



**FOR SALE: 4-Unit Mixed-Use Investment with Restaurant**

**38 Broad St, Keyport | NJ 07735**

**OFFERING MEMORANDUM**



**Seth Katz**  
BROKER OF RECORD / CEO  
C | 732.333.6380  
Seth@legacyrealtynj.com

**Alex Palmberg**  
SALES ASSOCIATE  
C | 732.996.8340  
Alex@legacyrealtynj.com

**Chris Axentiou, Jr.**  
EXECUTIVE DIRECTOR  
C | 973.420.0410  
Chris@legacyrealtynj.com





## EXCLUSIVELY LISTED BY:

### **Seth Katz**

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

### **Alex Palmberg**

SALES ASSOCIATE

C | 732.996.8340

Alex@legacyrealtynj.com

### **Chris Axentiou, Jr.**

EXECUTIVE DIRECTOR

C | 973.420.0410

Chris@legacyrealtynj.com



# LEGACY

COMMERCIAL REALTY

NEW JERSEY

## TABLE OF CONTENTS:

|   |                   |
|---|-------------------|
| 3 | EXECUTIVE SUMMARY |
| 4 | PROPERTY OVERVIEW |
| 5 | PROPERTY PHOTOS   |
| 6 | MARKET AERIAL     |
| 7 | REGIONAL MAP      |
| 8 | DISCLAIMER        |

## EXECUTIVE OVERVIEW

Legacy Commercial Realty is pleased to present **38 Broad Street, Keyport, NJ**, a renovated mixed-use investment opportunity located in the heart of Keyport's vibrant downtown.

Situated along the borough's primary commercial corridor, the property offers excellent visibility, strong pedestrian traffic, and convenient access to the waterfront, local restaurants, shops, and community amenities. With ongoing renovations enhancing the asset and Keyport continuing to attract new residents, businesses, and investment, 38 Broad Street presents an opportunity to acquire a well-located mixed-use property in one of Monmouth County's most active and evolving Bayshore communities.

### KEY HIGHLIGHTS

- » **Prime Broad Street Location**  
Located on Broad Street, Keyport's primary retail and dining corridor
- » **Walkable Downtown & Waterfront**  
Walking distance to the waterfront, marina, restaurants, and shopping
- » **Excellent NYC Commuter Access**  
Strong NYC commuter location with convenient access to Routes 35, 36, the Garden State Parkway, and nearby ferry service
- » **Strong Rental Market Fundamentals**  
High-demand Monmouth County rental market with continued investment in the Bayshore region
- » **Compelling Investment Opportunity**  
Ideal opportunity for both private investors and 1031 exchange buyers



## PROPERTY OVERVIEW

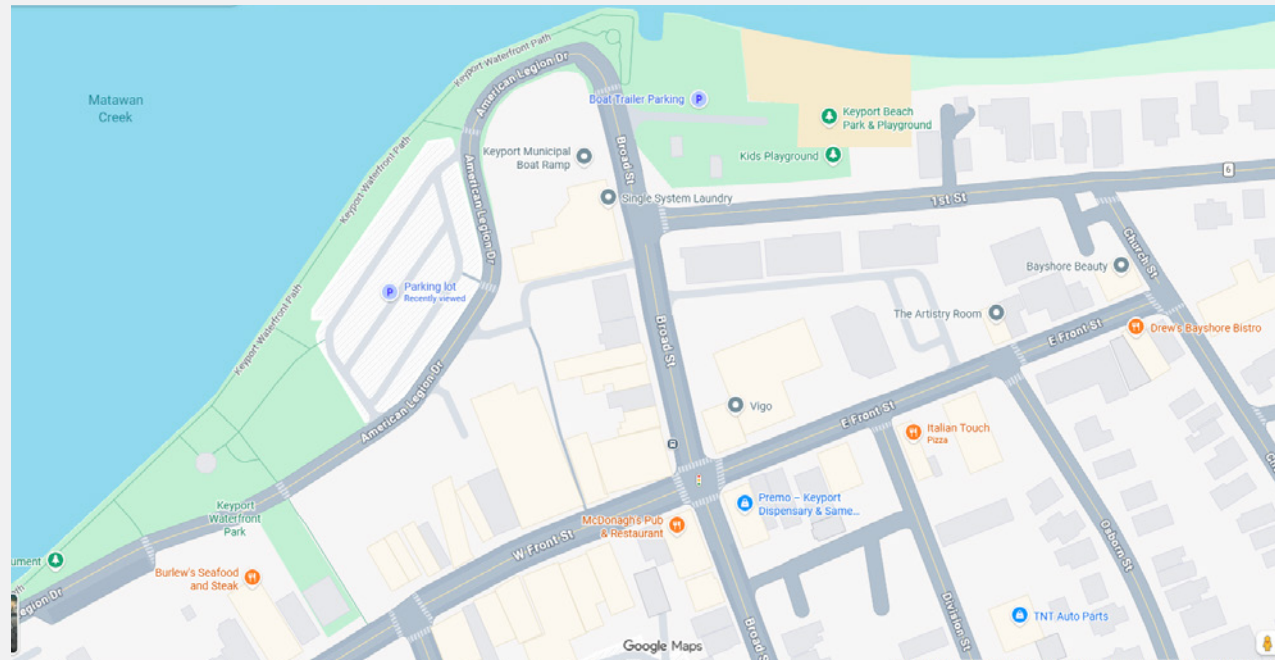
### PROPERTY FACTS

- » **Address:** 38 Broad St | Keyport, NJ 07735
- » **Ground Floor:** Restaurant
- » **Second Floor:** Two 1-Bedroom Units
- » **Third Floor:** Two 1-Bedroom Units
- » **Property Type:** Mixed-Use
- » **Building SF:** 3,776 SF
- » **Number Of Stories:** 3
- » **Zoning:** GC



### PARKING

- » No on-site parking.
- » Public parking is available along Broad St.
- » A free public parking lot is located approximately 0.2 miles away (about a 3-minute walk).



38 BROAD ST, KEYPORT, NJ 07735

## PROPERTY PHOTOS

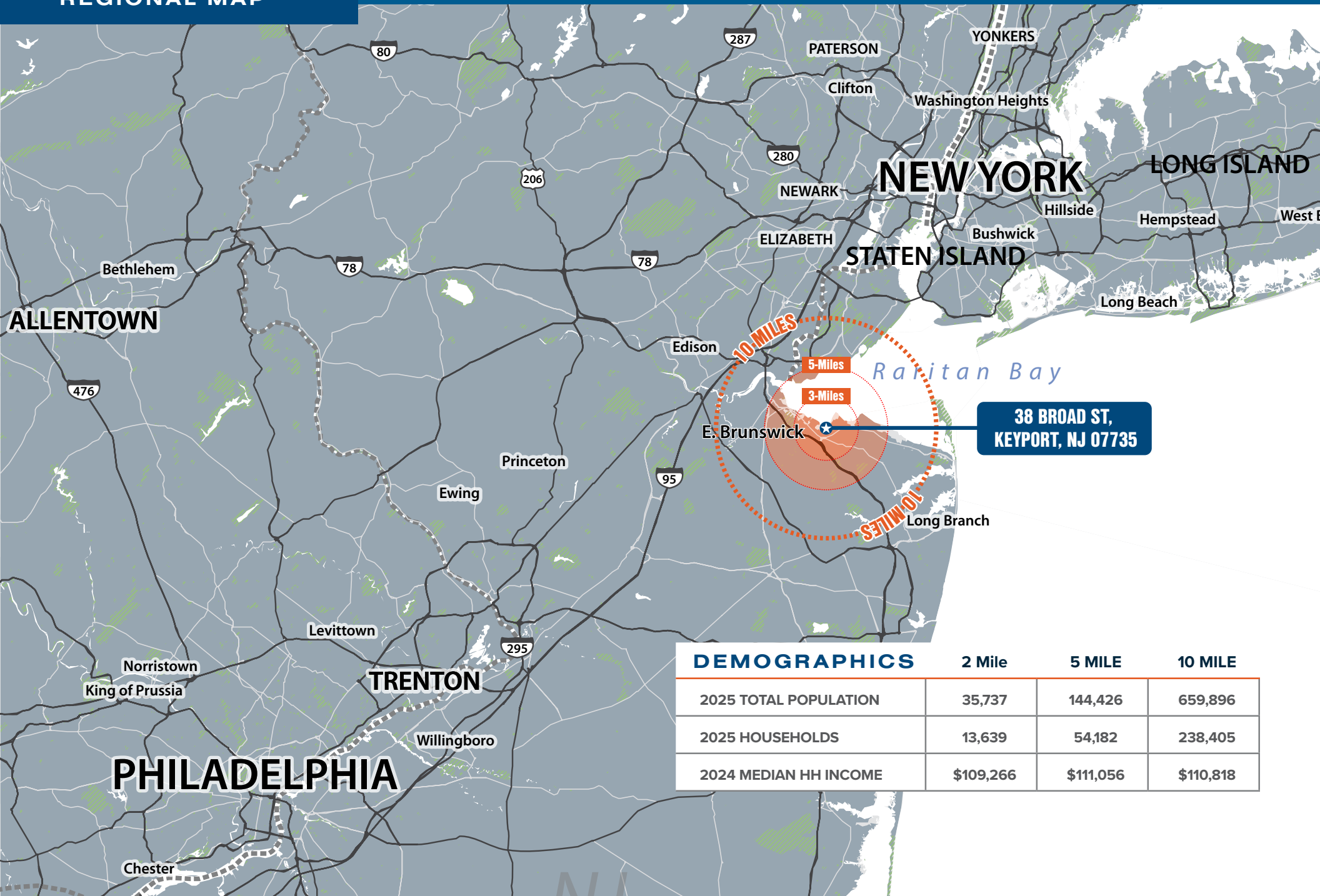


# MARKET AERIAL



**Keyport** is a historic waterfront borough in northern Monmouth County known for its revitalized downtown, thriving restaurant scene, and strong sense of community. Broad Street serves as the borough's primary commercial corridor, attracting both residents and visitors year-round. Convenient access to Routes 35, 36, the Garden State Parkway, and the NYC ferry from nearby Belford makes Keyport an increasingly desirable location for businesses, residents, and investors alike.

## REGIONAL MAP



**38 BROAD ST,  
KEYPORT, NJ 07735**

### DEMOGRAPHICS

|                       | 2 Mile    | 5 MILE    | 10 MILE   |
|-----------------------|-----------|-----------|-----------|
| 2025 TOTAL POPULATION | 35,737    | 144,426   | 659,896   |
| 2025 HOUSEHOLDS       | 13,639    | 54,182    | 238,405   |
| 2024 MEDIAN HH INCOME | \$109,266 | \$111,056 | \$110,818 |

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the here in referenced "Property". This brochure was prepared by Legacy Commercial Realty, L.L.C. and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of LCR, L.L.C. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, LCR, L.L.C. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or LCR, L.L.C. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.



**FOR SALE: 4-Unit Mixed-Use Investment with Restaurant**

**38 Broad St, Keyport | NJ 07735**

**OFFERING MEMORANDUM**



**Seth Katz**  
BROKER OF RECORD / CEO  
C | 732.333.6380  
Seth@legacyrealtynj.com

**Alex Palmberg**  
SALES ASSOCIATE  
C | 732.996.8340  
Alex@legacyrealtynj.com

**Chris Axentiou, Jr.**  
EXECUTIVE DIRECTOR  
C | 973.420.0410  
Chris@legacyrealtynj.com

