# 224 Smith Street

224 Smith St, Perth Amboy, NJ 08861

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# Marcus & Millichap

# 224 Smith Street

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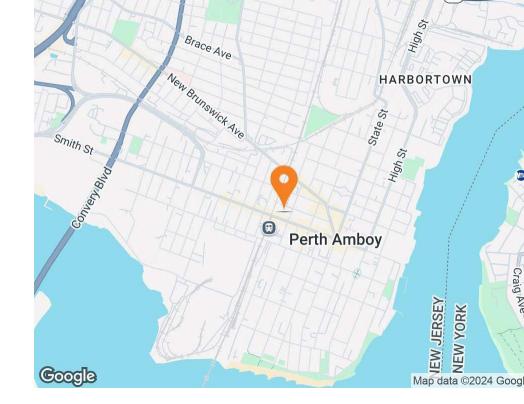
<b>\$</b> Listing Price <b>\$8,800,000</b>	1 Yr SLB NOI <b>\$600,000 Gross</b>	Price/SF <b>\$152.55</b>
FINANCIAL		
Listing Price		\$8,800,000
Down Payment		50% LTV
Proforma NOI		\$530,256
Proforma Cap Rate		6.03%
Price/SF		\$152.55
Proforma 1 Yr SLB Rent		\$17.55 PSF Gross
Occupancy - 1 Yr SLB	Ground Floor Retail / Basement - Lower Mezz / 2nd Floor	
Occupancy SF		34,185SF

#### PROPERTY

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

Download Offering Memorandum







### EXCLUSIVELY LISTED BY

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