

Middletown Office Building For Sale/Lease



ADDRESS: 350 Route 35, Middletown
Block 935, lot 5

DESCRIPTION: This property consists of an office building of 12,429 (+-) square feet with 8,429 (+-) square feet on the first floor and 3,100 (+-) square feet on the lower level which has on grade access from the rear of the building.

AVAILABILITY: The building is available for sale and the first floor consisting of 8,429 (+-) square feet is available for lease.

LAND: 1.8 (+-) acres with 280 (+-) feet of frontage on Route 35 by 353 (+-) of depth on an irregular lot.

PARKING: The site accommodates well over 100 parking spaces.

ZONING: B3

ASSESSMENT:	LAND:	\$1,315,100
	IMPROVEMENTS:	<u>\$ 841,900</u>
	TOTAL:	\$2,157,000

2023 TAXES: \$36,644

This information is provided for informal discussion purposes only and is subject to error, modification and withdrawal without notice. All information should be independently confirmed.

EXCLUSIVELY PRESENTED BY :

**GEOFFREY M. BROTHERS, CCIM
LICENSED REAL ESTATE BROKER**

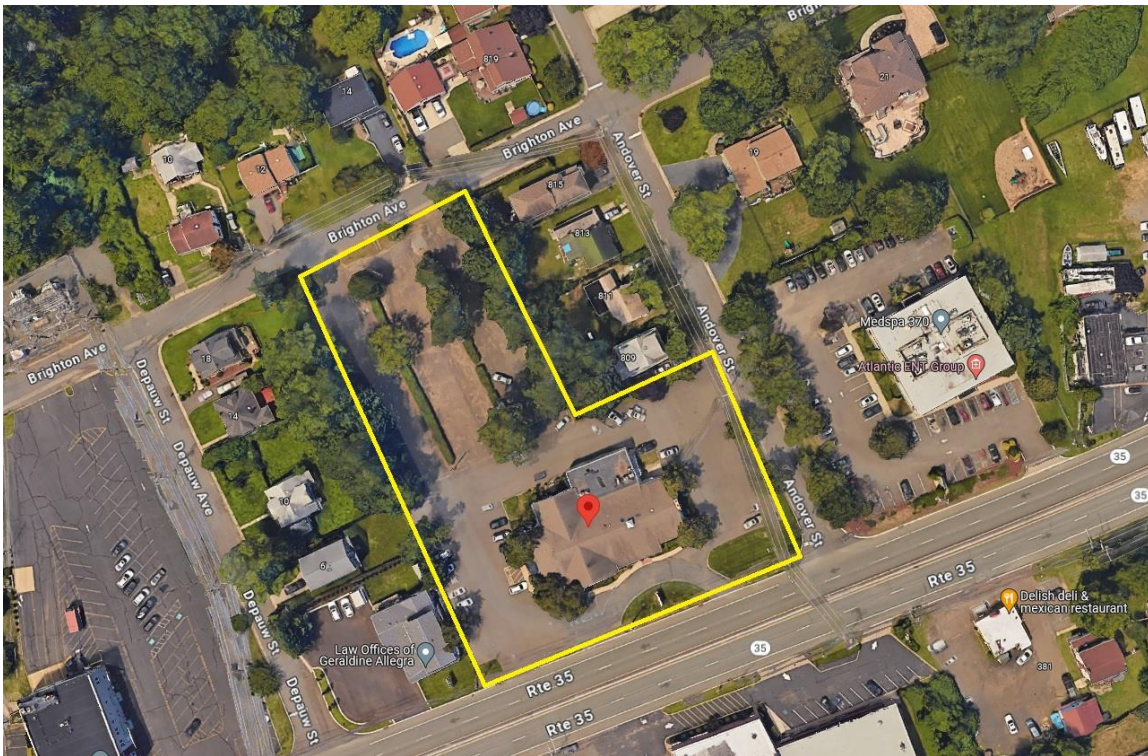
BROTHERS COMMERCIAL BROKERAGE, INC.

227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575

geof@thesavvybroker.com

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- TENANCY:** The first floor has been occupied by various real estate agencies since 2001. The current lease for the entire first floor expired April 30, 2024 and is continuing on as a month to month tenant. The lower level consisting of 3,100 (+-) square feet is occupied by a karate studio with a lease expiring September 30, 2024.
- OTHER:** Exceptional location on Route 35 with excellent visibility.
- LEASE PRICE:** \$24 per square foot plus utilities, CAM, pass throughs over base year taxes.
- SALE PRICE:** \$2,500,000



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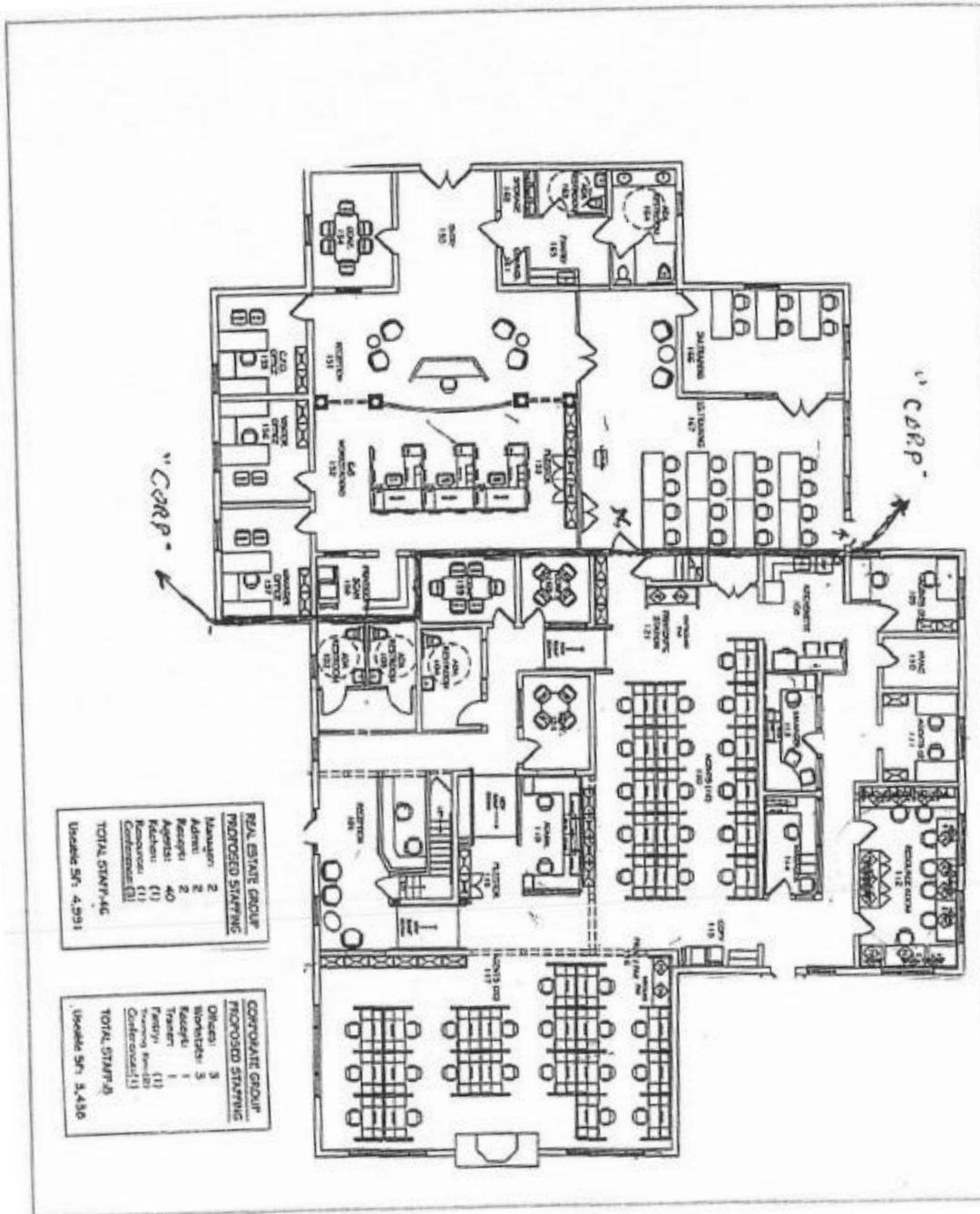
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Middletown Office Building For Sale/Lease

First Floor



REAL ESTATE GROUP PROPOSED STAFFING	
Manager	2
Admin	2
Reception	2
Agents	40
Reception	(1)
Conference	(1)
TOTAL STAFF: 46	
Usable SF: 4,591	

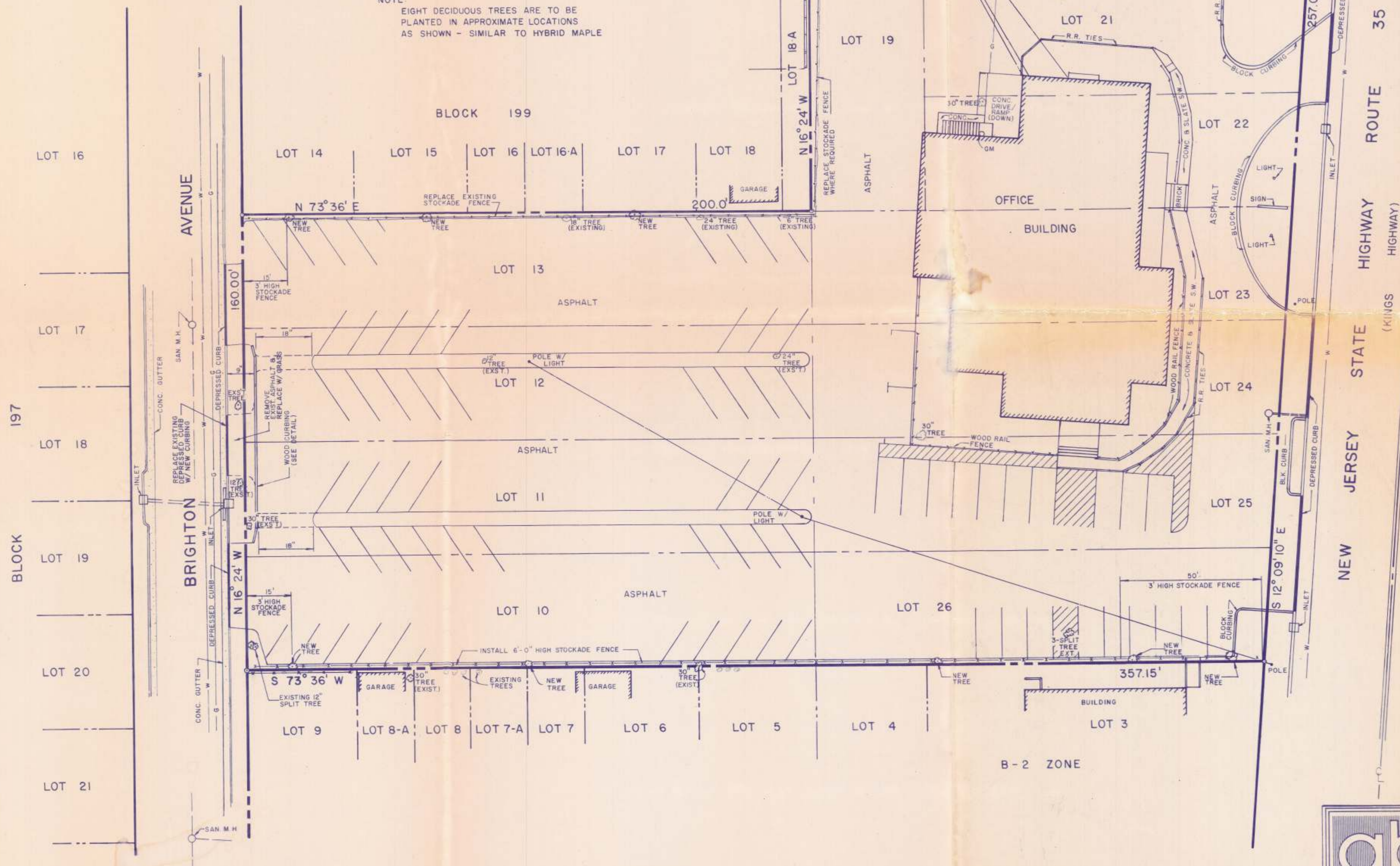
CORPORATE GROUP PROPOSED STAFFING	
Offices	3
Reception	1
Printer	(1)
Conference	(1)
TOTAL STAFF: 6	
Usable SF: 3,456	

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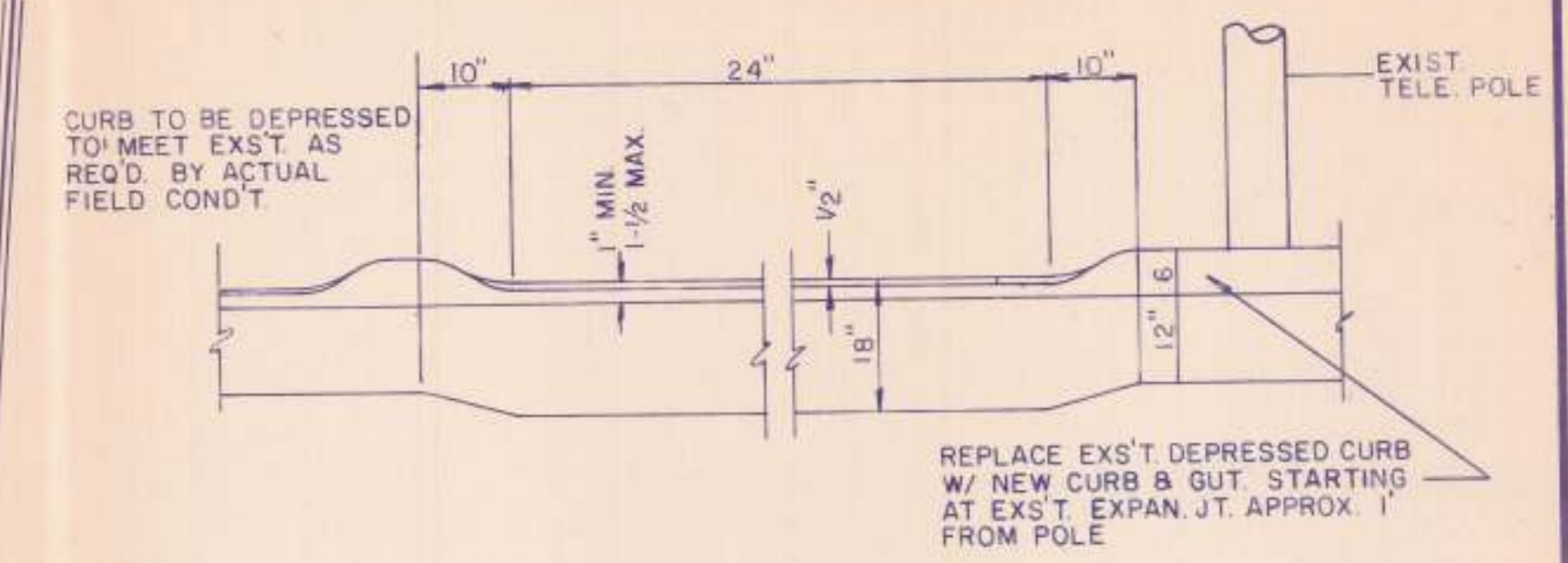
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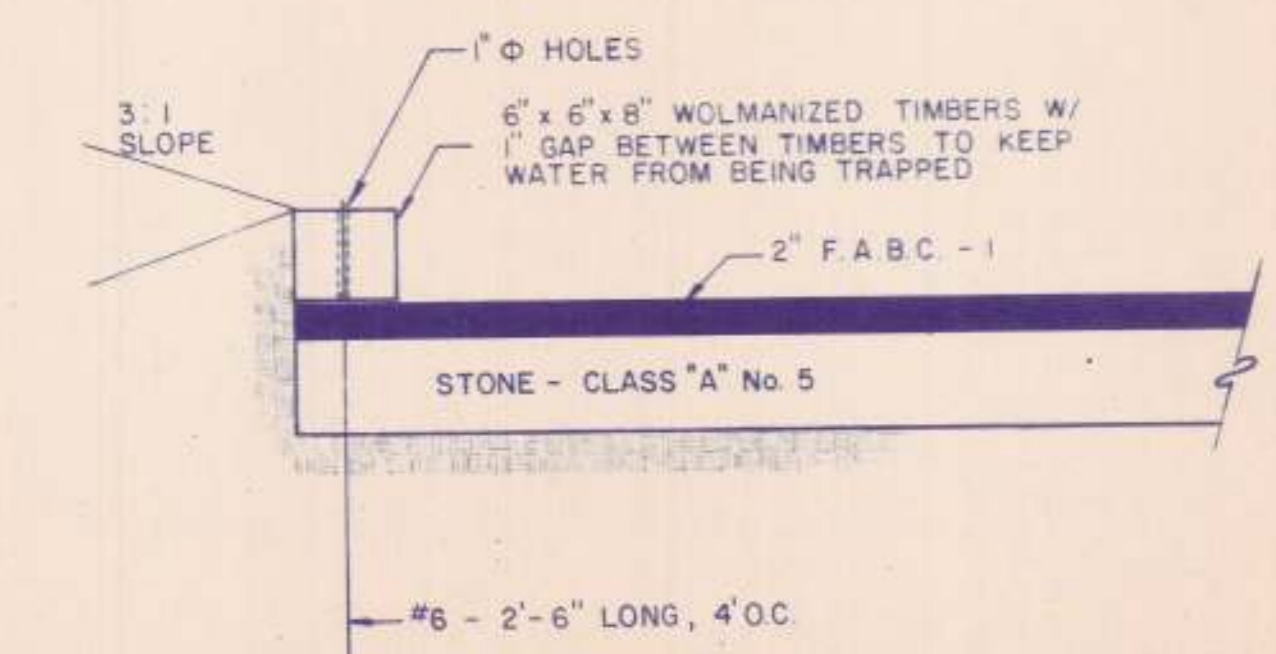
NOTE:
EIGHT DECIDUOUS TREES ARE TO BE
PLANTED IN APPROXIMATE LOCATIONS
AS SHOWN - SIMILAR TO HYBRID MAPLE



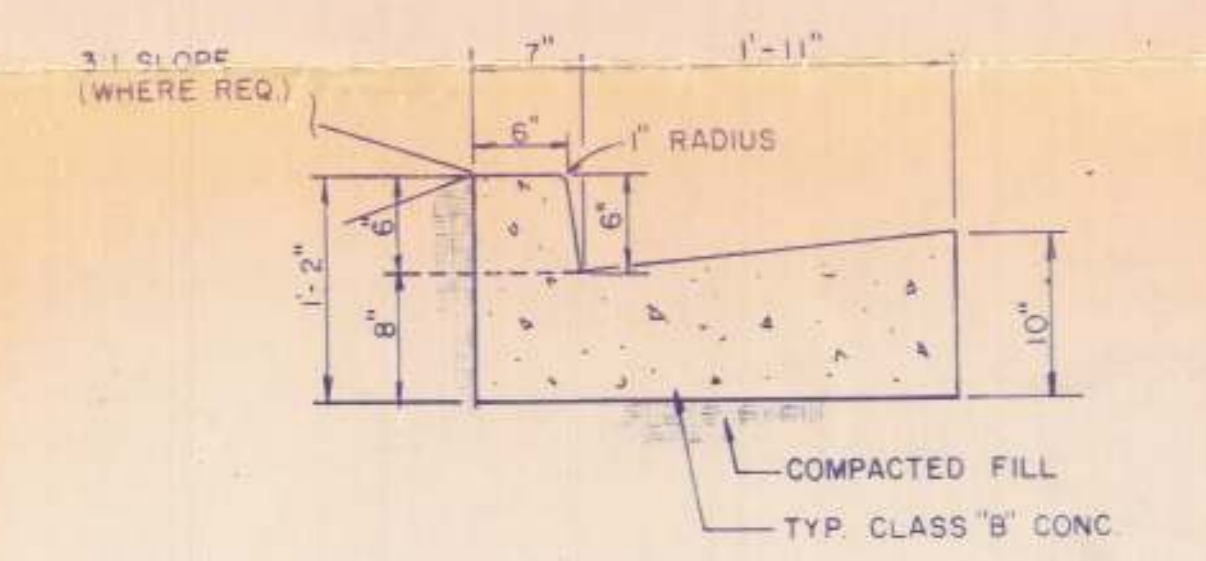
SITE PLAN SCALE: 1" = 20'



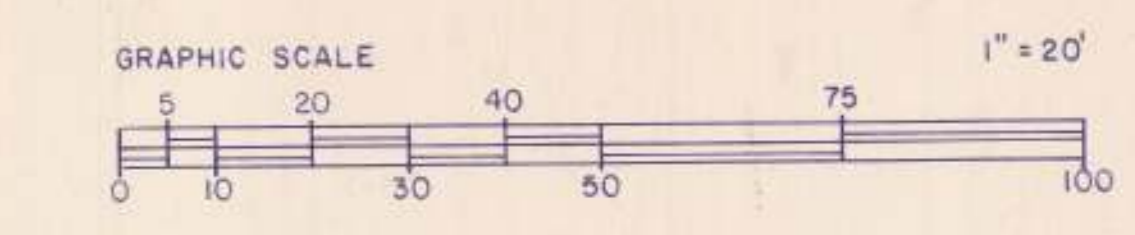
ENTRANCE DETAIL NOT TO SCALE



WOOD CURBING DETAIL N.T.S.



CONCRETE CURB DETAIL N.T.S.



SURVEY INFORMATION TAKEN FROM
"SURVEY MAP OF PROPERTY FOR B.J.O.N.S.B., INC.
DATED APRIL 16, 1984

abh
DESIGN GROUP
ARCHITECTURE - ENGINEERING
(201) 741-2141
200 White Road, Little Silver, New Jersey

TITLE	SITE PLAN	REVISIONS
PROJECT:	LENNERT NILSON BLOCK 199, LOTS 10-13 & 19-26 TOWNSHIP OF MIDDLETOWN MONMOUTH COUNTY, NEW JERSEY	
SCALE	1" = 20'	
DATE	SEPT 28, 1988	
DRAWN BY:	TRP	
CHECKED BY:	D.B.A.	
TOTAL SHEETS	1	