

# OFFICE FOR SALE

UNION COUNTY: TWO STORY BRICK COMMERCIAL BUILDING

38 S 21st St., Kenilworth, NJ 07033



## VIDEO

### PROPERTY DESCRIPTION

This two-story, 3,430 sf block & brick building sits on a 2,778 sf level lot and is adjacent to a large municipal lot with free parking. This standalone building built in 1986 is located a few blocks off of Kenilworth's main street ("Boulevard") and presents an opportunity for both owner/occupants as well as landlord/investors.

**ZONING:** This property is zoned "C Commercial" which permits retail & wholesale sales, personal & business services, as well as business, administrative and professional offices. South 21st Street functions as a transitional zone between residential and industrial zones. Cannabis is not a permitted use.

**BUILDING:** Recent renovations throughout the building include new Anderson double-hung windows with insulated glass and new LED overhead lighting. Each floor has separate meters for electric, water, gas & HVAC. All systems are clearly marked and easily accessible. Two rooftop HVAC units have been rigorously maintained under a continuous service contract.

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### OFFERING SUMMARY

Sale Price:	\$685,000
Number of Units:	2
Lot Size:	2,773 SF
Building Size:	3,430 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	925	1,772	5,547
Total Population	2,599	5,043	15,416
Average HH Income	\$122,675	\$126,773	\$145,845

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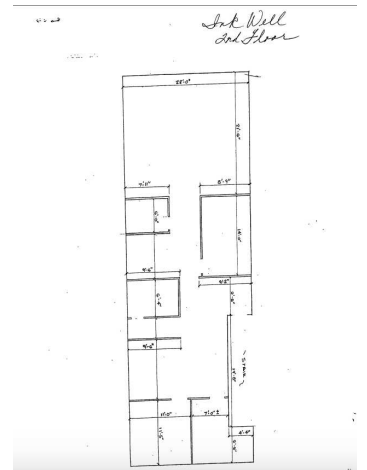
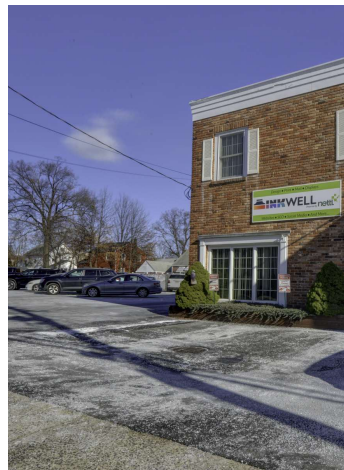
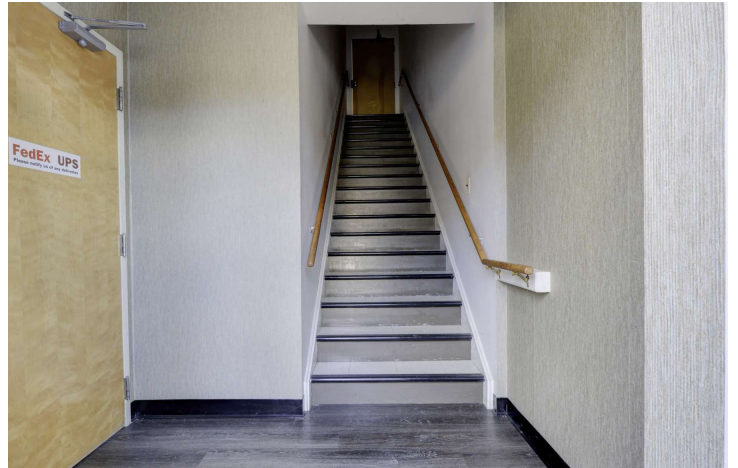
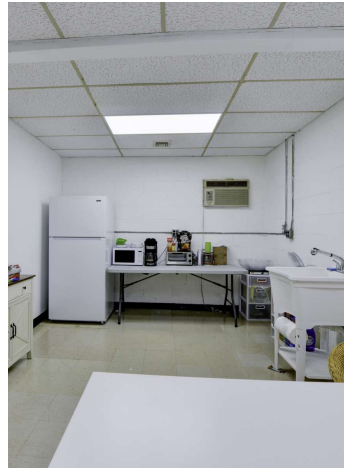
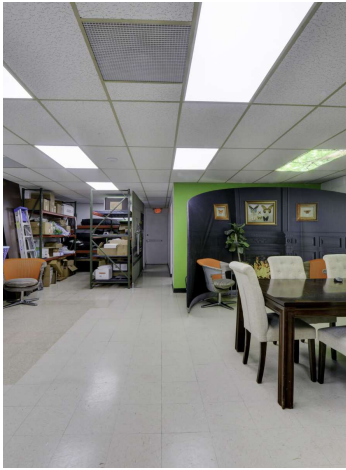
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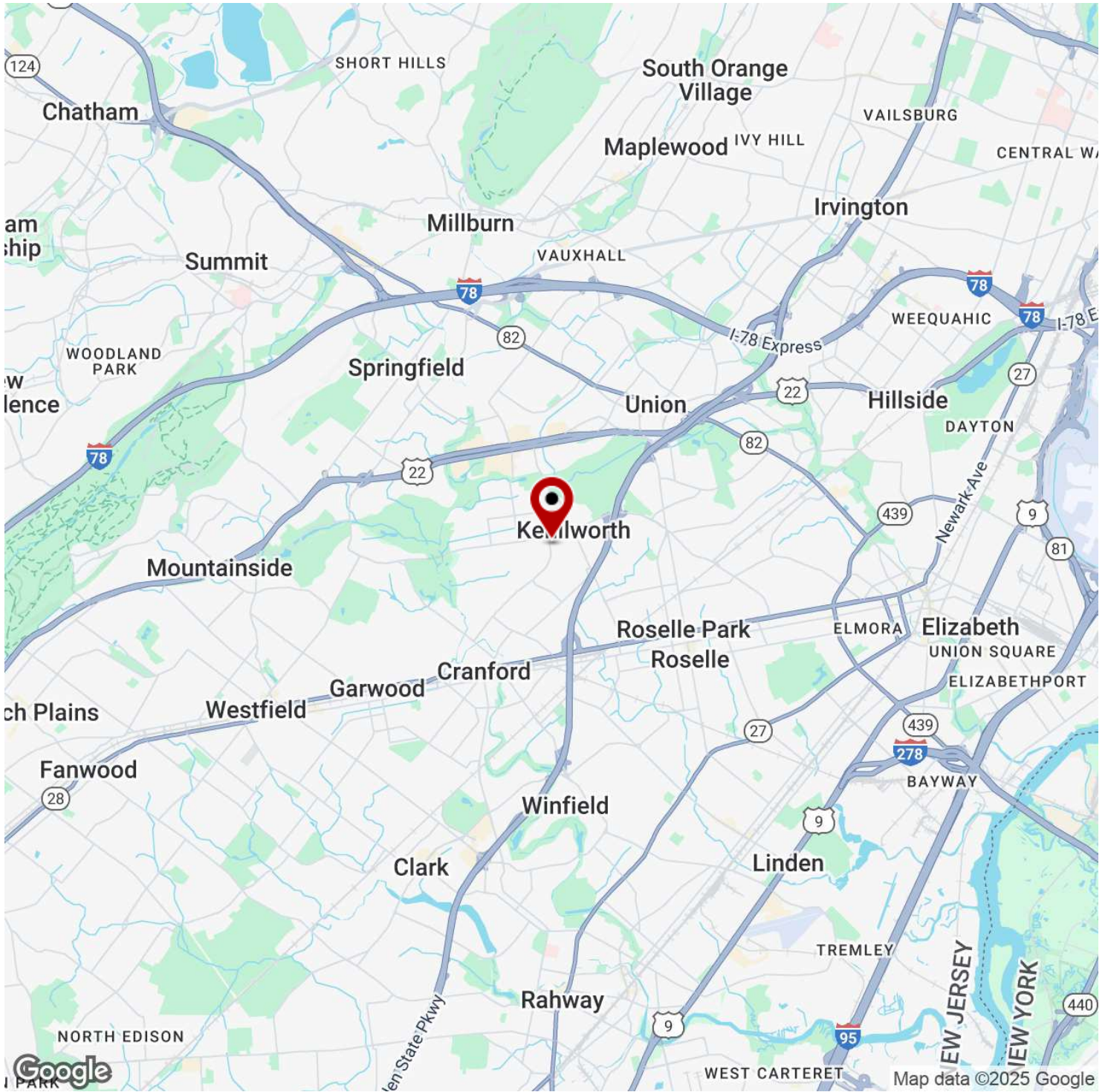
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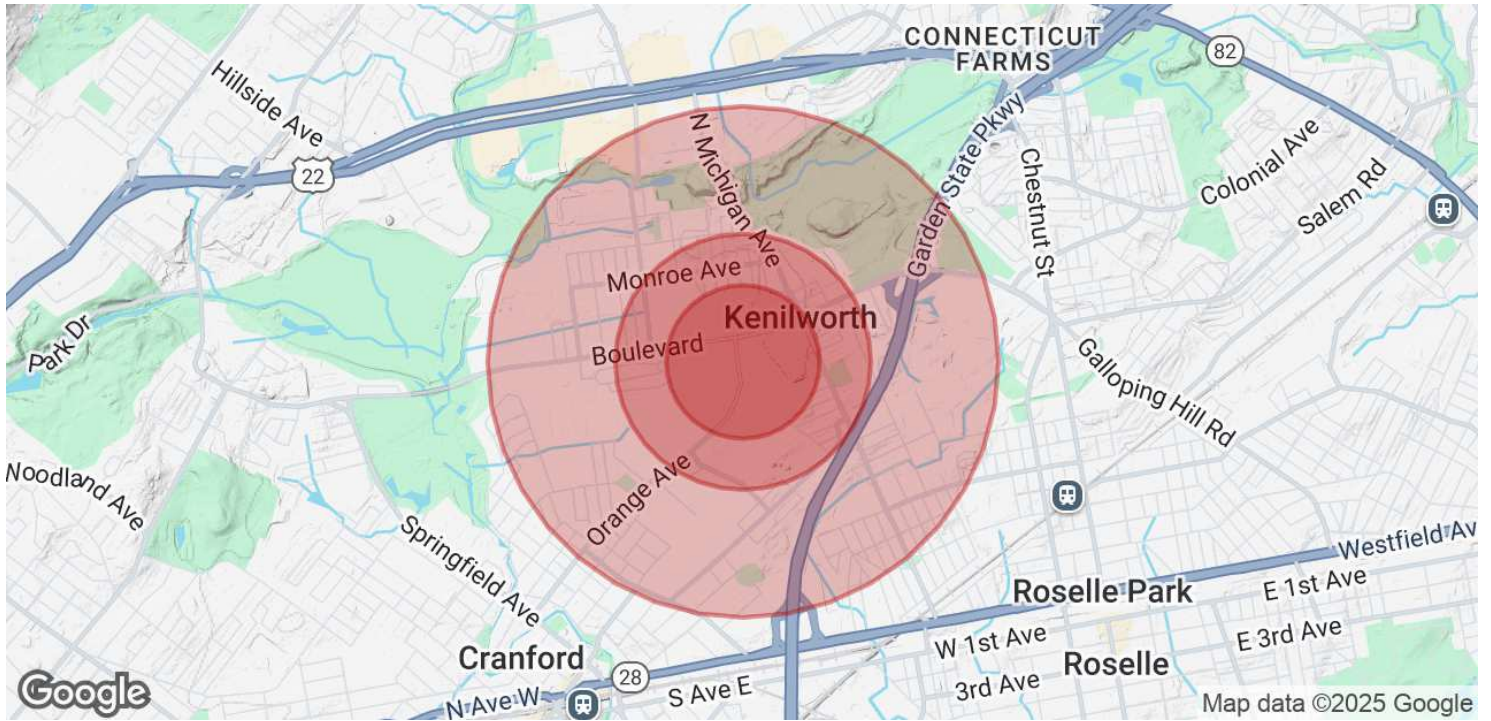
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,599	5,043	15,416
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	925	1,772	5,547
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$122,675	\$126,773	\$145,845
Average House Value	\$542,193	\$552,541	\$565,634

Demographics data derived from AlphaMap

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