

# 17,650 SF DOWNTOWN INVESTMENT FOR SALE 89-92 W. MAIN STREET-SOMERVILLE-NEW JERSEY



Prominent three-story, one-part single story, 17,650 square foot gross building area in "good condition". Renovated in 2006, prominent mixed-use building within the heart of downtown Somerville. Commercial tenants include Yutaka Hibachi & Steakhouse, Epic Cookies, and Cory Matthews Men's Barbershop all long-term well-established businesses that contribute to the vitality of Main Street. This fully leased unique investment offering provides immediate income stability with a diverse tenant mix and strong rental history and potential expansion. Situated along Somerville's highly trafficked Main Street corridor, the property benefits from excellent visibility, walkability, and access to downtown's award winning restaurants, boutique retailers, and cultural destinations. As the county seat of Somerset County, Somerville is continuing to emerge as one of Central New Jersey's premier downtowns, bolstered by ongoing redevelopment and direct NJ Transit service to New York City, 89-92 West Main Street represents a rare opportunity to acquire a stabilized, income-producing asset in a dynamic and sought after real estate market.

## TOTAL SQUARE FOOTAGE

**17,650 SF**  
**Fully Leased & Occupied**

## TENANT MIX

**9 Total**  
**3 Commercial**  
**6 Residential**

## OFFERING PRICE

**Upon receipt of NDA**

## ZONING

**B-1 Central Business District**

## TRAFFIC COUNT

**9,253 VPD along**  
**West Main Street**

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT  
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