

156 N. Gaston Ave. Somerville, NJ 08876

Somerset County

EXCLUSIVE FOR SALE INVESTMENT OPPORTUNITY

4,239 SF Mixed Use Building Restaurant
plus 2 Bedroom Apartment



PROPERTY DESCRIPTION

Freestanding 3,198 SF fully operational restaurant with lease in place. Full dining room that seats 70, a lounge for 30, and a private room for 25. Full kitchen, fireplace and 2 restrooms. There is a 2-bedroom apartment on the second floor featuring kitchen, one full bath, AC, patio and attic space for storage. Excellent Investment Opportunity. Long Term Lease. 8.95% CAP Rate

PROPERTY HIGHLIGHTS

- Signalized Intersection
- B-4 Zone-Permitted uses include Medical Offices, Retail, Auto & Grocery Stores, Banks, Child Care
- Location minutes to all major highways- Routes 22, 28, 202/206, I-287 & I-78

OFFERING SUMMARY

Price for Sale:	\$1,199,000.
Lot Size:	.41 acre
Building size:	4,239 SF
Year Built:	1975
Taxes:	\$20,085. (2024)
Block, Lots:	Blk: 83 Lot: 10
Parking:	Blacktop, Exclusive
Zoning:	B-4

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

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