

FOOD MANUFACTURING BUILDING FOR SALE



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Sale Price: | \$2,517,312 |
| Price / SF: | \$112.00 |
| Building Size: | +/- 22,476 SF |
| Available SF: | +/- 22,476 SF |
| Lot Size: | 0.53 Acres |
| Loading: | 2 Drive in Doors |
| Taxes: | \$26,518 (2022) |
| Year Built: | 1920 |
| Zoning: | GC - General Commercial |

PROPERTY OVERVIEW

- Mixed Use Commercial Building for Sale.
- 3 Floors. 3rd floor is about 6,000 SF and unfinished which has been priced accordingly.
- 1st and 2nd floor are about 8,238 SF each.
- Seller is a food manufacturer and is relocating to larger building.
- Over \$1M in improvements sold with building are: 1) insulated wash down production room with concrete quartz floors, 2) Stainless steel french drains, 3) walk in refrigerator/freezer in the production room, 4) 2nd large walk in freezer in the warehouse, 5) high speed insulated roll up doors for securing production area from warehouse, 6) stainless steel cooking hood with exhaust and make up air.
- One existing retail tenant in a small 1st floor space on a month to month lease arrangement
- 1st floor restaurant (formerly Drew's Bay Street Bistro) moved across the street
- There is a non-working freight elevator servicing all floors.- 2 Drive in doors- Large paved parking lot
- General Commercially Zoned which includes neighborhood commercial district uses as well



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

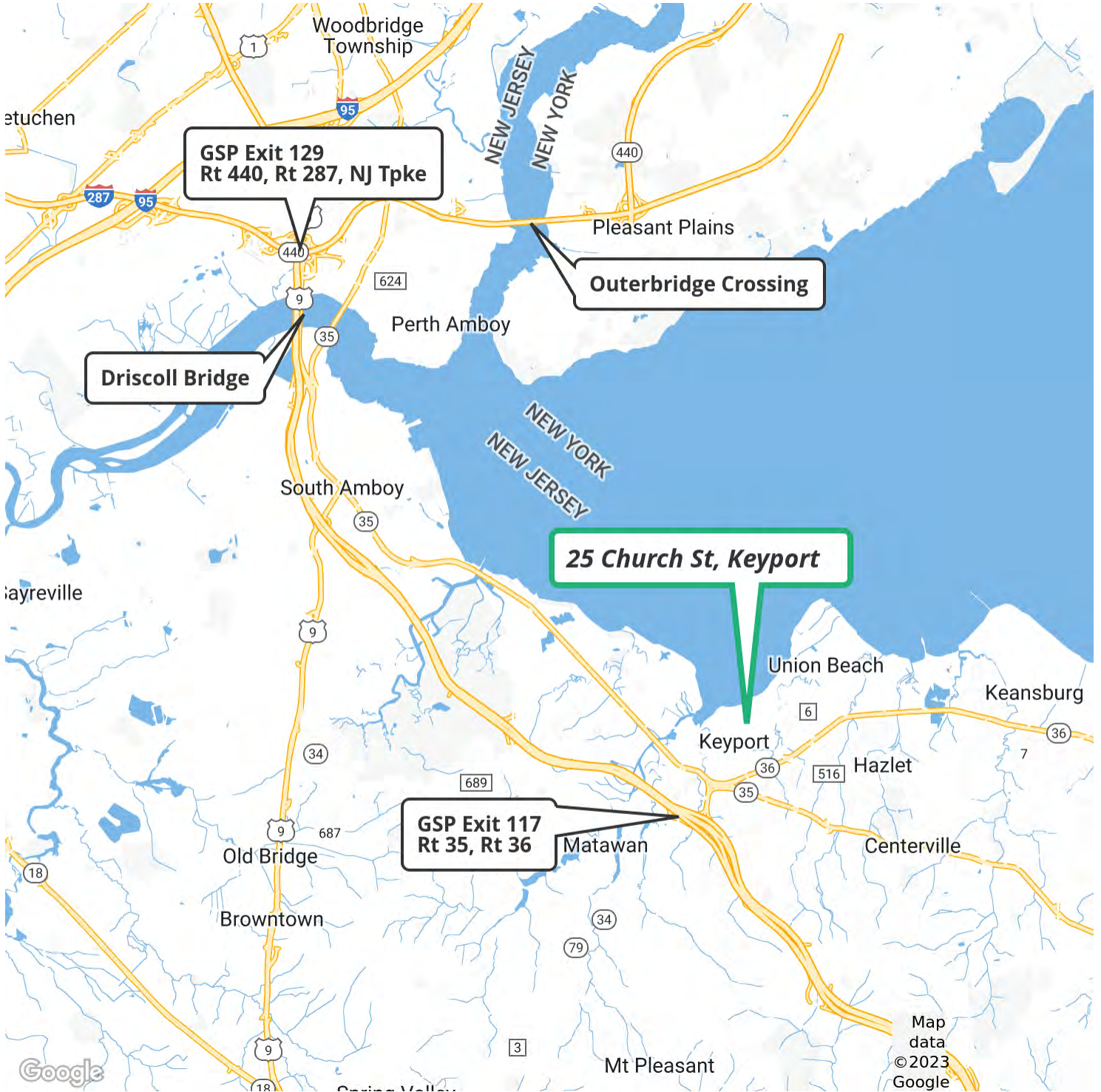
Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com

for more information:

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

LOCATION MAP



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com

for more information:

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.