

# FOR SALE

5 Property Portfolio  
Can Be Sold Separately

**828-866 Livingston Avenue**  
North Brunswick, New Jersey



**UNIQUE USER/INVESTMENT OPPORTUNITY!**

**NAI DiLeo-Bram & Co.**  
Commercial Real Estate Services, Worldwide.

For further information please contact Exclusive Broker:

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### 846 Livingston Avenue, North Brunswick



Use:	Professional Office Building
Square Feet:	±2,000 SF
Acres:	±0.28 AC
Zoning:	Neighborhood Commercial (C-1)
Taxes:	\$13,641 (2024)
Other:	12 Parking Spaces, Heated Garage

### 854 Livingston Avenue, North Brunswick



Use:	Medical/Professional Office Building
Square Feet:	±2,547 SF
Acres:	±0.34 AC
Zoning:	Neighborhood Commercial (C-1)
Taxes:	\$19,312.13 (2024)
Other:	13 Parking Spaces, Office Infrastructure in Place

### 866 Livingston Avenue, North Brunswick



Use:	Vacant Land
Square Feet:	N/A
Acres:	±0.34 AC
Zoning:	Neighborhood Commercial (C-1)
Taxes:	\$9,922.18 (2024)
Other:	All Utilities at Site



## 828 Livingston Avenue, North Brunswick



Use:	Approved Sober Living Residence
Square Feet:	±1,223 SF
Acres:	±0.11AC
Zoning:	Neighborhood Commercial (C-1)
Taxes:	\$11,436.48 (2024)
Other:	4 Parking Spaces

## 832 Livingston Avenue, North Brunswick



Use:	Approved Sober Living Residence
Square Feet:	±1,315 SF
Acres:	±0.34 AC
Zoning:	Neighborhood Commercial (C-1)
Taxes:	\$23,094.72 (2024)
Other:	4 Parking Spaces



828

832

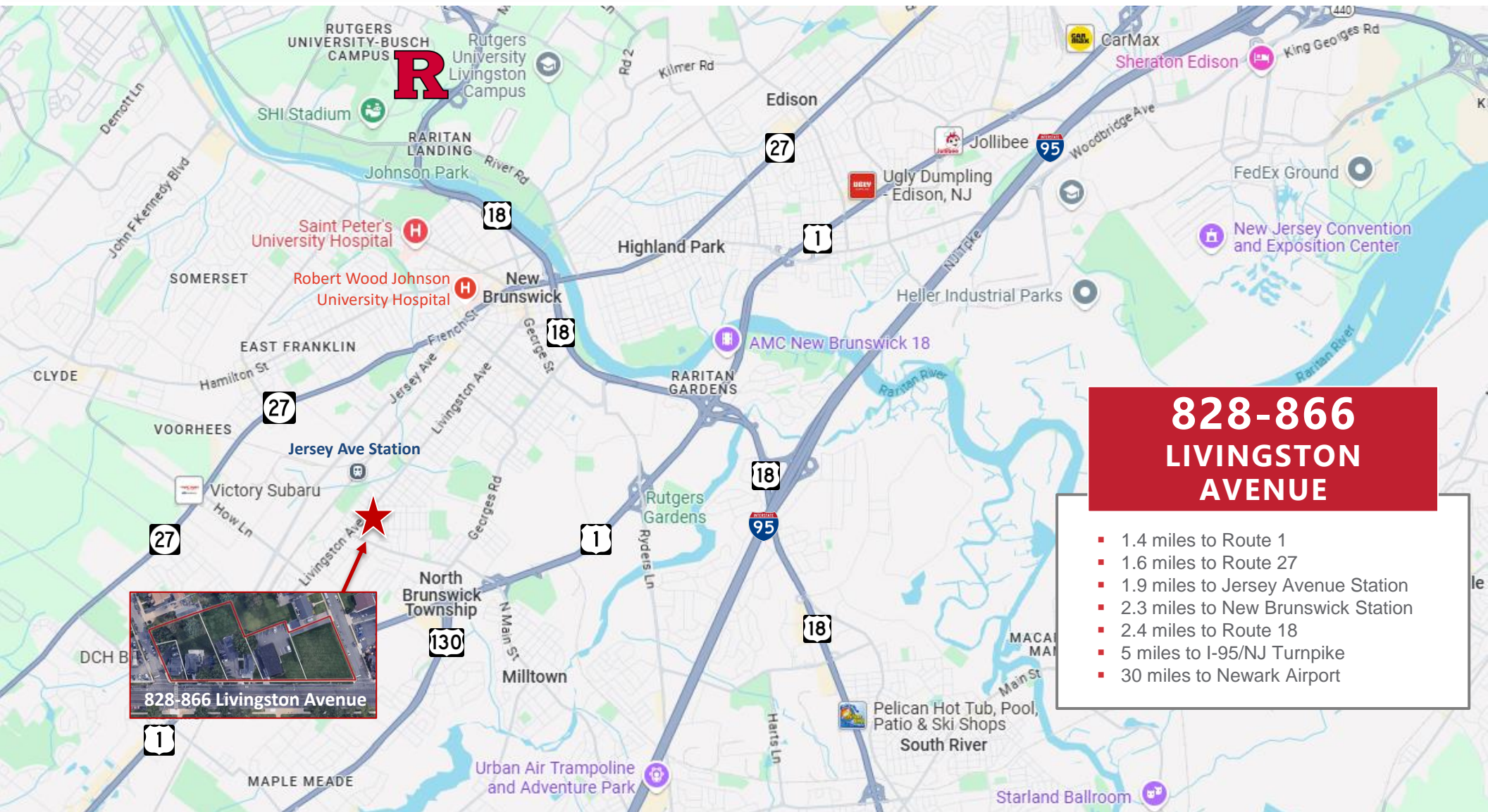


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828



# STRATEGICALLY LOCATED



**828-866  
LIVINGSTON  
AVENUE**

- 1.4 miles to Route 1
- 1.6 miles to Route 27
- 1.9 miles to Jersey Avenue Station
- 2.3 miles to New Brunswick Station
- 2.4 miles to Route 18
- 5 miles to I-95/NJ Turnpike
- 30 miles to Newark Airport

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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