

224 Smith Street

224 Smith St, Perth Amboy, NJ 08861

FOR SALE



Marcus & Millichap

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Listing Price
\$8,800,000



1 Yr SLB NOI
\$600,000 Gross



Price/SF
\$152.55

FINANCIAL

Listing Price	\$8,800,000
Down Payment	50% LTV
Proforma NOI	\$530,256
Proforma Cap Rate	6.03%
Price/SF	\$152.55
Proforma 1 Yr SLB Rent	\$17.55 PSF Gross
Occupancy - 1 Yr SLB	Ground Floor Retail / Basement - Lower Mezz / 2nd Floor
Occupancy SF	34,185SF

PROPERTY

Square Feet	57,685 SF
Office Percentage	0%
Lot Size	0.31 Acres (13,503 SF)
Year Built/Renovated	1929

Download Offering Memorandum



EXCLUSIVELY LISTED BY

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