

Sussex\* Andover Boro\* (2801)

118 MAIN ST\*

List Price: \$349,000

Commercial Client Full Report



MLS#:	<b>3678803</b>	Section:		LP:	<b>\$349,000 / PSqFt:\$0.00</b>
Status:	<b>A</b>	ZN:	<b>C-1</b>	OLP:	<b>\$349,001</b>
ZIP:	<b>07821-4517*</b>	BSqFt:	<b>4536</b>	SP:	
RZIP:		ASqF:	<b>4536</b>	SpSqf:	<b>\$0.00</b>
Block:	<b>11*</b>	OSqFt:	<b>4536</b>	FSOL:	<b>S</b>
Lot:	<b>10*</b>	Acres:	<b>0.14*</b>	LD:	<b>11/16/2020</b>
Suite #:	<b>0</b>	LtSz:	<b>100X62*</b>	UCD:	
Bldg #:		CLR:	<b>Brick</b>	CD:	
#Units:	<b>1</b>	ZnCpl:		ADM:	<b>88</b>
#Apts:		GSMLS.com:	<b>Yes</b>	DOM:	<b>88</b>
TFB:		THB:		OCD:	
#1Br:		#2Br:		SDA:	
#3Br:		#4Br:			
YB/Desc/Ren:	<b>9999 / Approximate /</b>				
Type:	<b>See Remarks</b>				

Directions: **Route 206 (Main Street) Andover Borough**

Remarks: **Great Opportunity to own your own business in Andover! Rated Top 10 Best Small Towns to live in by NJ Home Living Magazine. Sussex County's Best Kept Secret! Well maintained, pride in ownership commercial building. It has 2 levels of space to choose whatever you want to do, Over 4400 sq ft This property is a MUST SEE. Located on 206 with High Visibility, Non stop traffic 24/7, Level parking lot. Active Established Business. Rent out space or use it all yourself. Do not miss out on this opportunity to get away from the city and make this your dream come true!**

GENERAL INFORMATION

#Lav: <b>1</b>	MaxHt: <b>0</b>	Bay: <b>0</b>	Ceil: <b>10</b>	#Docks: <b>0</b>
Bsmt: <b>Yes/Partial</b>			#Strs: <b>2</b>	
Const: <b>Brick/Block</b>			Locat: <b>Business District, Freestanding</b>	
DocSav: <b>See Remarks</b>			Parking: <b>Blacktop</b>	
Equip: <b>See Remarks</b>			Roof: <b>Asphalt Shingle</b>	
Exter: <b>Brick/Block</b>			Salinc: <b>Building &amp; Land</b>	

UTILITIES

Heat: <b>1 Unit, Forced Hot Air</b>	Sewer: <b>Septic</b>
Cool: <b>1 Unit, Central Air</b>	Utilities: <b>Electric</b>
Fuel: <b>Oil Tank Above Ground - Outside</b>	Water: <b>Public Water</b>
Service: <b>Cable TV Available, Prewired for Phone</b>	

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: <b>\$10,068 / 2019</b>	TaxRt: <b>3.029 / 2019</b>	BldAsmt: <b>\$225,300</b>	LndAsmt: <b>\$107,100</b>	TotAsmt: <b>\$332,400</b>
GOI: <b>\$</b>	TOE: <b>\$</b>	NOI:	UtilPay:	MFE:
CapRt: <b>\$</b>	CAM:	FarmAsm: <b>No</b>	OTP: <b>Fee Simple</b>	Easement: <b>Unknown /</b>

LEASE INFORMATION