

# FOR SALE



**2004 BAYSHORE RD.  
VILLAS, NJ 08251**

**FULLY OCCUPIED  
5 COMMERCIAL  
1 RESIDENTIAL**



**Prime Commercial Investment Opportunity- Fully Occupied Multi-Unit Property**  
Unlock the potential of this exceptional commercial property, strategically positioned on a high-visibility, heavily traveled road in Villas. This well-maintained complex consists of two buildings with six fully leased units, offering a turnkey investment with a strong rental history.

## **PROPERTY FEATURES**

- 1- 2500 sf Commercial Space
- 2- 1000 sf Commercial Spaces
- 1- 1150 sf Commercial Space
- 1- 2nd Floor 600 sf Office
- 1- 2nd Floor 1 Bedroom Apartment
- All Units Currently Leased
- 34 Parking Spaces

## **ANNUAL INCOME & EXPENSES**

- Leases Approx. \$95,000
- Taxes \$13,555
- Sewer \$1360
- Currently Well Water

*Owner Financing May Be Available To Qualified Buyers*

# **\$1,075,000**

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**RE/MAX**  
**SURFSIDE**

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