

Morris* Mount Olive Twp.* (2327)

1 Cove St*

List Price: \$425,000

Commercial Agent Complete Report



MLS#: **3916773**
 Status: **Active**
 ZIP: **07828-2410***
 RZIP:
 Block: **3300***
 Lot: **28***
 Suite #: **1**
 Bldg #: **0**
 #Units: **0**
 #Apts:
 TFB:
 #1Br:
 #3Br:
 YB/Desc/Ren: **/ /**
 Type: **Free Standing Office, Office/Retail, See Remarks**

Section: **PB COMMERCIAL**
 ZN:
 BSqFt: **2038**
 ASqFt: **2038**
 OSqFt: **0**
 Acres: **0.30***
 LtSz: **50X90***
 CLR:
 ZnCpl:
 GSMLS.com: **Yes**
 THB:
 #2Br:
 #4Br:

LP: **\$425,000 / PSqFt:\$0.00**
 OLP: **\$425,000**
 SP:
 SpSqf: **\$0.00**
 FSOL: **S**
 LD: **08/01/2024**
 XD: **02/28/2025**
 FSD: **08/02/2024**
 UCD:
 AntCd:
 CD:
 ADM: **33**
 DOM: **33**
 OCD:
 SDA: **No**

Directions: **LOCATION OFF OF ROUTE 46 WEST. VISIBLE FROM ROUTE 46. BETWEEN SANDSHORE AND ROUTE 46. GPS 1 COVE STREET BUDD LAKE NJ**
 Remarks: **LOCATED IN HIGH TRAFFIC AREA. FREESTANDING BUILDING AND SIGNAGE VISIBLE FROM ROUTE 46. EXCLUSIVE PARKING LOT. CLOSE PROXIMITY TO MAJOR HIGHWAYS AND INTERNATIONAL TRADE ZONE. PROFESSIONAL BUSINESS ZONING WITH COMMERCIAL USE. DO NOT MISS THIS OPPURTUNITY.**
 Agent Remarks: **CALL / TEXT AGENT BEFORE SHOWING 973-769-7233. BUSINESS IS STILL OPERATING. THIS SALE IS CONTINGENT ON SELLER FINDING A SPACE, ACTIVELY SEARCHING.**

GENERAL INFORMATION

#Lav: **2** MaxHt: **0** Bay: **1** Ceil: **0** #Docks: **0**
 #Strs: **2** TPrk: **10**
 Bsmt: **Yes/Crawl Space, Storage** Locat: **Freestanding, See Remarks**
 Const: **Brick/Block, Formed Concrete** LtDes: **Corner, Lake/Water View, Open Lot**
 DocSav: **See Remarks** Parking: **Parking Lot-Exclusive**
 Equip: **Sign - Freestanding** Roof: **Asphalt Shingle**
 Exter: **Vinyl Siding** Salinc: **Building & Land**
 Permitted Use: **COMMERCIAL**

UTILITIES

Heat: **1 Unit, Forced Hot Air** Sewer: **Public Sewer**
 Cool: **Central Air** Utilities: **Electric, Gas-Natural**
 Fuel: **Oil Tank Above Ground - Outside** Water: **Well**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$9,634* / 2023*** TaxRt: **3.188* / 2023** BldAsmt: **\$152,200*** LndAsmt: **\$150,000*** TotAsmt: **\$302,200***
 GOI: **\$** TOE: **\$** NOI: UtilPay: MFE:
 CapRt: **\$** CAM: FarmAsm: OTP: **Fee Simple** Easement: **Unknown /**
 LenderApprvReq: **Yes**

LEASE INFORMATION

SHOWING INFORMATION

Owner: **ON FILE**
 Instr: **CALL LISTING AGENT-BUSINESS IS STILL OPERATING. MUST GIVE NOTICE 973-769-7233** Posses: **at closing**
 Show: **Call Listing Agent** Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **KELLER WILLIAMS INTEGRITY (5849)** Ph: **973-726-0088** Email: **ashleydellrealty@gmail.com**
 ListAgt1: **ASHLEY DELLAMO (298927)** Ph: **973-769-7233** Fax: **973-770-7777**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent**