

1 Union Ave. (Route 28) Somerville, NJ 08876

Somerset County

## EXCLUSIVE FOR SALE/LEASE

### 2,600 SF RETAIL BUILDING



#### PROPERTY DESCRIPTION

**Freestanding 2,600 SF commercial building located in B-4 zone. Permitted uses include but are not limited to: food, auto parts, health services, medical. Minutes to Award Winning Downtown Somerville & NJ Transit Somerville Station.**

#### PROPERTY HIGHLIGHTS

- 100' Feet from Signalized Intersection at N. Gaston Ave and Union Ave. (Route 28)
- Location minutes to all major highways- Routes 22, 28, 202/206, I-287 & I-78

#### OFFERING SUMMARY

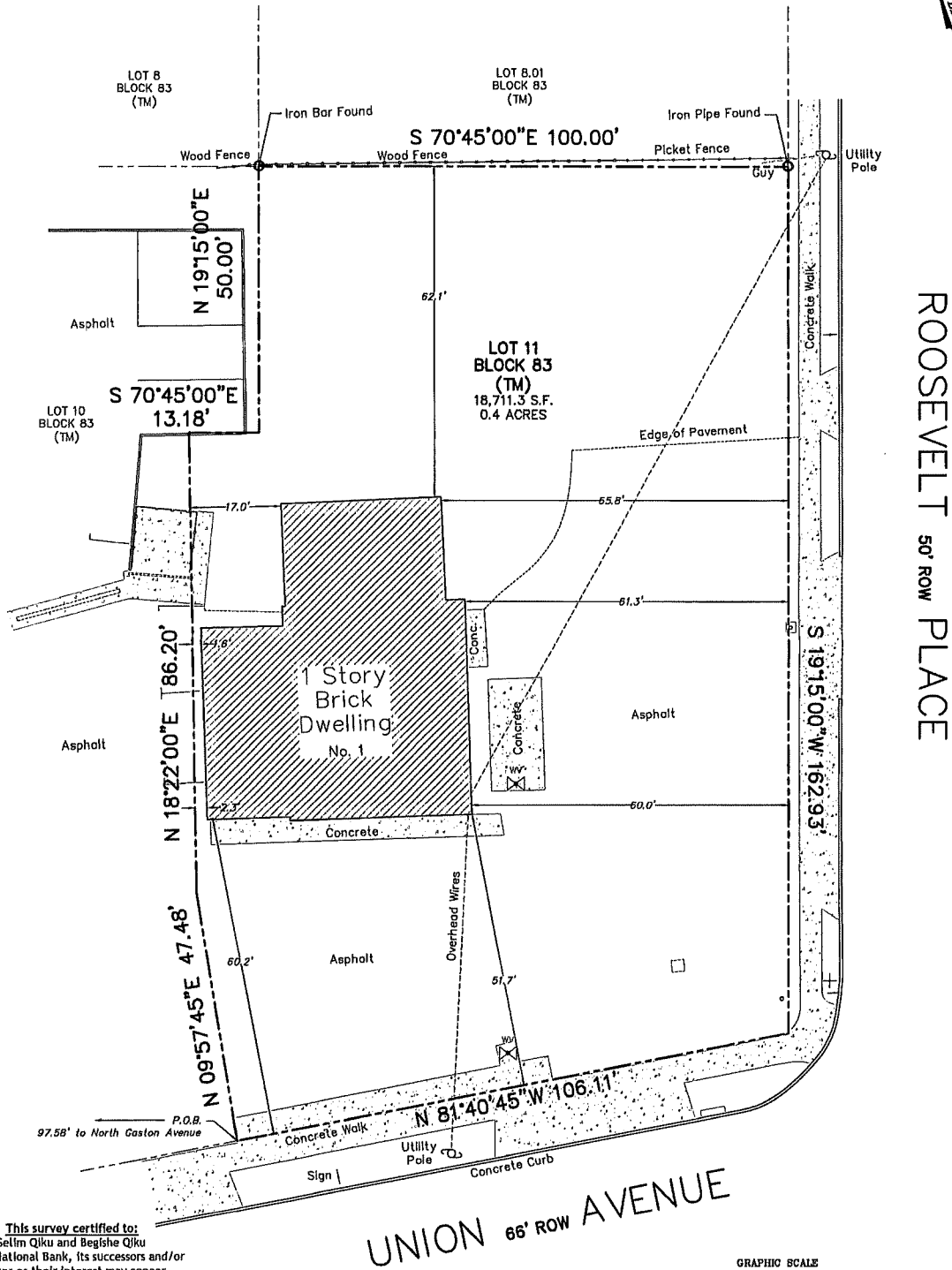
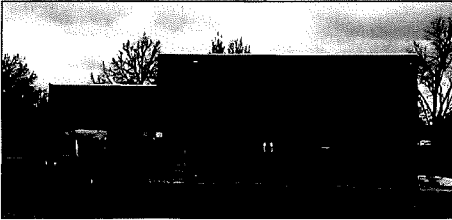
Price for Sale:	\$795,000.
Price for Lease:	\$5,000. per month NNN
Lot Size:	.42 acre
Building size:	2,600 SF
Taxes:	\$16,163. (2024)
Block, Lots:	Blk: 83 Lot: 11
Parking:	Blacktop, Exclusive
Zoning:	B-4

<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

Timothy P. Deluccia  
Broker Associate  
908-938-6405  
tim@delucciacommercialgroup.com

Robert Axmann  
Sales Associate  
908-334-9980  
Boba@delucciacommercialgroup.com

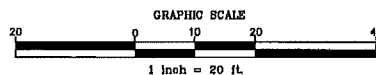
Deluccia Commercial Group  
1996 Washington Valley Rd.  
PO Box 305  
Martinsville, NJ 08836



This survey certified to:  
Selim Qiku and Begishe Qiku  
Valley National Bank, its successors and/or  
assigns as their interest may appear  
Heritage Abstract Company  
Fidelity National Title Insurance Company  
Jane Paftinos, Esq

This survey references:  
Deed Book 2039 Page 175  
Deed Book 1329 Page 508  
Notes:  
Field Survey Performed on 11/27/18  
Subject to an accurate title search  
Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27 S.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such statements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may issue title to the lands shown hereon.



SURVEY OF PROPERTY				PROJECT NUMBER 183883			Certificate of Authorization #240A2090000		Marc J. Clifone PROFESSIONAL LAND SURVEYOR		Jeffrey O. Moles PROFESSIONAL LAND SURVEYOR	
Tax Lot 11 - Block 83 1 Union Avenue, Borough of Somerville Somerset County, New Jersey				REFERENCE NUMBER H-103335			 					
FIELD: RF	DWN BY: JES	CHECKED: MJC	DATE: 11/28/18	SCALE: 1"=20'			117 Hibernia Avenue   Rockaway   NJ   Ph: (973) 625-5670   Fx: (973) 625-4121 www.LakelandSurveying.com					
						Marc J. Clifone N.J. P.L.S. LIC. No. 24GS04132900 Jeffrey O. Moles N.J. P.L.S. LIC. No. 24GS03008700						



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