



OFFICE BUILDING

FOR SALE

±3,120 SF PROFESSIONAL OFFICE WITH RESIDENTIAL APARTMENT

44 Pittstown Road aka Route 513, Clinton, NJ 08809

For More Information, Contact the Exclusive Broker

ALEX DOMBROWSKI

Associate

adombrowski@blauberg.com
973.379.6644 x229



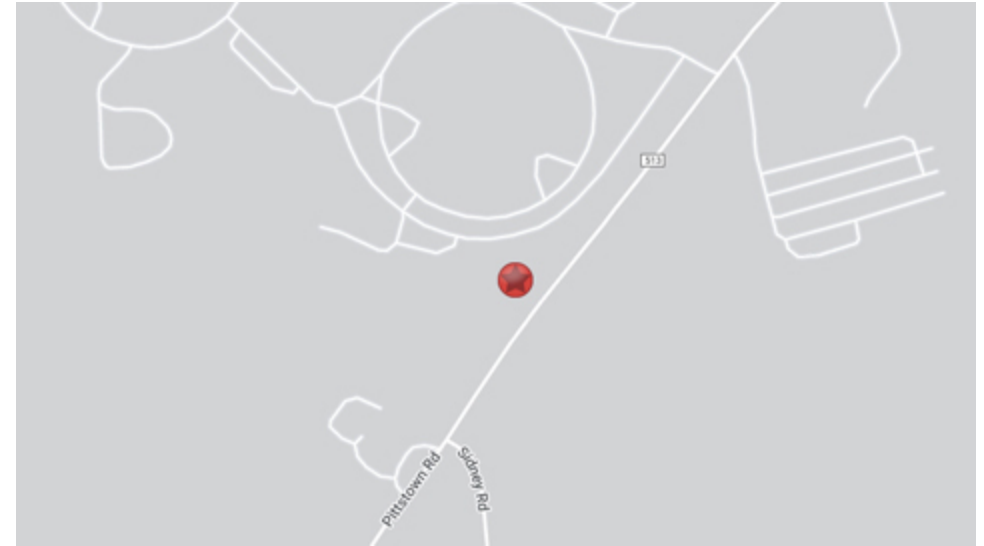
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approximately 0.5 Miles to I-78
 Approximately 2.5 Miles to Route 31
 Approximately 3.4 Miles to Route 22

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | Please Call |
| Lot Size: | 0.7 Acres |
| Building Size: | 1,560 SF |

PROPERTY HIGHLIGHTS

- ±1,560 SF Office (8 Rooms)
- ±1,560 SF Apartment
- Lot Size at ±0.7 Acres (Block 22, Lot 20.01)
- 2 Stories
- Built in 1959
- RM Zoning
- 10 Parking Spaces
- Taxes at \$6,699.86 (2023)

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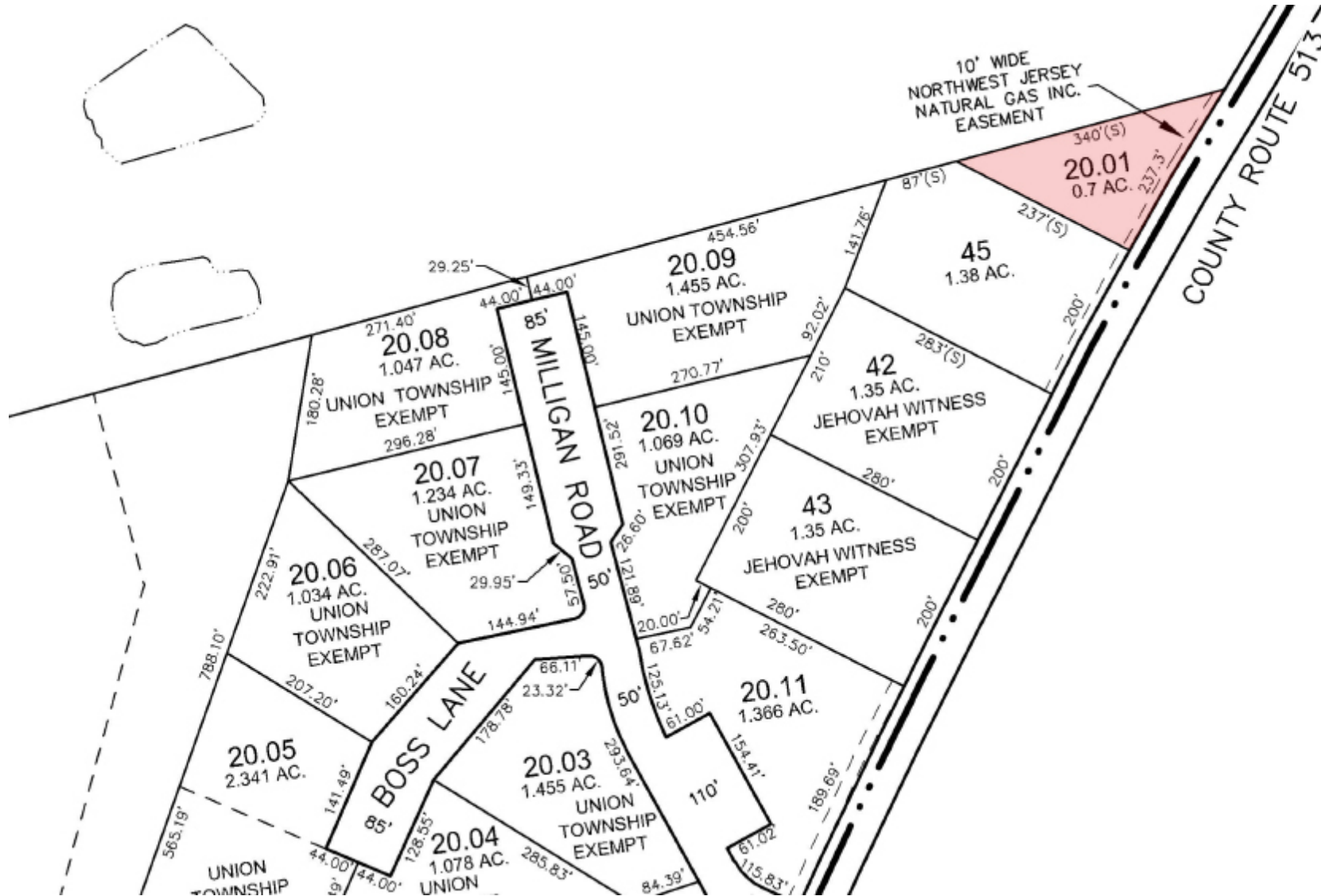
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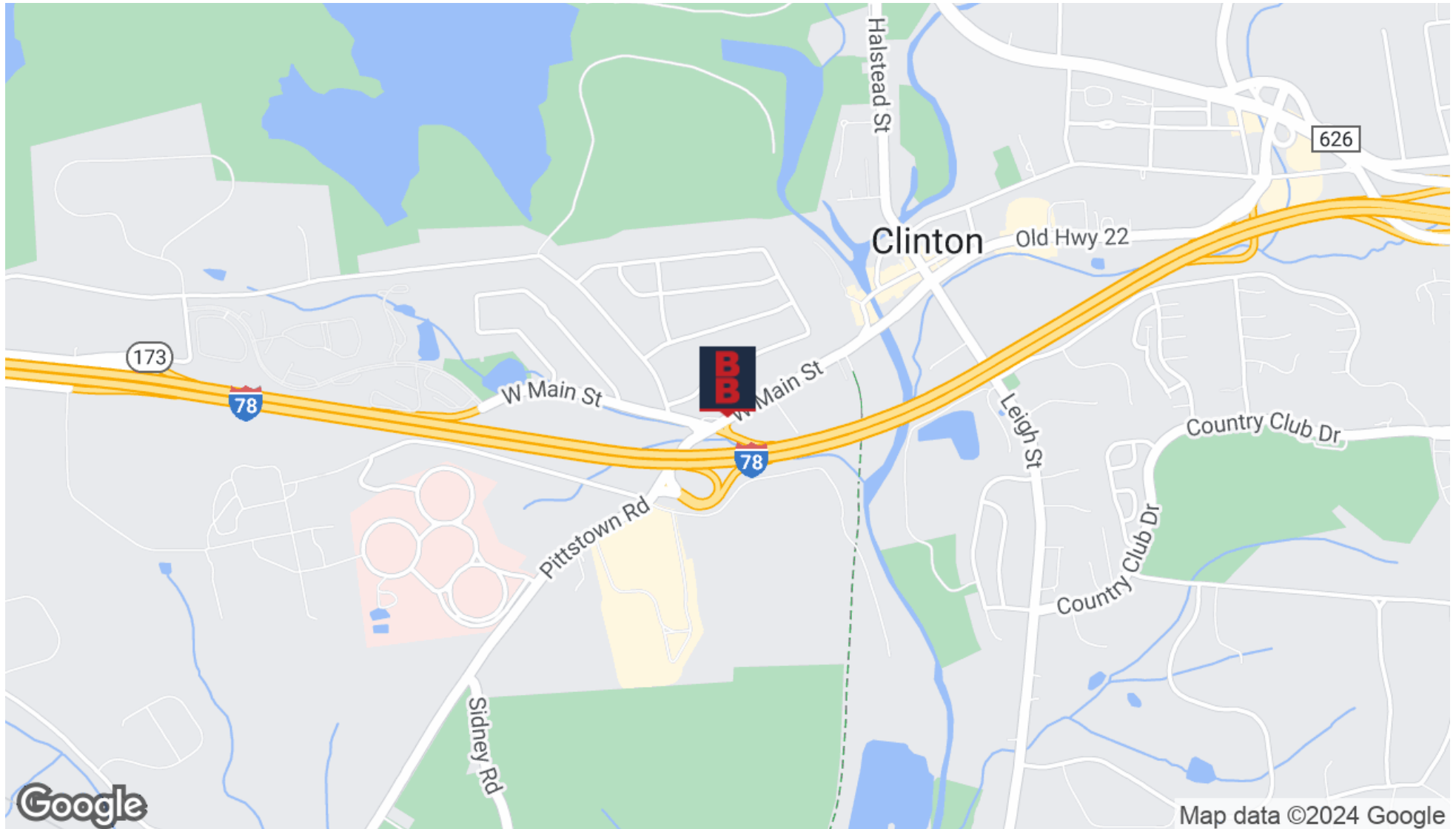
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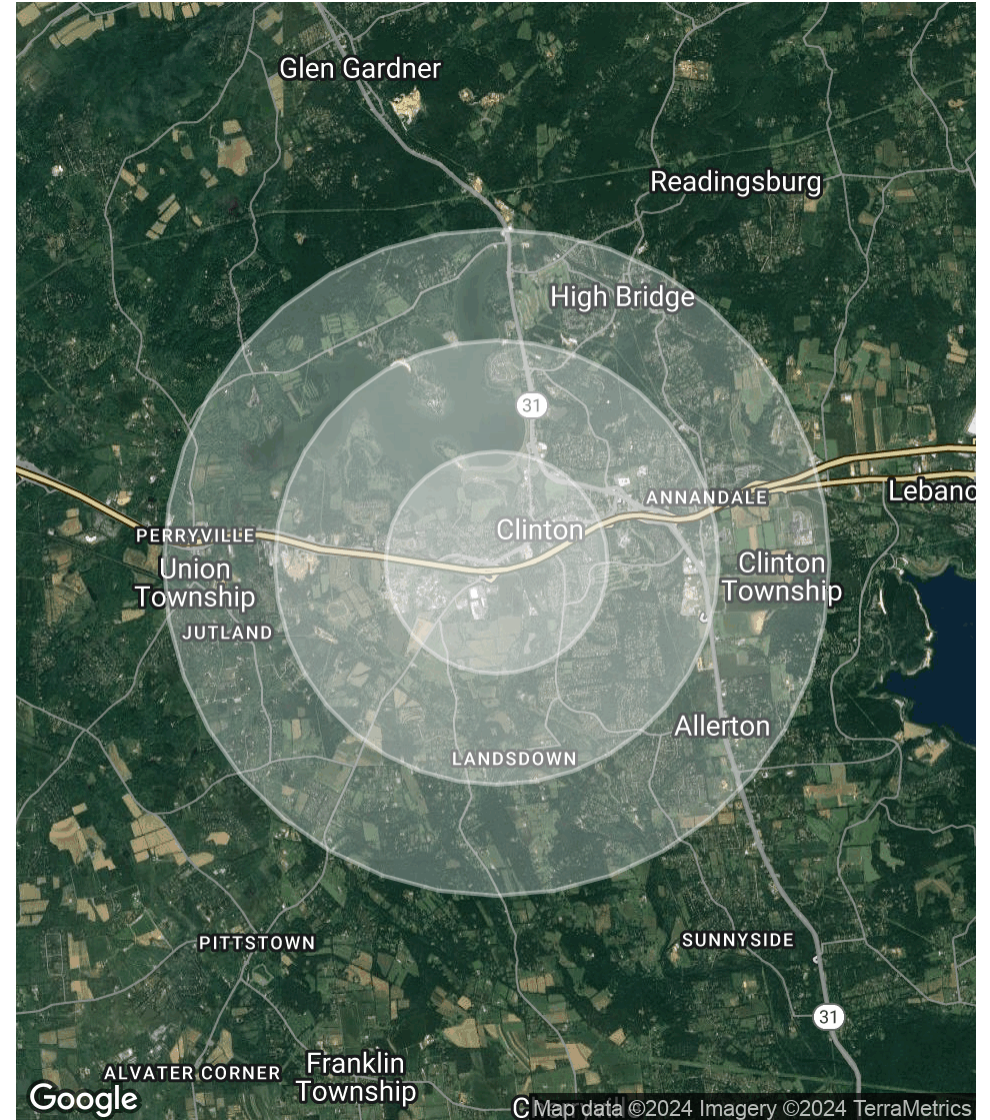
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,752 | 8,520 | 15,359 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 0 | 0 | 0 |
| Average Age (Female) | 0 | 0 | 0 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 1,270 | 3,364 | 5,664 |
| # of Persons per HH | 2.2 | 2.5 | 2.7 |
| Average HH Income | \$146,318 | \$179,203 | \$189,898 |
| Average House Value | \$430,397 | \$525,438 | \$560,261 |

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Alex Dombrowski, Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate sales, leasing, acquisitions, and dispositions. Alex began his career as a Strategic Account Manager at SHI International Corp. where he was responsible for managing the Information Technology departments of several Fortune 500 companies with multi-million-dollar orders for virtualization and data encryption software. He also supported over 50 companies with their hardware/software integration.

Alex is a passionate and highly motivated professional with over 8 years of sales experience. Committed to driving growth, creating value, and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Bridgewater High School

Kean University

Weichert Real Estate School

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