

1924 US Highway 22 Bridgewater, NJ 08805
Somerset County

EXCLUSIVE FOR SALE

2,646 SF OFFICE BUILDING



PROPERTY DESCRIPTION

2,646 SF, two-story, freestanding office building ideally situated on the desirable Route 22 in Bridgewater. This property features three private offices, a private conference room, open workspaces, and a full kitchen providing a functional layout for a variety of uses. A prime location and versatile floor plan make this an outstanding opportunity for an owner-user or investor.

PROPERTY HIGHLIGHTS

- High visibility and exposure location
- Ample on-site parking
- Located minutes to major highways- Route 28, 202/206, & I-287

OFFERING SUMMARY

Price for Sale:	\$599,900
Lot Size:	.53 acres 146x158
Building size:	2,646 SF
Taxes:	\$10,081 (2025)
Block, Lots:	371, 29
Parking:	Off-Street Parking, Exclusive
Zoning:	C-3

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	2,720	23,284	66,761
Median Age:	45.3	41.6	41.1
Total Population	7,585	65,813	188,913
Average HH Income	183,951	149,110	146,674

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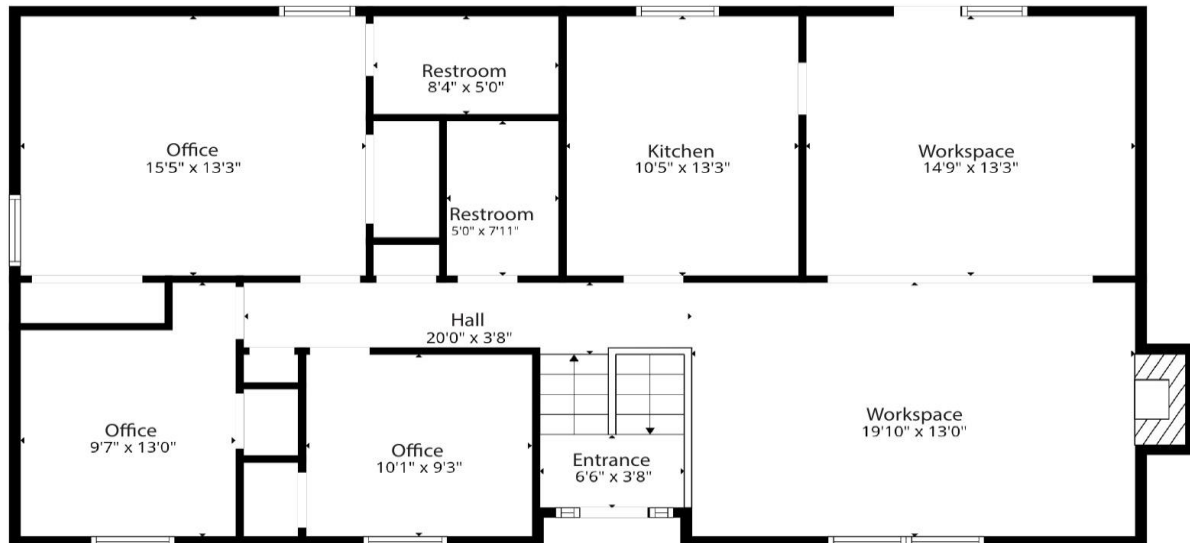


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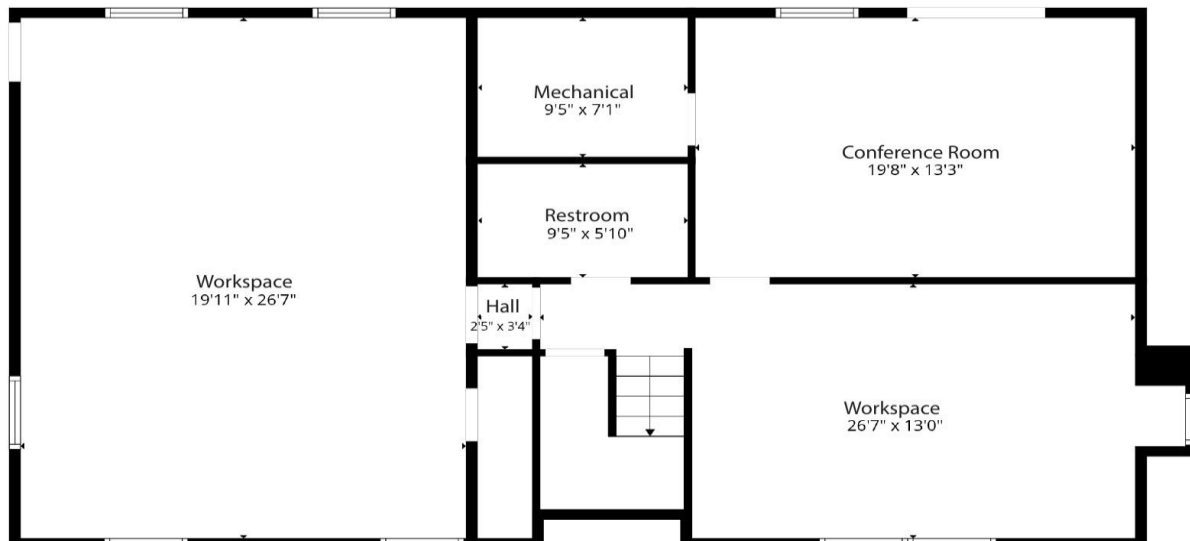
FLOOR PLAN



1924 US HIGHWAY 22, BRIDGEWATER, NJ 08805



2nd floor



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