



Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

350 NEW JERSEY 73

BERLIN, NJ 08009

RE/MAX SELECT

824 Franklin Ave
Franklin Lakes, NJ 07417



PRESENTED BY:

PATRICK VARELAS

201.400.5344

patrick@chopperrussoteam.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Select and it should not be made available to any other person or entity without the written consent of RE/MAX Select.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Select.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Select has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Select has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Select conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS

LOCATION INFORMATION

- 8 REGIONAL MAP
- 9 LOCATION MAP
- 10 AERIAL MAP

DEMOGRAPHICS

- 12 DEMOGRAPHICS MAP & REPORT
-

1

PROPERTY INFORMATION

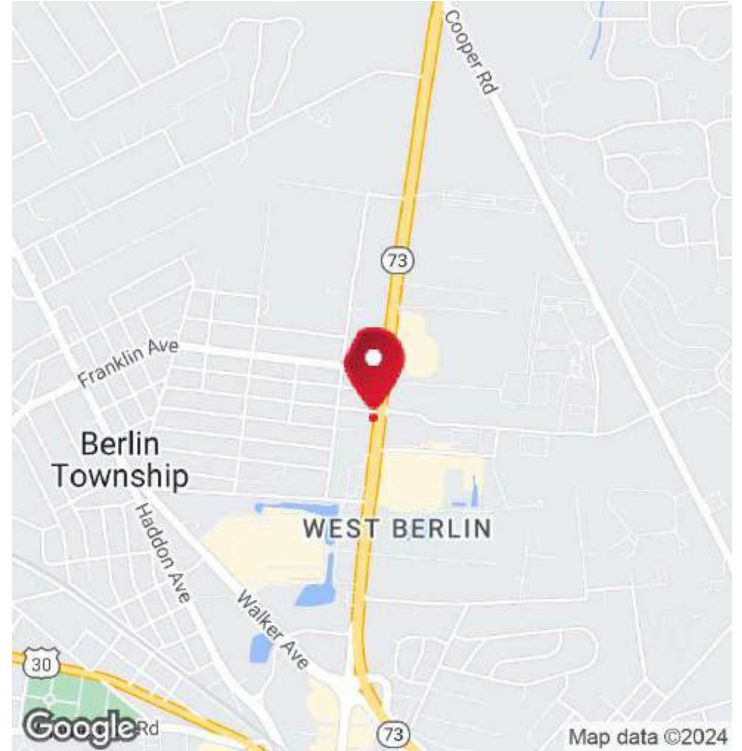
IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	12,628 SF
Available SF:	
Lot Size:	5 Acres
Price / SF:	\$142.54
Year Built:	1984
Zoning:	PC2

PROPERTY OVERVIEW

Ideally located on RT 73 this fitness facility with pool on 5 acres lends itself to many opportunities. Approx 12,700sqft building fully built out with several different fitness areas for stretching, weightlifting, machine work, free weights, cardio, pool, sauna and more. PC2 zoning allows for many different uses. Possible development site. Don't miss the chance to invest in this high-visibility, 100% occupied property with immense potential for your retail portfolio.

PROPERTY HIGHLIGHTS

- -Fully built out fitness facility
- -Can be delivered vacant
- -5 Acre Site
- -Flexible zoning
- -Ideal location on RT 73 with Strong traffic counts
- -Multiple income opportunities

RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Ideally located on RT 73 this fitness facility with pool on 5 acres lends itself to many opportunities. Approx 12,700sqft building fully built out with several different fitness areas for stretching, weightlifting, machine work, free weights, cardio, pool, sauna and more. PC2 zoning allows for many different uses. Possible development site. Don't miss the chance to invest in this high-visibility, 100% occupied property with immense potential for your retail portfolio.

LOCATION DESCRIPTION

RT 73 with 15K VPD traffic counts. Highway location near Winslow High School and RT 295/I-95

RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated

P 5

824 Franklin Ave, Franklin Lakes, NJ 07417

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- -Fully built out fitness facility
- -Can be delivered vacant
- -5 Acre Site
- -Flexible zoning
- -Ideal location on RT 73 with Strong traffic counts
- -Multiple income opportunities



RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated

2

LOCATION INFORMATION

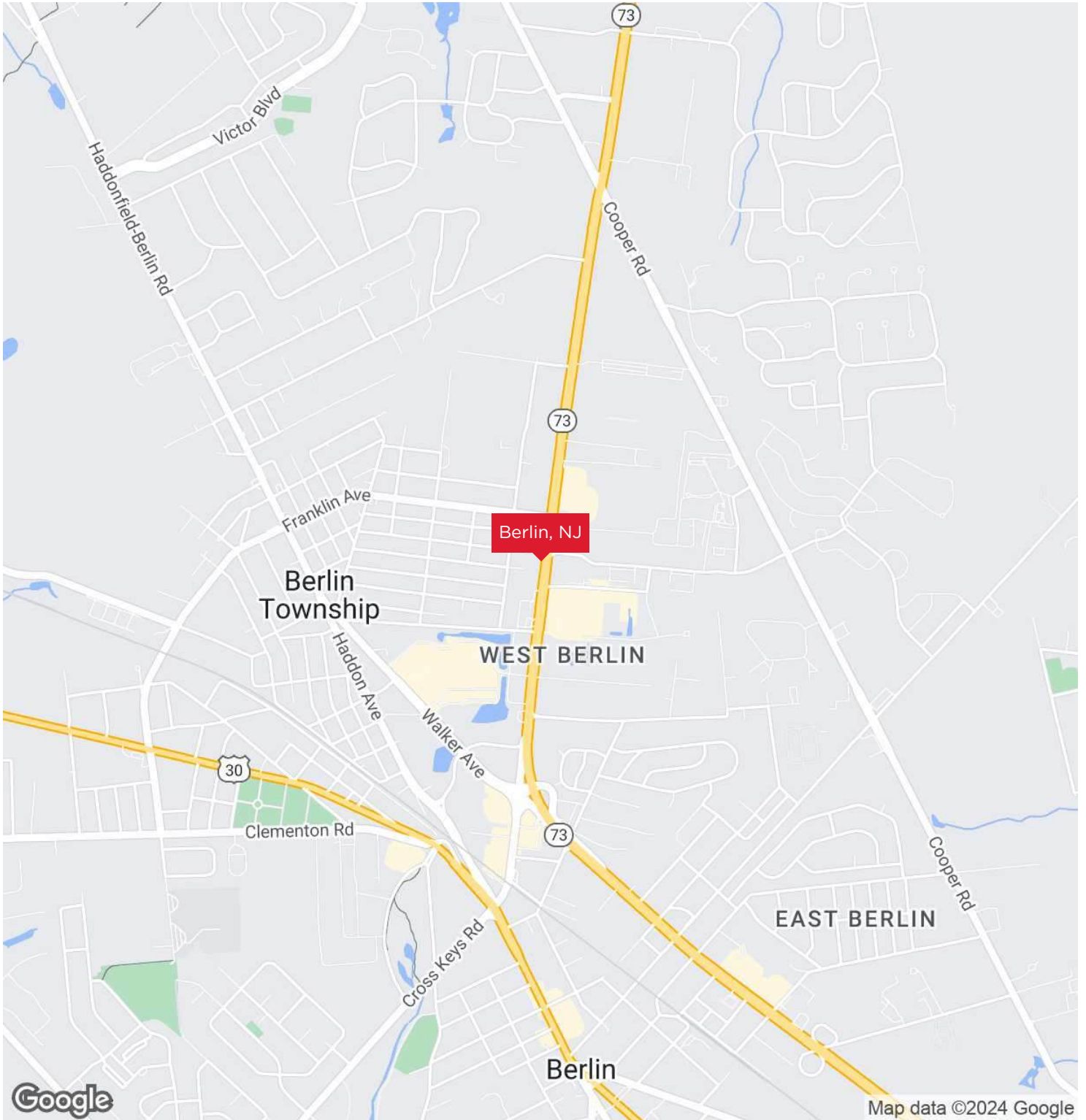
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP

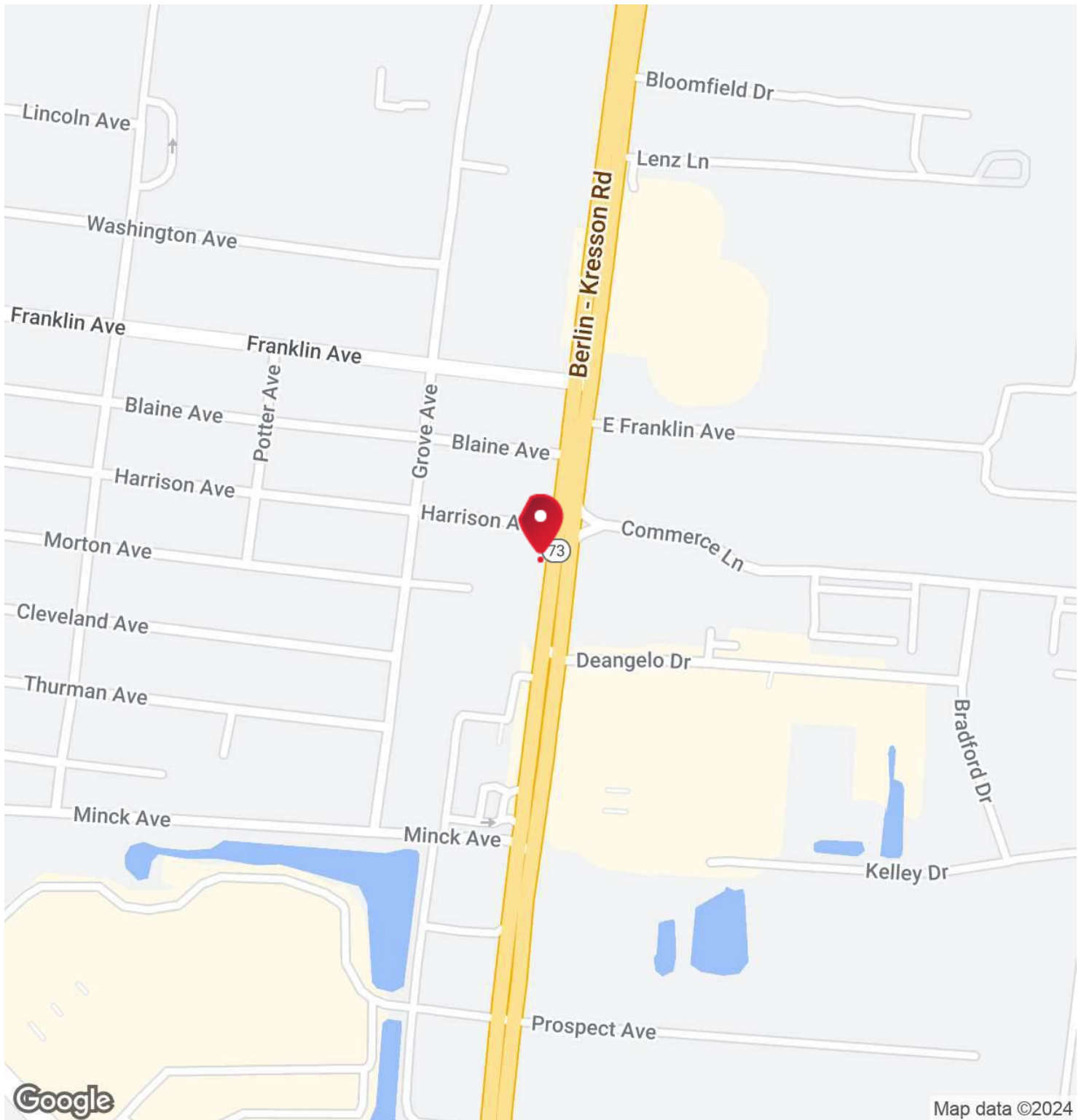


RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated

LOCATION MAP

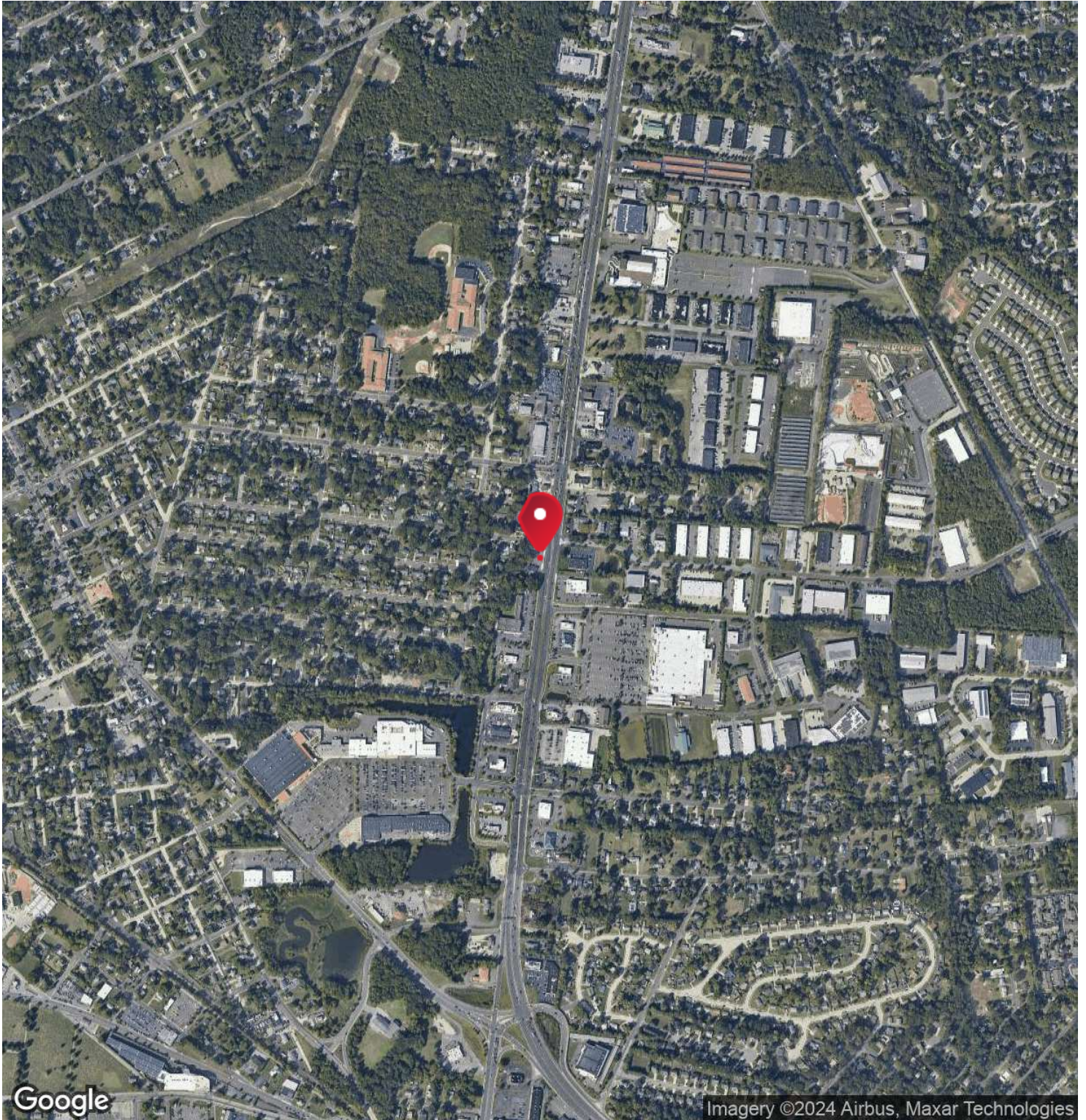


RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated

AERIAL MAP



RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated

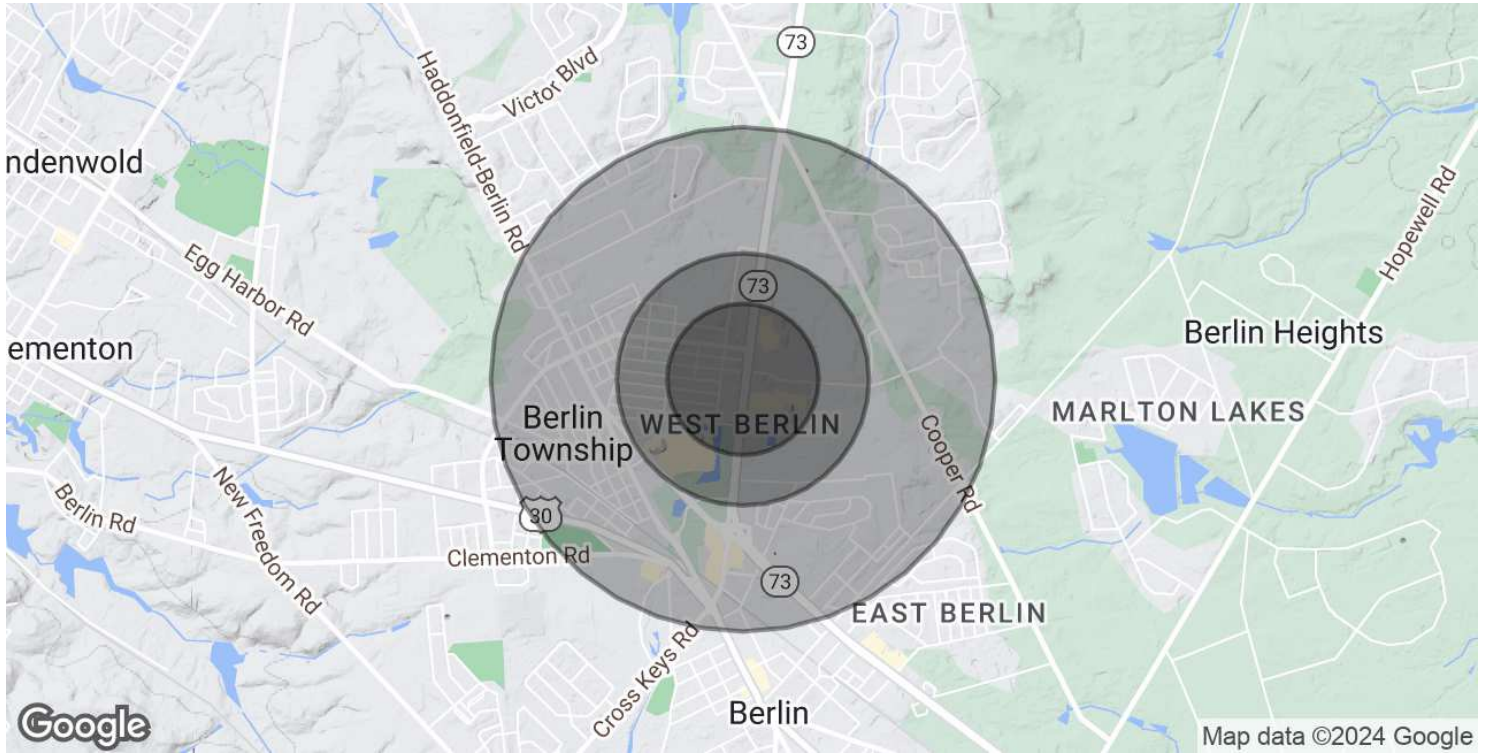
3

DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	408	1,587	6,854
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	622	2,643
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$161,117	\$149,079	\$138,616
Average House Value	\$374,262	\$379,645	\$429,285

Demographics data derived from AlphaMap

RETAIL PROPERTY
FOR SALE

SELECT

Each office independently owned and operated