

FOR SALE

287-297 New Brunswick Ave. Perth Amboy, NJ
\$2,750,000.00



Gramercy Real Estate Services, LLC
16 South Ave W PMB 124, Cranford, NJ 08016



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, measurements, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. This correspondence is subject to errors, omissions, updates or withdrawal without prior notice.

SPECIFICATIONS:

Multi-tenant storefront (287,291,293 and 297)

- 13,202 SF
- Lot size .395 AC
- 2 Exterior loading docks
- Sprinklers
- 142.51' of frontage on New Brunswick Ave, with rear loading access via Oak Street
- Storefront retail building with rear loading — 2 exterior docks
- Delivered Vacant
- Walkable, transit-served corridor — Pedestrian Friendly score of 90; 0.4 miles (7-minute walk) to the Perth Amboy NJ Transit station
- Minutes from Route 35, Route 440, and the Garden State Parkway



For Additional Information:

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FINANCIAL SUMMARY

\$2,750,000 ASKING PRICE	\$282,846 PROFORMA NOI	10.3% PROFORMA CAP RATE
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PROFORMA RENT ROLL

Suite	Use	SF	Rent/SF	Annual Rent
287	Retail	2,912	\$23.50	\$68,432
291	Retail	1,100	\$23.50	\$25,850
293 (incl. 512 SF rear)	Retail	2,312	\$23.50	\$54,332
297	Retail	2,776	\$23.50	\$65,236
Flex (rear of 291)	Flex	700	\$16.82	\$11,774
Warehouse (rear, divisible)	Warehouse	3,402	\$16.82	\$57,222
TOTAL		13,202	\$21.42	\$282,846

PROFORMA INCOME & EXPENSES

Item	Annual
Gross Potential Rent	\$282,846
Expense Reimbursements (NNN)	\$38,705
Effective Gross Income	\$321,551
Real Estate Taxes	(\$22,686)
Insurance	(\$16,019)
Net Operating Income	\$282,846



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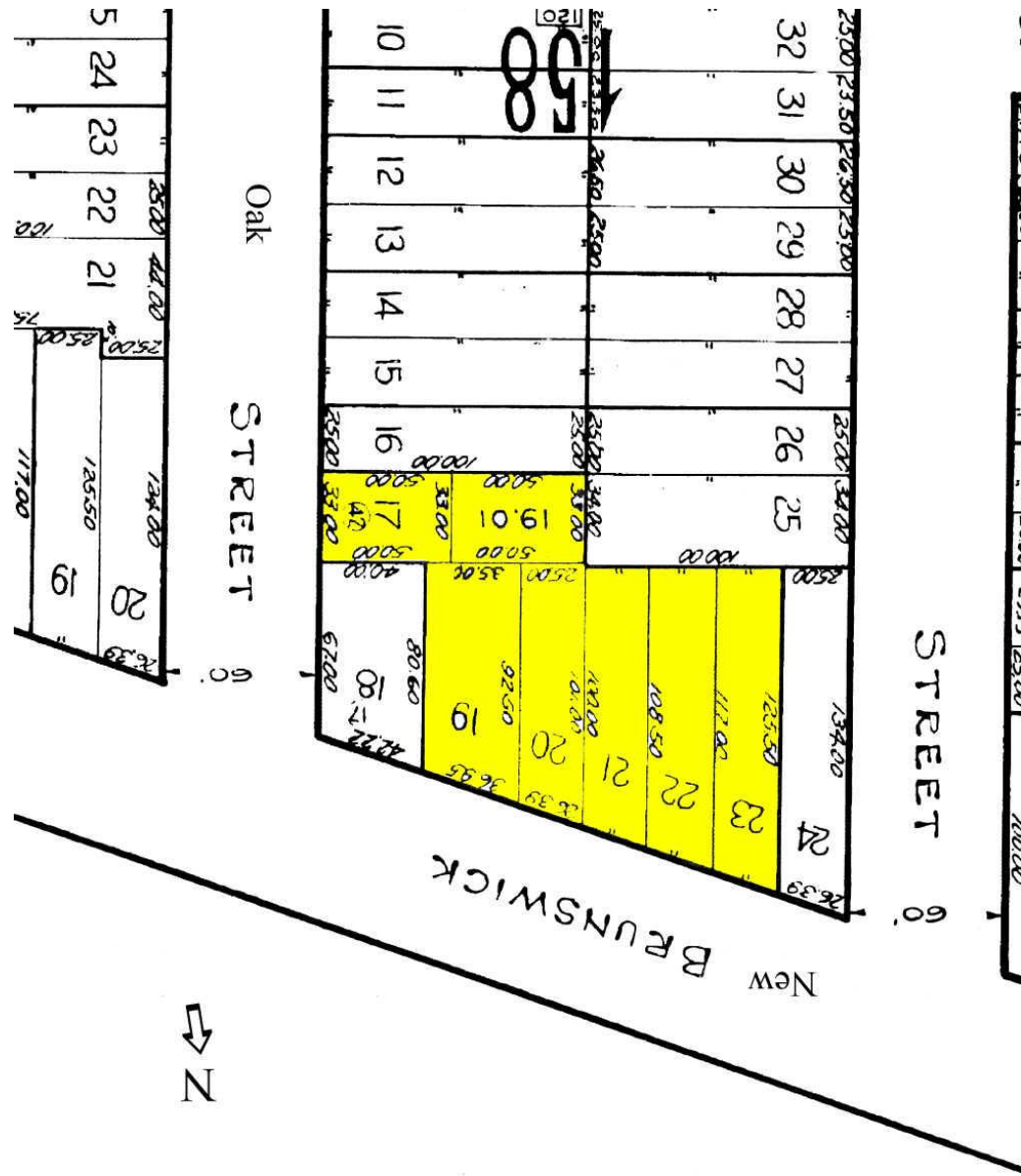


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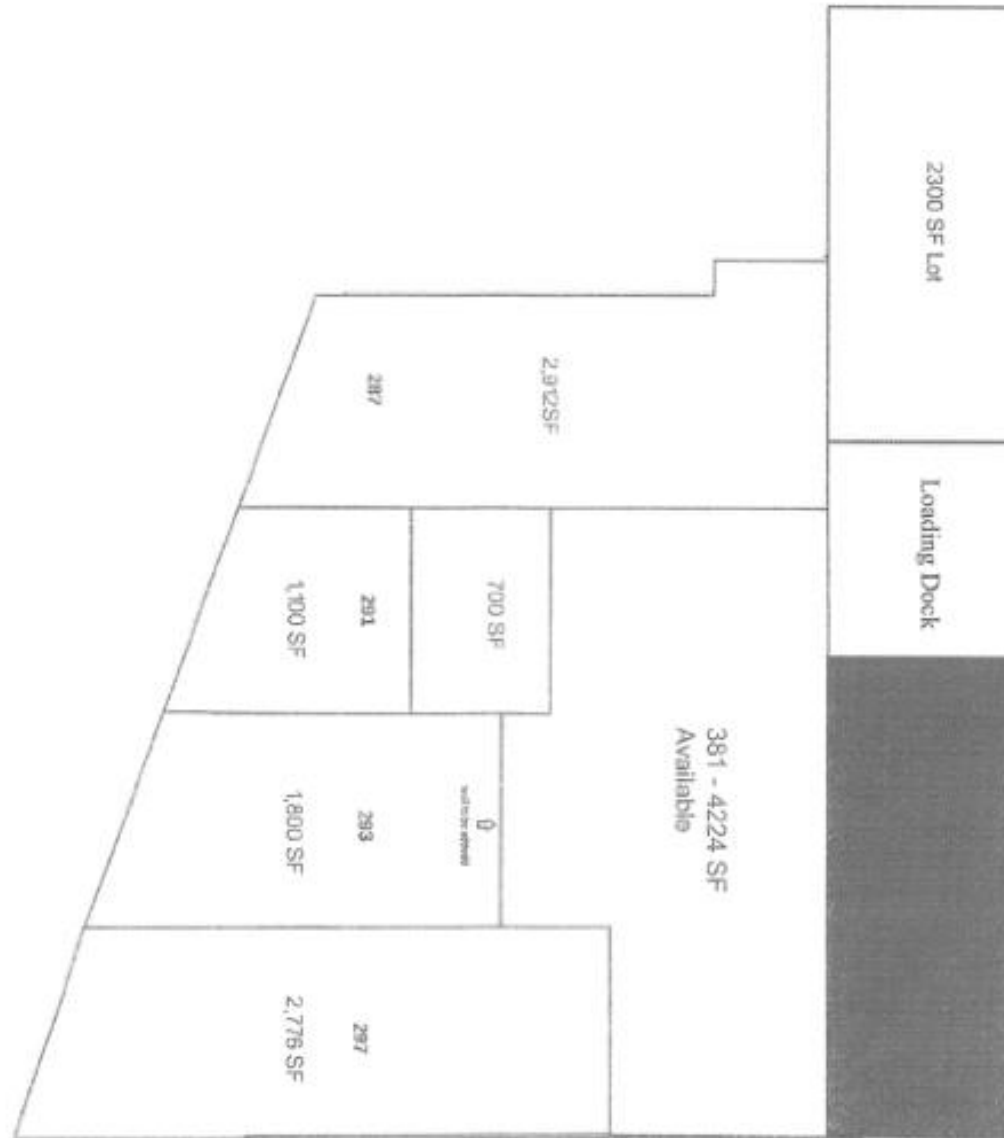
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