

# 4-Unit Medical Building for Sale

## 515 Church St. Bound Brook, NJ

### Somerset County



#### **PROPERTY DESCRIPTION**

- **Freestanding 4-Unit 7,226 SF Medical Office Building**
- **Corner Location with Abundant Parking**
- **Excellent Investment Property or Ideal Owner User for Medical or General Office**
- **Minutes from Rt 28, 22, I-287 and RWJ University Hospital Somerset**
- **NOI: \$89,626.48.**
- **Offered at: \$1,399,000.**



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**BERKSHIRE  
HATHAWAY** | FOX & ROACH,  
HOMESERVICES REALTORS®  
COMMERCIAL DIVISION

515 Church St. Bound Brook

4 Unit Medical Building

Income and Expense

Units:

Suite 1:	750/SF	\$1,225.00 month/month
Suite 2:	2025/SF	\$2,999.79 per month 3 years
Suite 3:	2500/SF	\$3,500.00 per month 5 years
Suite 4:	1900/SF	<u>\$2,450.00</u> per month 5 years * 2% escalations years 2-5
		\$10,174.79 Total monthly rent

Expenses:

Taxes:	\$ 20,995.06
Insurance:	\$ 5,800.00
Water	\$ 800.00
Electric:	\$ 700.00
Garbage:	\$ 900.00
Landscaping:	\$ 1,910.00
Bldg Alarm:	<u>\$ 1,366.00</u>
Total:	\$ 32,471.00

GOI: \$122,097.48

TOE: \$ 32,471.00

NOI: \$ 89,626.48

*515 Church St. Bound Brook*

