)	39	41	41
AVERAGE AGE (FEMALE)	41	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,254	19,169	35,808
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$101,224	\$142,124	\$153,054
AVERAGE HOUSE VALUE	\$310,004	\$466,582	\$537,931

Demographics data derived from AlphaMap

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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