

FOR SALE

14,626 SF Building

321 Millburn Ave, Millburn, NJ

BRUCE JEFFERY
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MILLBURN AVENUE



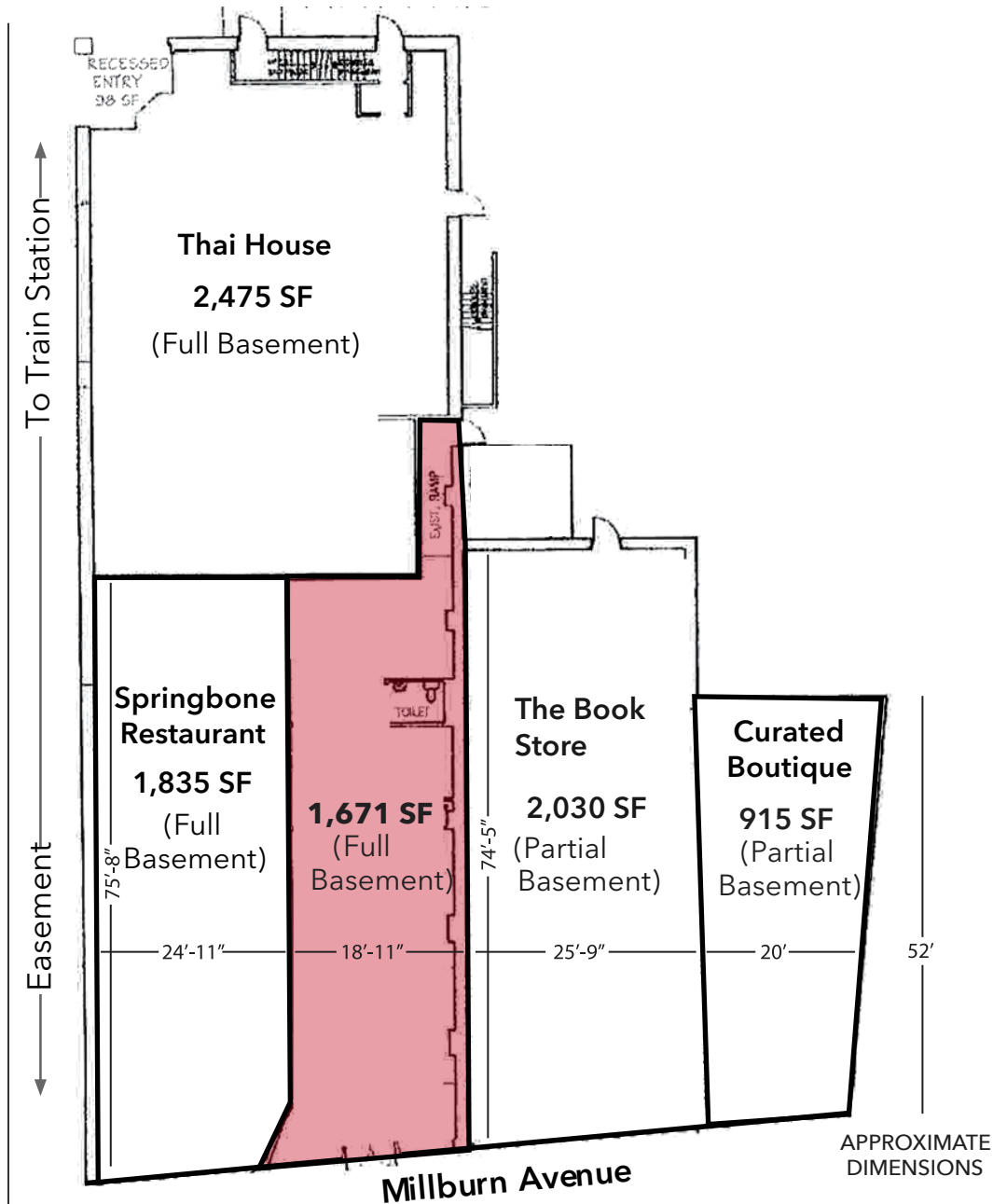
JEFFERY REALTY
Retail Specialist

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GLA

- 8,926 SF 1st Floor
- 5,700 SF 2nd Floor

ACREAGE

.36 Acre

BLOCK/LOT

702/03

TAXES

\$47,958.45 (2024)

ZONING

Commercial

PARKING

Metered & Parking Deck within 1 Block

TRAFFIC

26,969 On Millburn Ave

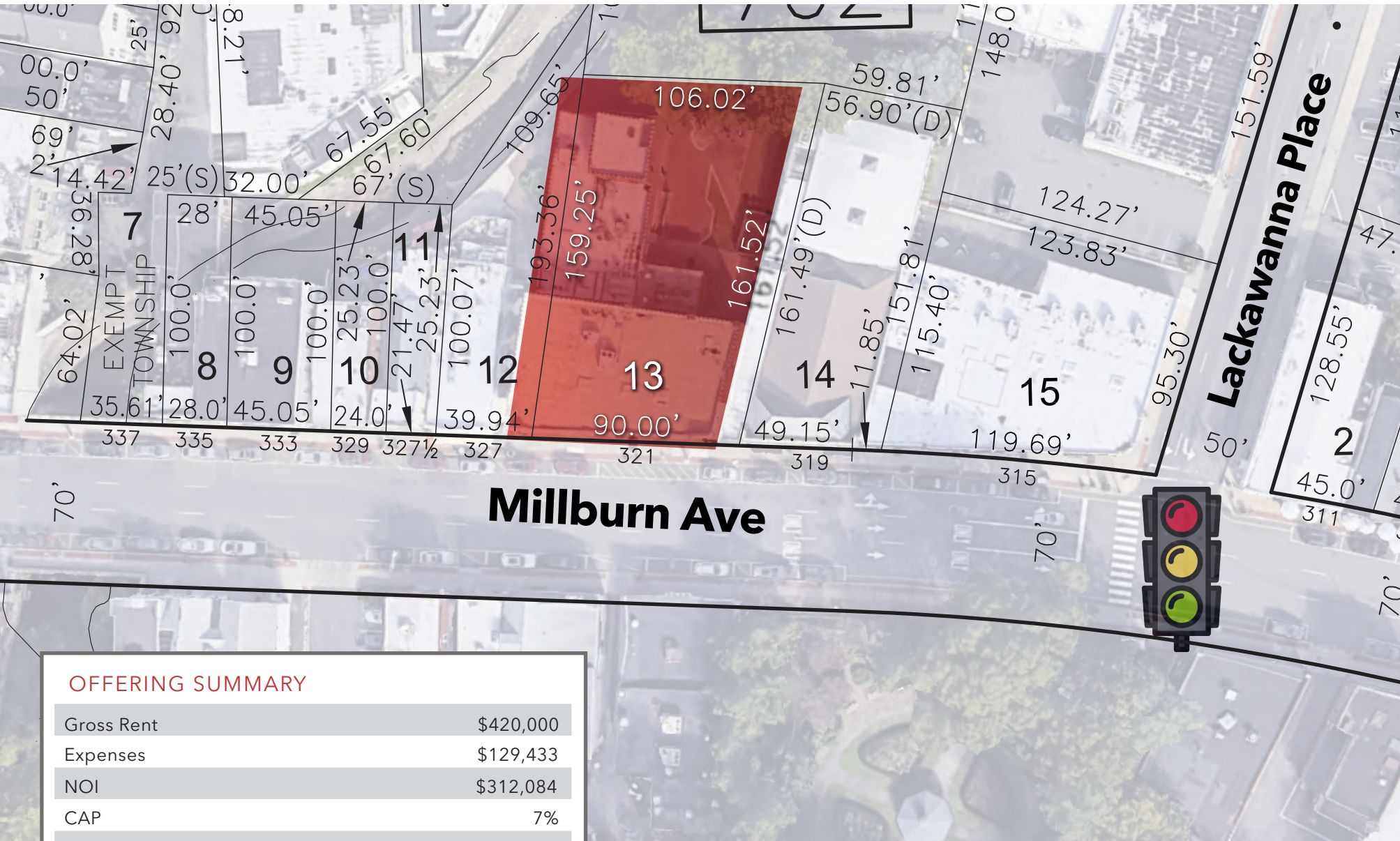
FRONTAGE

130" On Millburn Ave

NOTES

- Building allows for additional 2nd floor buildout space; either for additional office suites or
- Best and highest use would be to convert the office suites to residential; hidden value is approx. \$300,000
- LL not looking to seek approval due to time frame but simple discussion with zoning will confirm above

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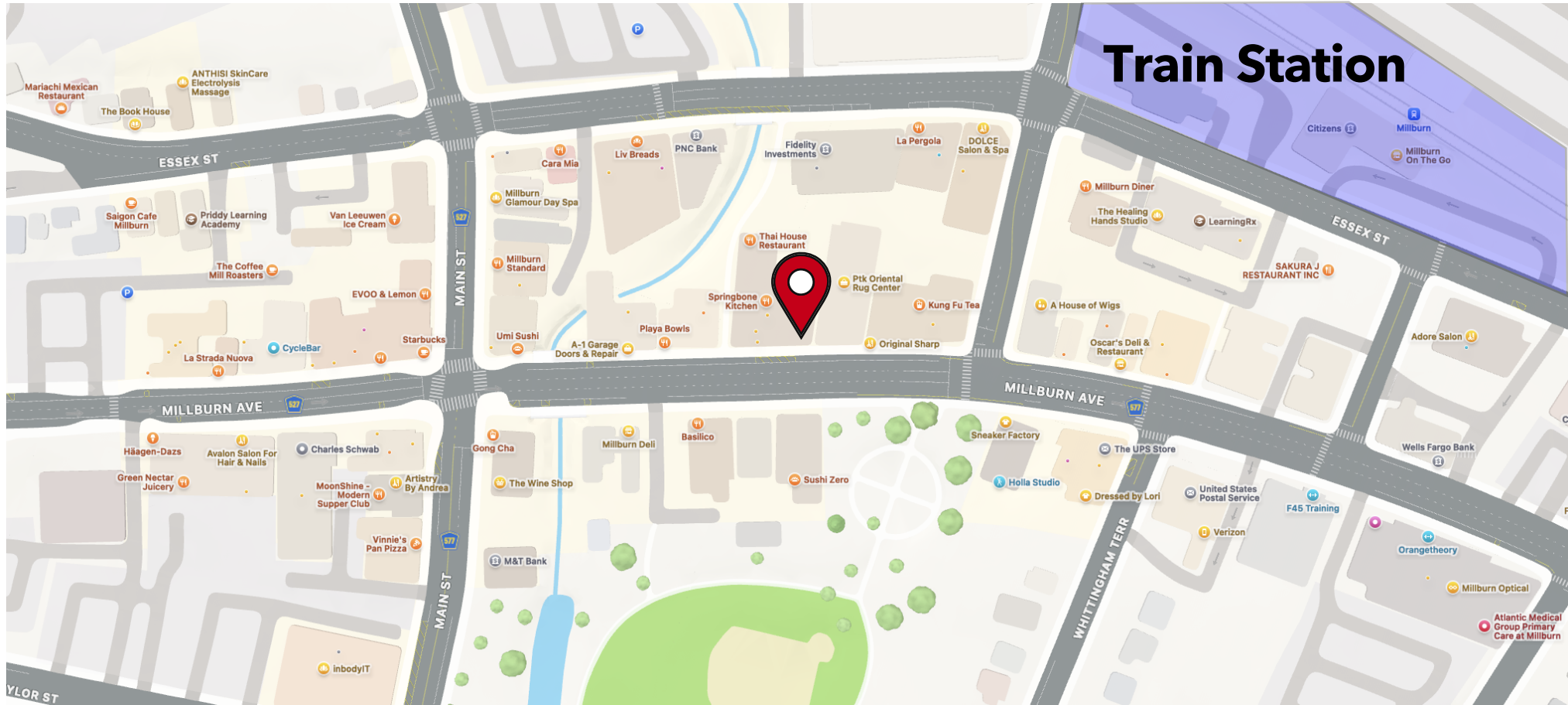


OFFERING SUMMARY	
Gross Rent	\$420,000
Expenses	\$129,433
NOI	\$312,084
CAP	7%
Sale Price	\$4,642,857

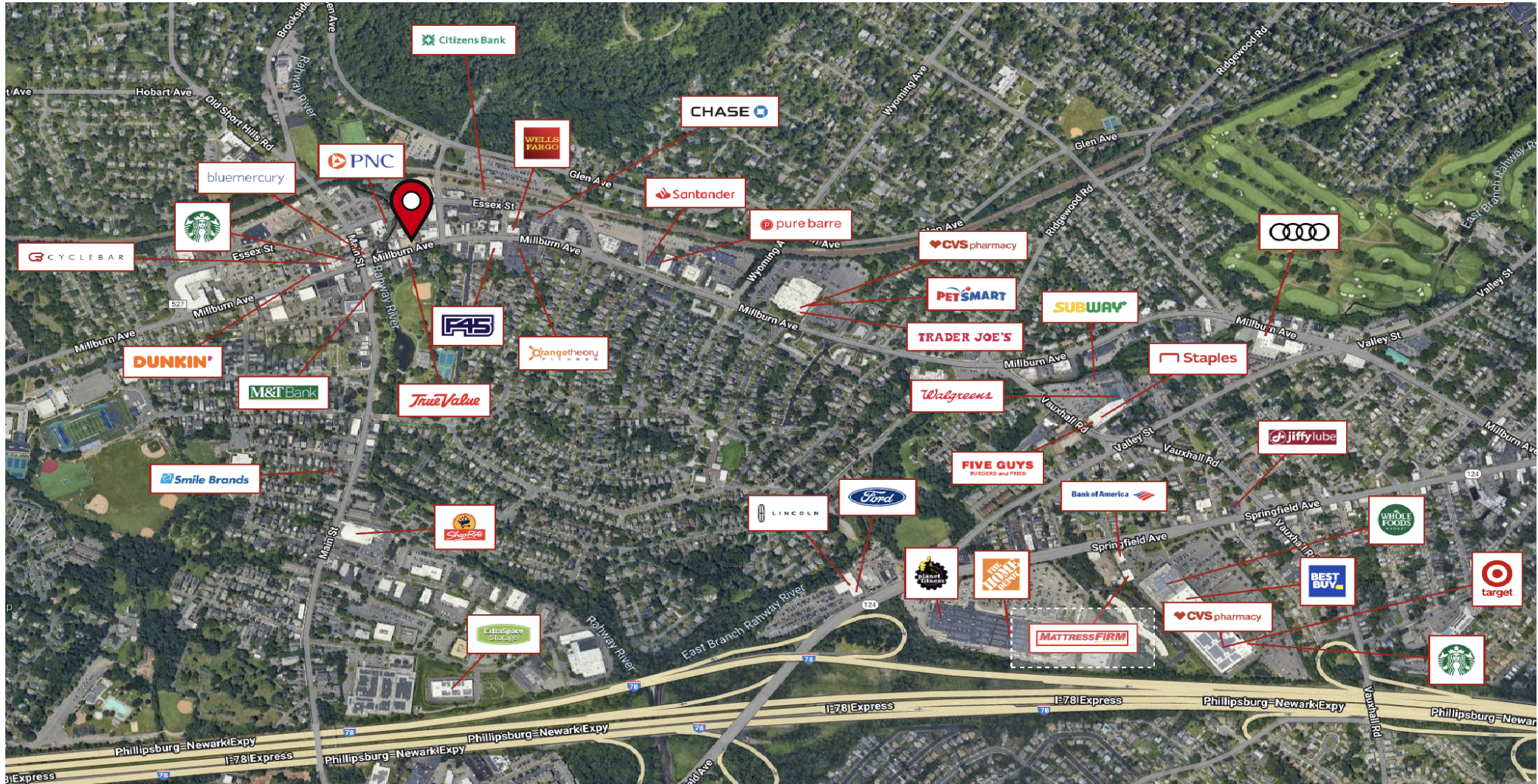
321 Millburn Ave, Millburn, NJ



Local Map



321 Millburn Ave, Millburn, NJ



DEMOGRAPHICS



	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	14,299	\$298,918	5,170	1,015	8,928
3 Miles	121,145	\$247,661	44,093	7,131	66,071
5 Miles	451,662	\$183,673	162,976	18,437	171,638

