

## OFFICE FOR SALE

# COLONIAL COMMONS 670 N BEERS STREET

670 N Beers St # 4, Holmdel, NJ 07733



### PROPERTY DESCRIPTION

Introducing 670 N Beers St #2 and # 4, is a prime commercial investment opportunity or a great option for an owner - occupant . This well-maintained ,2,400 SF space, features two units and is ideally zoned M for a variety of office uses. This space can easily be divided for two complete medical offices or use both together for one large office. This space is also good for income investment or use one office and lease the other. With a strategic location in the Holmdel area, this property offers an appealing blend of convenience and potential for office building investors. Don't miss the chance to acquire a versatile commercial medical office space with endless possibilities for growth and development.

### PROPERTY HIGHLIGHTS

- Approximately 2400 SF building
- Two units
- Strategically located near Highways 35,36,34,9,18 Holmdel Road, County Route 520 and the Garden state Parkway.
- Zoned M

### OFFERING SUMMARY

Sale Price:	\$500,000
Number of Units:	2
Lot Size:	290,996 SF
Building Size:	2,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	653	2,935
Total Population	514	1,921	8,612
Average HH Income	\$155,685	\$165,311	\$177,024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### MARK KRUPNICK

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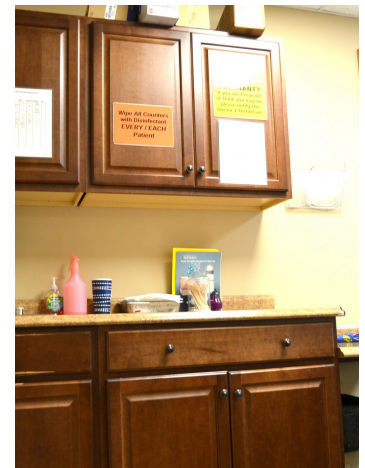
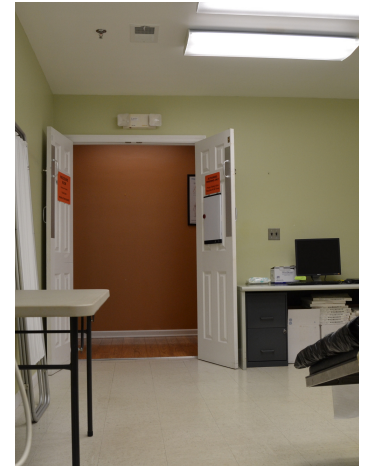
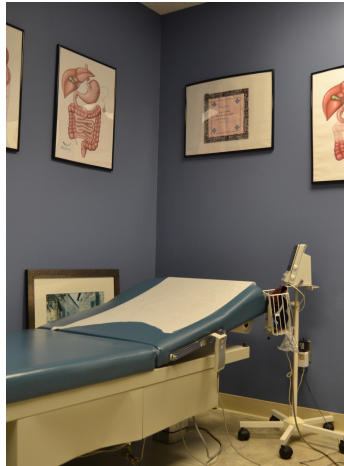
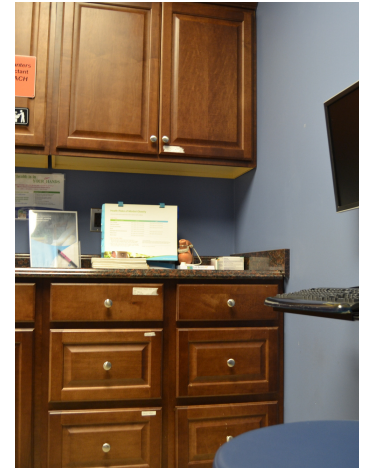
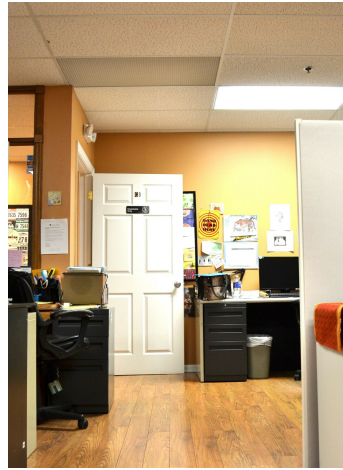
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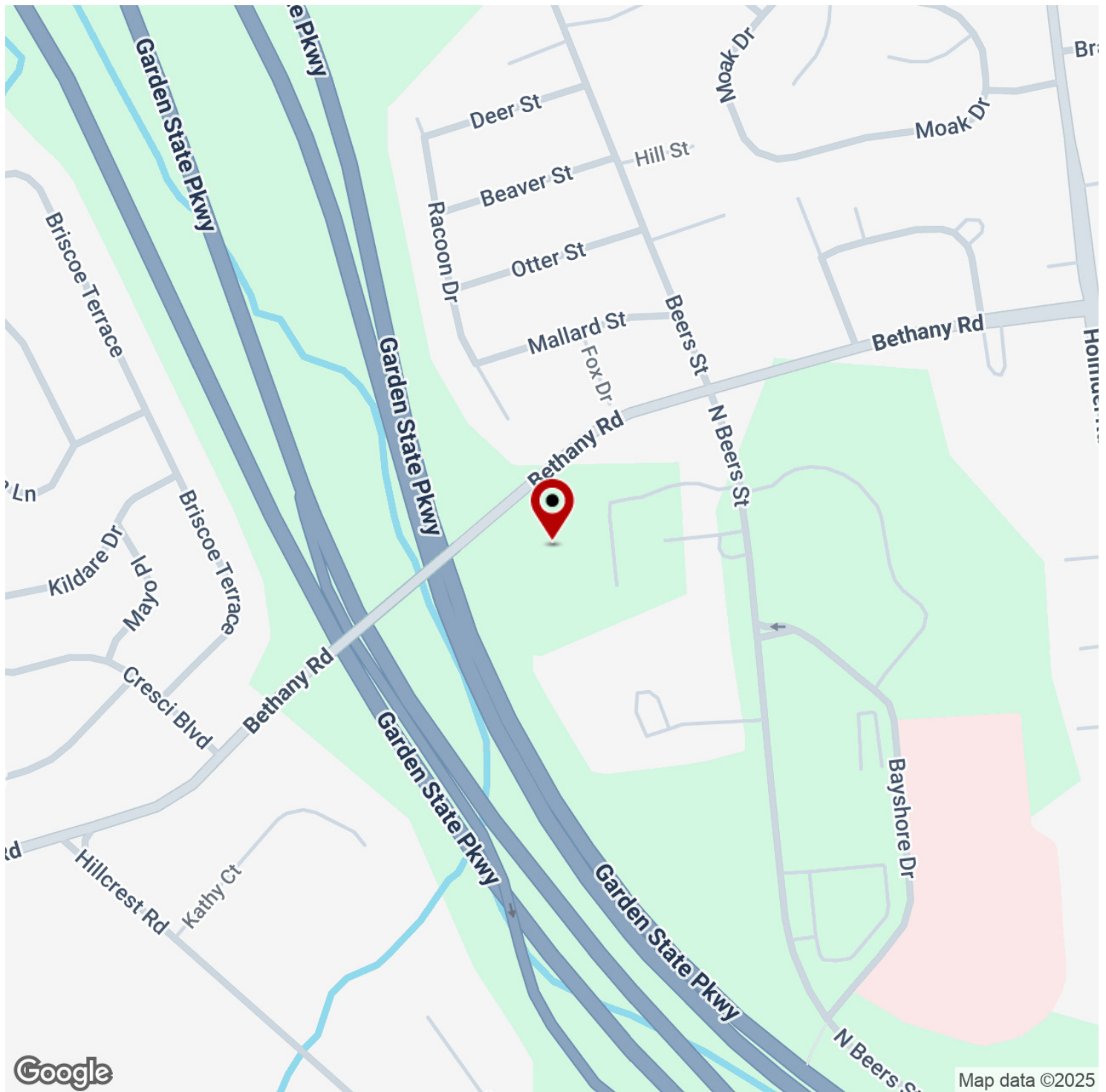
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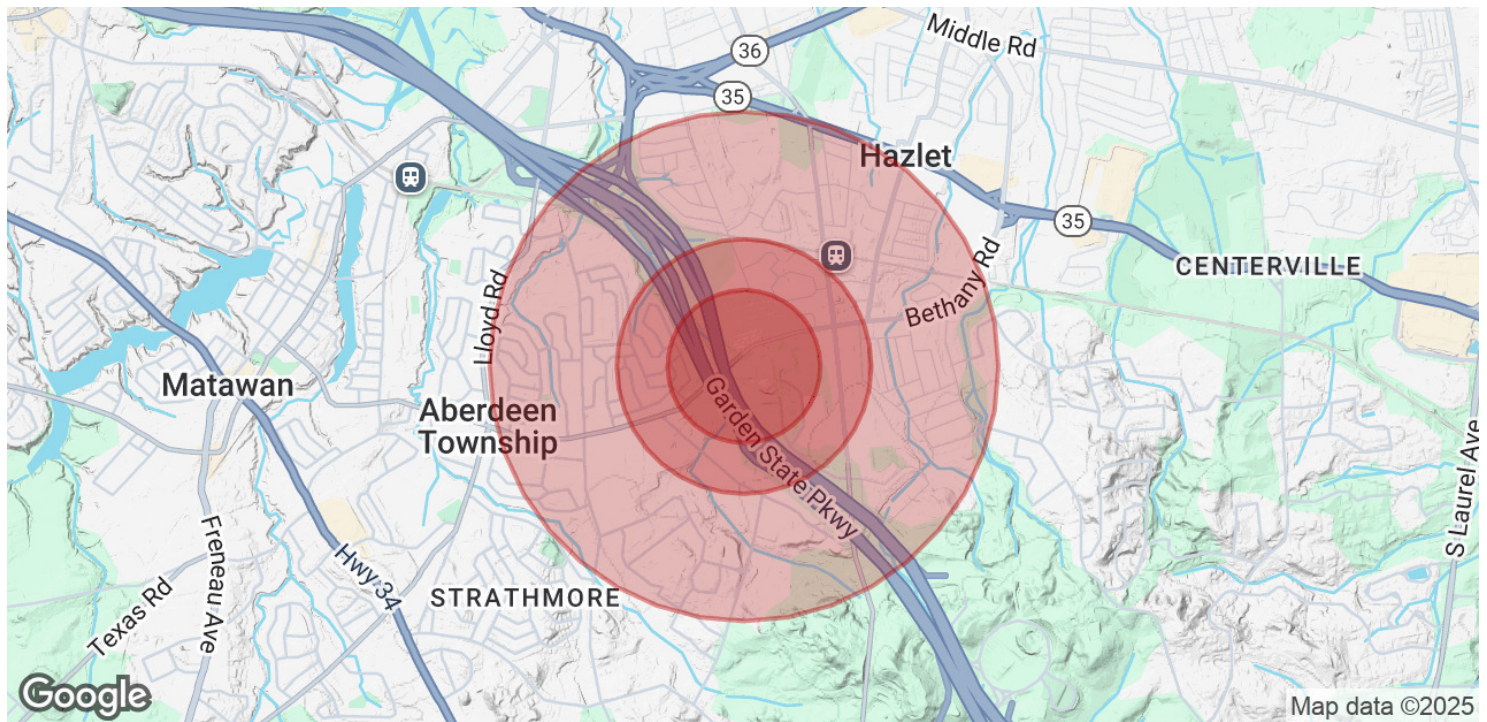
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	514	1,921	8,612
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	653	2,935
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$155,685	\$165,311	\$177,024
Average House Value	\$711,027	\$701,857	\$714,227

Demographics data derived from AlphaMap

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