

Property Address:

2 E. Main St., Clinton, NJ 08809

Rental Information:

- **Second-Floor Office:** Currently leased at \$1,250/month, with the lease expiring on February 14, 2026 (lease terms must be honored).
- **First-Floor Retail:** Previously rented to Christian Books at \$2,500/month.
- **Parking Spaces:** 7 total; 4 spaces are currently rented at \$125/month each.

Expenses:

- **Water:** Varies by usage, approximately \$50 per quarter.
- **Sewer:** \$390 per quarter.
- **Property Taxes (2024):** \$12,290.12 annually.
- **Building Insurance:** \$983.25 per quarter.
- **Flood Insurance:** \$3,224.80 per year.
- **Electric** (separate meters): Varies between \$50 – \$150 per month.

Improvements:

- **2021:**
 - New Roof: \$14,000
 - Upgraded Lighting: \$2,500
 - Slatwall Installation in Retail Space: \$6,500
 - New HVAC Compressor: \$2,200
- **2022:**
 - Exterior Paint & Extensive Trim Repair: \$7,400
 - Parking Lot Resurfacing: \$2,500
- **December 2024:**
 - Major Crawlspace Renovation: \$28,000
 - Major support beams and sitter joists were replaced.
 - Repaired foundation walls.
 - A new drainage system in the perimeter inside the crawlspace is connected to a new sump pump.
 - Installed a dehumidifier system.

Disclaimer:

All information provided is for informational purposes only. Some figures may not be exact but are approximate. Buyers are advised to conduct their own due diligence.

For more info, please call: Jack DeCavagnal at **908.391.6863**/ Jurgita Caballero at **908.892.0322**