

Red Bank Downtown Building *For Sale*

21 BROAD STREET, RED BANK



ADDRESS: 21 Broad Street, Red Bank
Block 28, lot 8

DESCRIPTION: One of the finest buildings in downtown Red Bank located in the heart of the downtown in the middle of the newly created and exciting "Broadwalk" section of Broad Street. Full approvals for a bar/restaurant complete with dining area, kitchen, a rooftop deck on the third floor, elevator access, ADA lavatories, lower level for wine tasting and ancillary kitchen. It has a full wall of glass overlooking Broad Street on the second and third floors, concrete and steel flooring, concrete block bearing walls with 39 (+/-) feet of clear span, high ceilings, is

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All information should be independently confirmed prior to purchase.

EXCLUSIVELY PRESENTED BY :

GEOFFREY M. BROTHERS, CCIM

BROTHERS COMMERCIAL BROKERAGE, INC.

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

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fully sprinklered throughout, much more. The building has been completely gutted by the new owner and is being delivered as a clean and clear shell with full set of building plans and all approvals.

BUILDING SIZE:	First floor	3,393 (+-) sf
	Second Floor	3,238 (+-) sf
	Third Floor	1,567 (+-) sf
	Lower Level	1,571(+-) sf
	Rooftop deck	800 (+-) sf
	Total	10,569 (+-) sf

(Measurements are from floor plans provided and referenced approvals but no representation is made as to their accuracy and are subject to error)

ZONING: CCD2

OTHER: One of the finest retail buildings on Broad Street. This is an opportunity to create and develop a business presence in the heart of desirable downtown Red Bank in an exceptional building and enjoy the comfort of being delivered full approvals for a new bar/restaurant in a totally gutted building ready for fit up saving considerable time. The building is ideal variety of other uses as well offices, retail, mixed use.

ASSESSMENT:	Land:	\$1,304,000
	Improvements:	<u>\$2,691,700</u>
	Total:	\$3,995,700

2025 TAXES: \$76,317.87

SALE PRICE: \$4,900,000

LIQUOR LICENSE: \$900,000 "C" on premises consumption sold separately.

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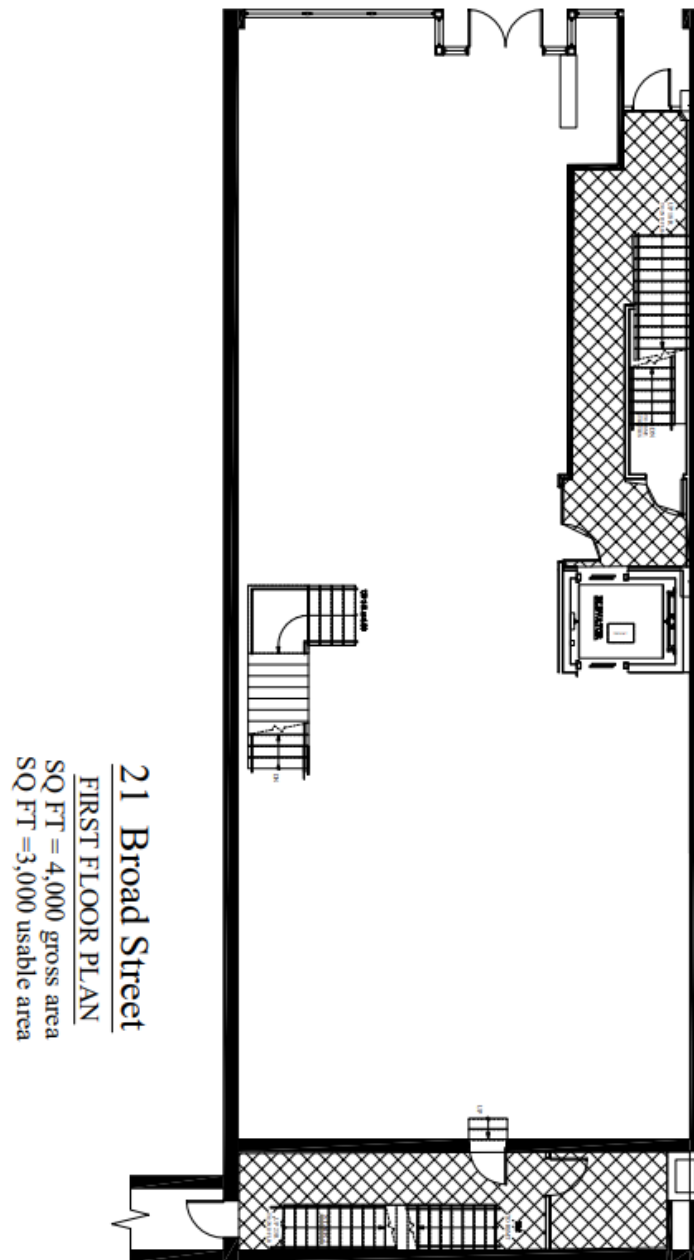
2 PROPOSED BROAD STREET ELEVATION
Scale: 1/4" = 1'-0"

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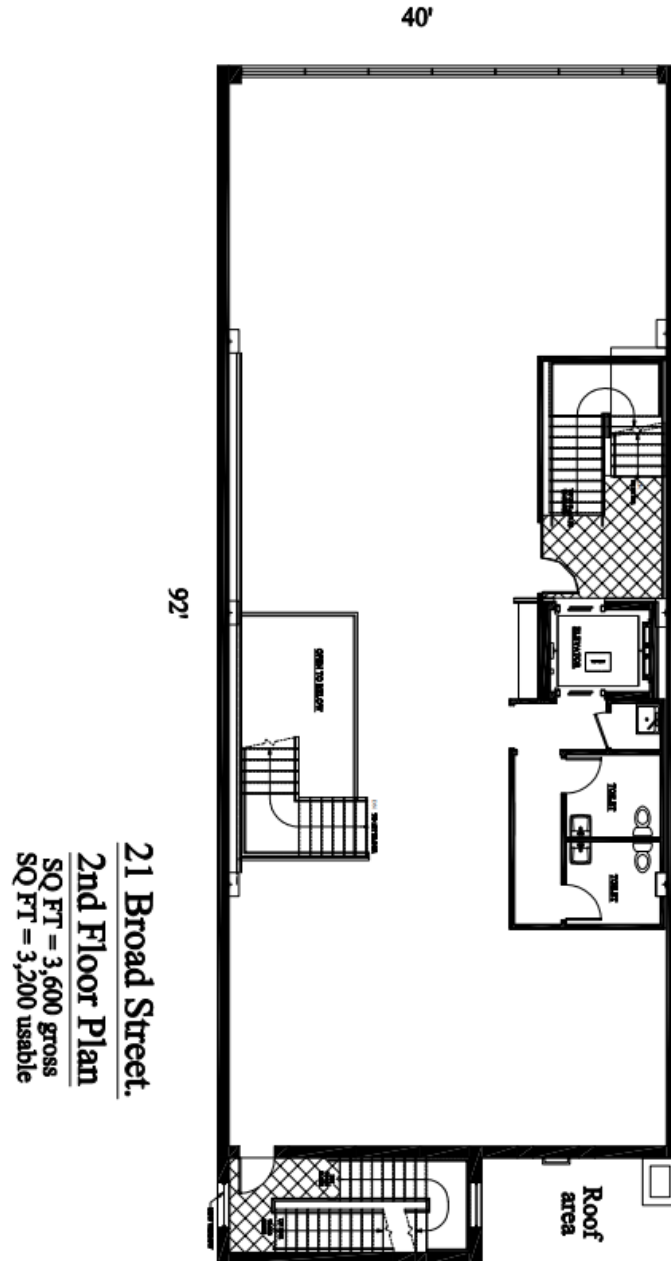
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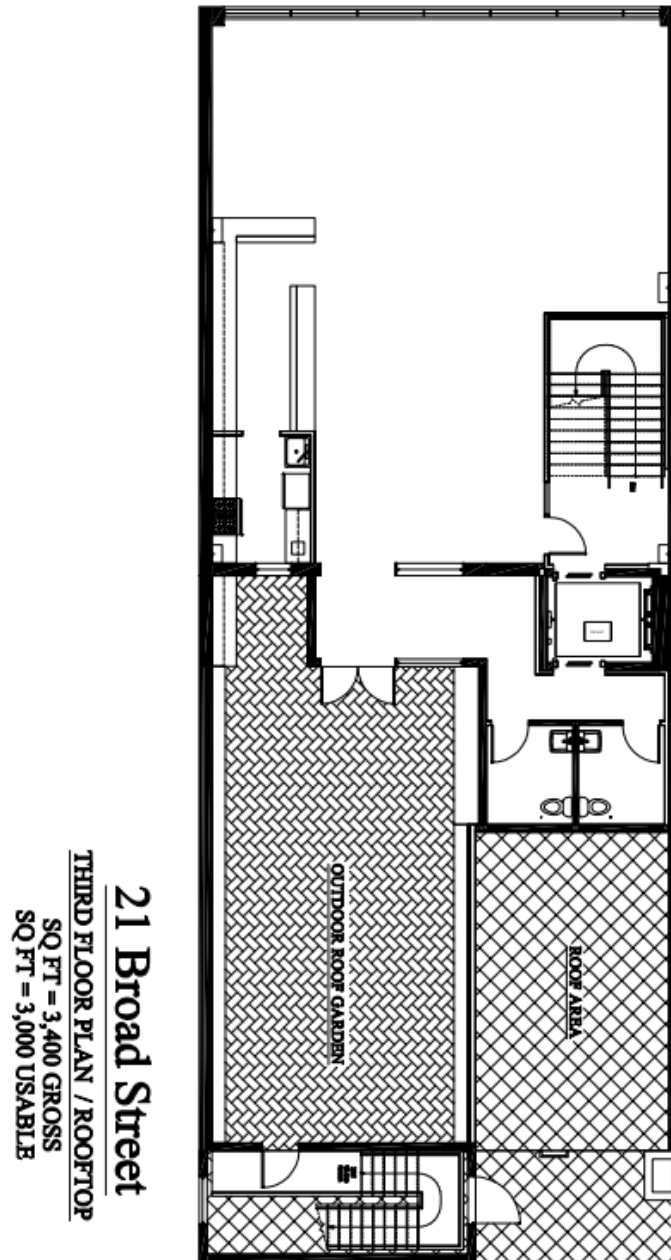
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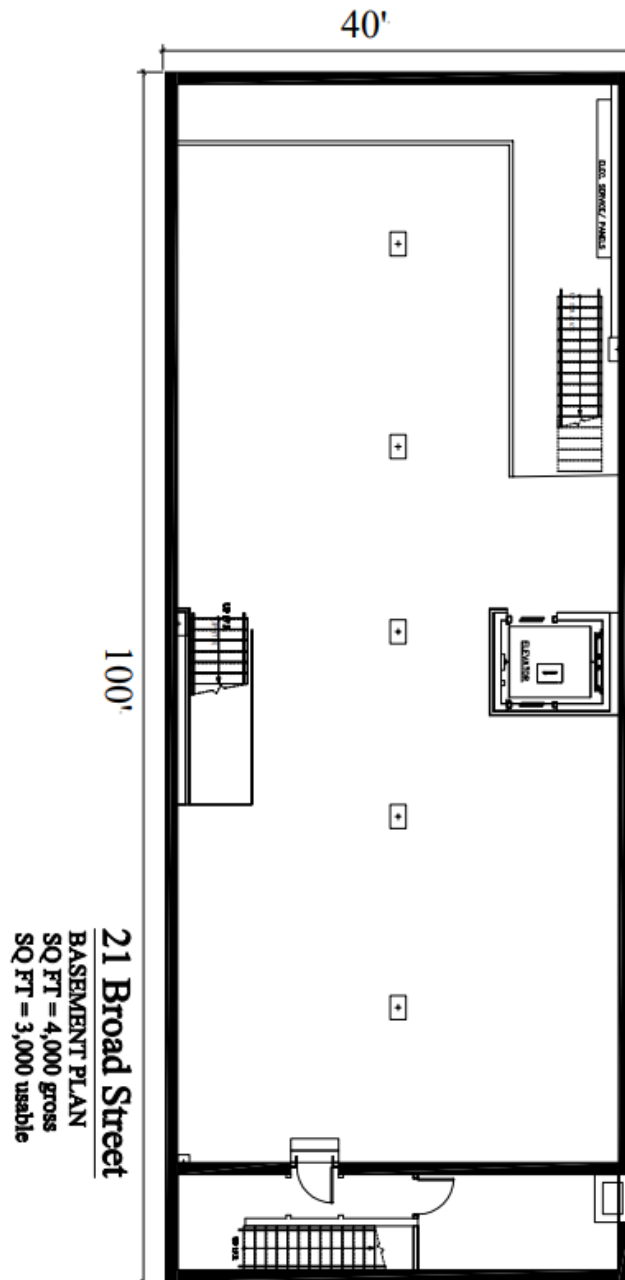
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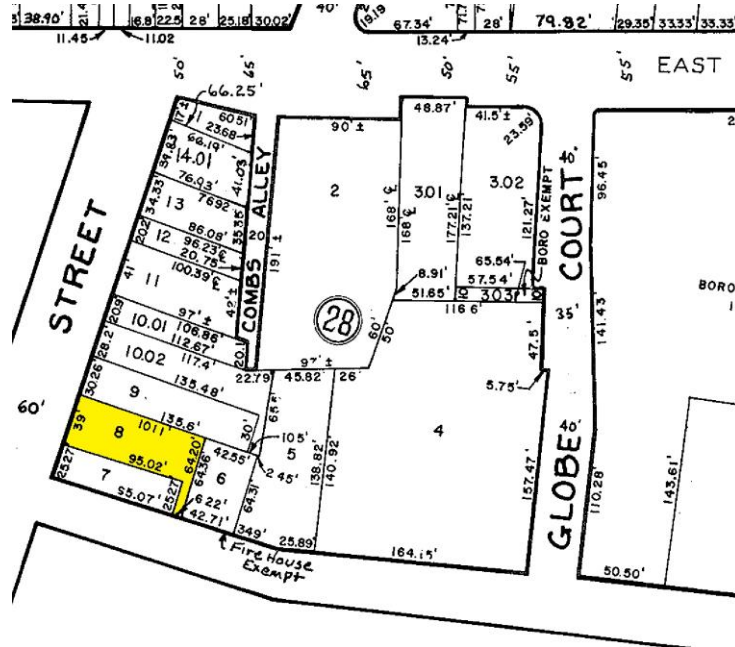
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