

# 4-Unit Medical Building for Sale

## 515 Church St. Bound Brook, NJ

### Somerset County



### **PROPERTY DESCRIPTION**

- **Freestanding 4-Unit 7,226 SF Medical Office Building**
- **Corner Location with Abundant Parking**
- **90% Leased, One - 2,550 SF Unit Available**
- **Excellent Investment Property or Ideal Owner User for Medical or General Office**
- **Minutes from Rt 28, 22, I-287 and RWJ University Hospital Somerset**
- **Projected NOI: \$103,088 once Fully Leased - 7% CAP**
- **Offered at: \$1,500,000.**



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REALTORS™

COMMERCIAL DIVISION

Commercial Sales & Leasing

515 Church St. Bound Brook

4 Unit Medical Building

Income and Expense

Units:

Suite 1:	750/SF	\$1,225.00 month/month	
Suite 2:	2026/SF	\$2,999.00 per month	3 years
Suite 3:	1900/SF	\$3,166.00 per month	5 years
Suite 4:	2500/SF (vacant)	<u>\$3,825.00</u> per month	projected.
		\$11,215.00 Total	

Expenses:

Taxes:	\$ 20,167.00
Insurance:	\$ 5,600.00
Water	\$ 750.00
Electric:	\$ 600.00
Garbage:	\$ 1,235.00
Landscaping:	\$ 1,440.00
Bldg Alarm:	<u>\$ 1,720.00</u>
Total:	\$ 31,512.00

GOI:	\$134,580.00
TOE:	\$ 31,512.00
NOI:	\$ 103,068.00

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