

Phoenix Truxx

Portfolio Offering

3150 Bordentown Ave, Old Bridge, NJ 08857

6056 NJ-35 South Amboy, NJ 08879

Business Assets

FOR SALE



Marcus & Millichap

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Activity ID #ZAF0280102

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PORTFOLIO OFFERING SUMMARY

Phoenix Truxx

Retail & Industrial Portfolio

6056 NJ-35 Borough Of Sayreville, NJ 08879

3150 Bordentown Ave Old Bridge, NJ 08857

Business Assets Available Upon Request



RE Listing Price
\$16,000,000



Business Assets
Upon Request



Retail Showroom
Industrial IOS

FINANCIAL

Retail Listing Price (Sayreville, NJ)	\$6,000,000
Industrial Listing Price (Old Bridge, NJ)	\$10,000,000
Business Assets (Inventory, Furniture & Chattel)	\$6,000,000
Total Portfolio	\$22,000,000
Retail Price Per AC (2.41AC includes 5,000SF Retail Building)	\$2,489,626 Per AC
Industrial Price Per Sq Ft (7.37AC includes a +/-35,000SF Industrial Building)	\$285.71 PSF

OPERATIONAL

Retail Building SF	+/-5,000 SF
Industrial Building SF	+/-35,000 SF
Retail Lot Size	2.41 AC
Industrial Lot Size	5.10 AC
Year Built (Retail)	1955
Year Built (Industrial)	1967

Download Offering Memorandum





EXCLUSIVELY LISTED BY

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