



PREPARED FOR: CEDER GROVE LLC

TITLE INSURER: BLUELAND TITLE AGENCY, INC. (BTP-11452)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: KEARNY BANK,
THE UNION COUNTY ECONOMIC DEVELOPMENT CORPORATION, its successors and/or assigns,
AND THE US SMALL BUSINESS ADMINISTRATION, its successors and assigns.

CLOSING ATTORNEY: LAW OFFICES OF MICHAEL W. SONG, P.C.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/6/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13-40-5.1(0))

DB 2092 PG 568

CERTIFICATE OF AUTHORIZATION: 240A28228000

MORGAN
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SURVEY OF PROPERTY

LOT 17 BLOCK 75
BOROUGH OF BOUND BROOK

COUNTY OF SOMERSET NEW JERSEY

David J. von Steenburg

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=30'	SC	11/6/18	18-10367	18-10367	1 of 1



Last LP: \$999,999 02/06/2024-06/30/2025 **MLS#:** 24003690
Address: 241 W Union Ave **Status:** Active
Town: Bound Brook **Commercial**
Block: 00075 **Lot:** 00017 **Zip:** 08805
County: Somerset **County Locale:**
Directions: vosseller ave to west union ave
Original LP: \$1,290,000 **LSPID:** 41421 **LBID:** 998
DOM: 490

SqFt for Lease:		SqFt for Sale:	3,000	For Sale/Lease:	Sale
Bldg Complex:	None	Prior Use:		Zoned:	Com/Com
Style:	Retail	SubStyle:	Free Standing	Avail Date:	
Lease Amount:		Office SqFt:		Min SF For Lse:	
Office Rent:		Coverage:		Lease Type:	
Total Size:	3,000	Lot Size (Acres):		Lease Term:	
Unit of Measure:	Square Feet	Contiguous Lnd:		Tenancy Type:	
Land Assess:		# Floors:		Liquor License:	
Bldg Assess:		# Cranes:		Expandable:	
Taxes:	\$14,067			Free Standing:	
Mortgage Info:					
Construction:					

Floor/Unit Desc:		Windows:		Alarm:	
Flooring Const:		Sprinklers:	No	# Parking Sp:	
Road Front:		Column Spacing:		Additional Park:	
Floor Load:		Ceiling Height:	8.00	Floor Drains:	
Building Front:		Roof:		# Elevators:	
Restrictions:				Elevator Cap:	
Year Built:				Cooking:	Yes
Rail Access:				Refrigeration:	
Transportation:				Drive-Ins:	
Location:				Tailgate Docks:	
Dept Env Prot St:					

Waterfront: None
Flood Plain: Lender May Require Insurance, None
Rent Includes: Other
Ownership: Corporate
Utilities: See Remarks
Possession: Flexible
Heating: Gas, Hot Air
Cooling: Central Air

3,000 sqft of retail property for sale, currently using as Korean Tae Kwon Do School, 19,998 sqft of land, 16 parking space on premises, B-1 zoned, originally two store fronts but completely renovated and made one store now.

Showing Begins On: 02/06/2024 [Schedule a Showing](#)
Showing Instructions: Text Listing Agent for Confirmed Appointment
Showing Information: please send text message to l/a sam at 201-403-1777 for an appointment in advance noticed, must accompany with listing broker, owner strongly asked me.

Agent Remarks:

Owner Name:	CEDER GROVE LLC	Owner Phone:	(201) 403-1777
Owner Address:		Lead Paint Discl:	
Listing Office:	<u>RE/MAX Fortune Properties (998)</u>	Listing Office Ph:	201-816-8889
Listing Agent 1:	<u>Shin Chung (41421)</u>	Listing Agent 1 Ph:	201-403-1777
Agency Disclosure:		Exceptions:	No
Agreement Type:	Exclusive Right To Sell		