

Red Bank Downtown Building For Sale

21 BROAD STREET, RED BANK



ADDRESS: 21 Broad Street, Red Bank
Block 28, lot 8

DESCRIPTION: One of the finest buildings in downtown Red Bank located in the heart of the downtown in the middle of the newly created and exiting "Broadwalk" section of Broad Street. This building was recently purchased and has just received full approvals for a bar/restaurant complete with dining area, kitchen, a rooftop deck on the third floor, elevator access, ADA lavatories, lower level for wine tasting and ancillary kitchen. It has a full wall of glass overlooking Broad Street on the second and third floors, concrete and steel flooring, concrete block bearing walls with 39 (+/-) feet of clear span, high ceilings, is fully sprinklered throughout, much more. The building has been completely gutted by the new owner and will be delivered as a clean and clear shell.

This information is provided for informal discussion purposes only and is subject to error.
All information should be independently confirmed prior to purchase.

EXCLUSIVELY PRESENTED BY :
GEOFFREY M. BROTHERS, CCIM
BROTHERS COMMERCIAL BROKERAGE, INC.
227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575
geof@thesavvybroker.com

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BUILDING SIZE:	First floor	3,393 (+-) sf
	Second Floor	3,238 (+-) sf
	Third Floor	1,567 (+-) sf
	Lower Level	1,571(+-) sf
	Rooftop deck	800 (+-) sf
	Total	10,569 (+-) sf

(Measurements are from floor plans provided and referenced approvals but no representation is made as to their accuracy and are subject to error)

ZONING: CCD2

OTHER: One of the finest retail buildings on Broad Street. This is an opportunity to create and develop a business presence in the heart of desirable downtown Red Bank in an exceptional building and enjoy the comfort of being delivered full approvals for a new bar/restaurant in a totally gutted building ready for fitup saving considerable time. The building is ideal for a variety of different uses and, although it has approvals for a bar/restaurant, it lends itself to a variety of other uses as well.

ASSESSMENT:	Land:	\$1,041,000
	Improvements:	<u>\$2,637,800</u>
	Total:	\$3,678,800

2023 TAXES: \$51,185

SALE PRICE: \$5,200,000

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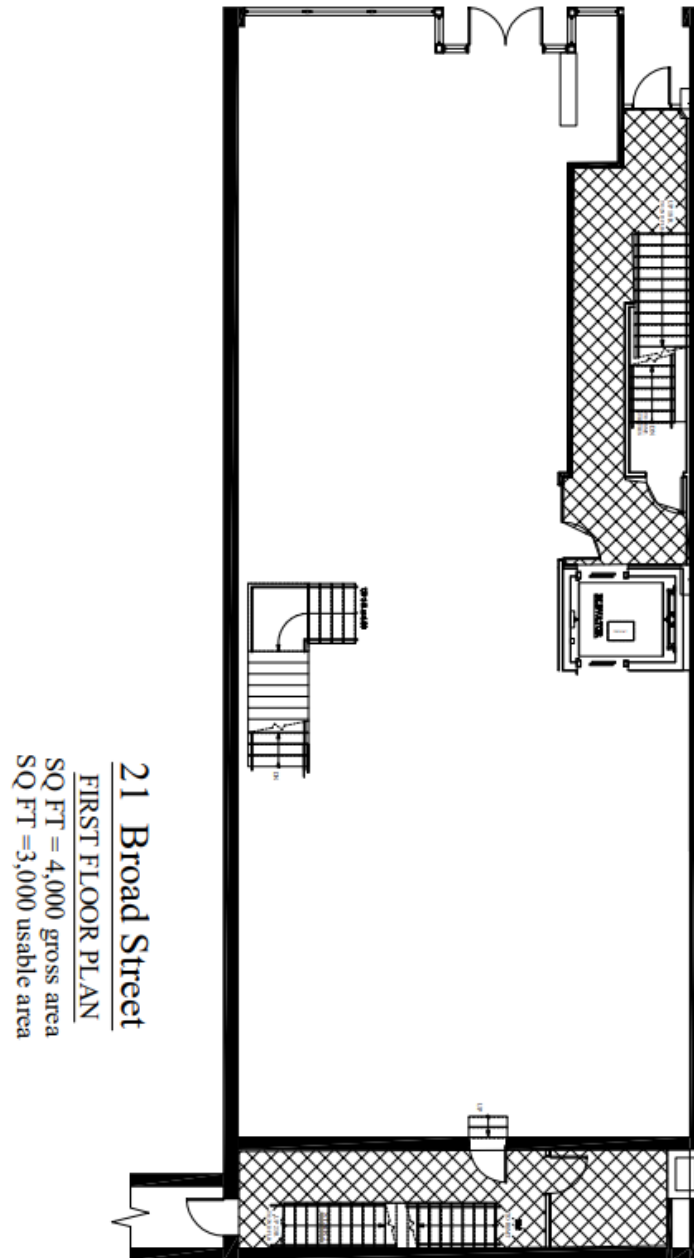
2 PROPOSED BROAD STREET ELEVATION
Scale: 1/4" = 1'-0"

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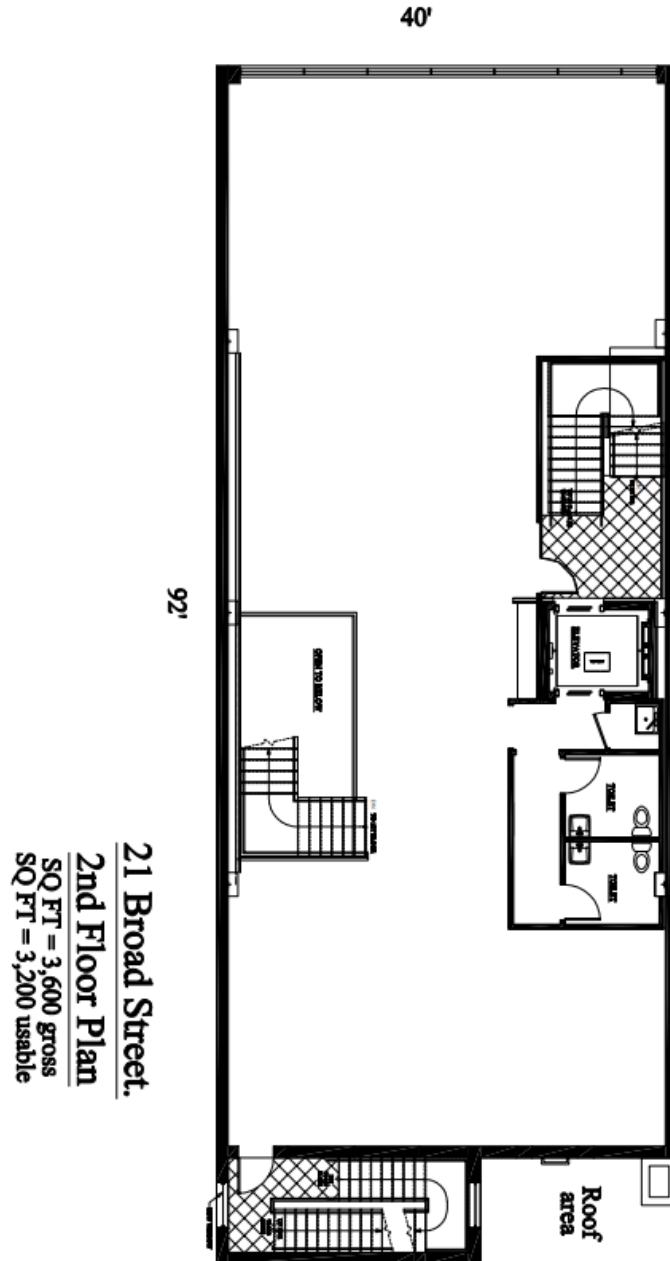


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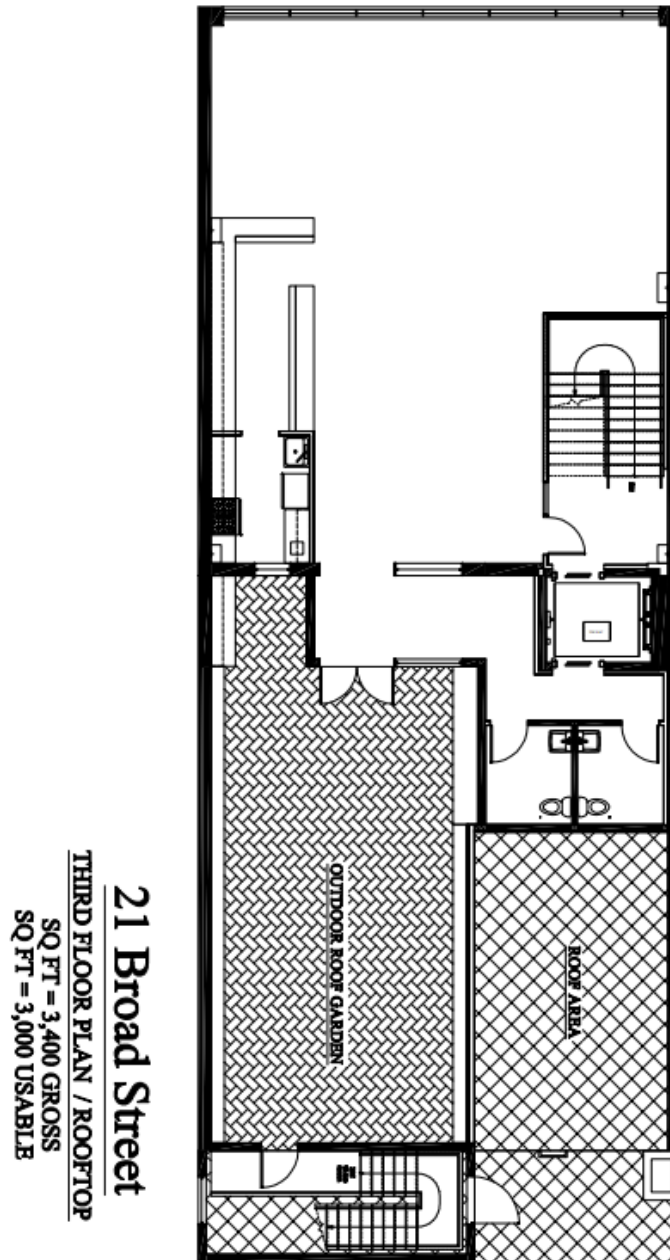


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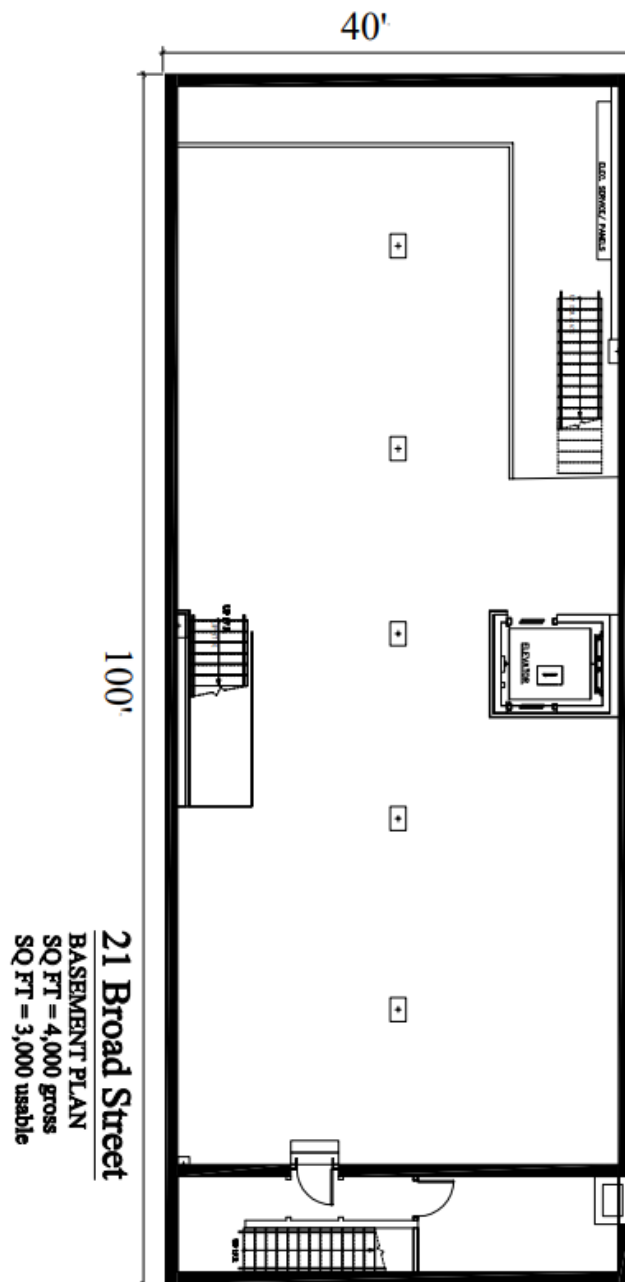


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