

KROLL

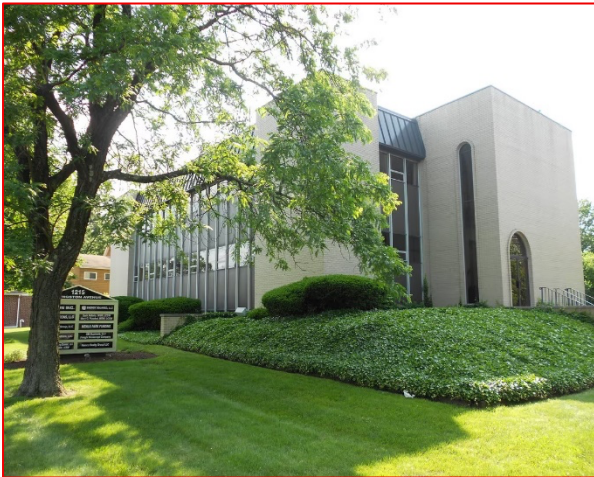
COMMERCIAL REALTY_{LLC.}

INVESTMENT OPPORTUNITY — FOR SALE

1215 Livingston Avenue

North Brunswick Township, NJ 08902

Offering Price: \$1,875,000



- First Time Offered on the Market!
- Can be Perfect for Investor or Owner/User.
- Very Well-Maintained building w/ Ample Parking

17
Suites

±19,000 SF
Multi-Tenant Office

100%
Occupied

7.65%
Cap Rate

\$143,460
Current NOI

CALL FOR INFORMATION

James Chiarello: 609-864-5766 | Adrian Kroll: 732-735-1313
jchiarello@krollcommercial.com | akroll@krollcommercial.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



PROPERTY OVERVIEW

Property Address	1215 Livingston Avenue, North Brunswick Township, NJ 08902
Property Type	Multi-Tenant Office Building – Elevator building!
Rentable Area	±19,000 SF
Number of Suites	17 Suites
Zone	GO-General Office
Vacant Suites	Unit 310: Seller will lease-back for 1-year
Offering Price	\$1,875,000



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MARKET OVERVIEW — North Brunswick & Middlesex County, NJ

North Brunswick Township sits at the heart of Middlesex County — one of New Jersey's most economically dynamic and strategically positioned counties. Located at the intersection of major transportation corridors including Route 1, Route 130, the New Jersey Turnpike (Exit 9), and the Garden State Parkway, the area draws a diverse mix of corporate tenants, professional services firms, medical users, and small businesses seeking professional and accessible office space.

Middlesex County is home to a highly educated workforce, anchored by Rutgers University — one of the largest public research universities in the nation — as well as a wide array of Fortune 500 regional offices, pharmaceutical companies, and technology firms. The county consistently ranks among the top in New Jersey for median household income, employment base, and population growth.

North Brunswick specifically has seen sustained commercial real estate demand driven by its proximity to major employment centers in New Brunswick, Edison, and Princeton, as well as its excellent highway access. The township's office market serves a broad tenant base ranging from professional and legal services to healthcare providers and government contractors.

Importantly, the subject property's current average rent has the opportunity to be increased, representing a possible value-add opportunity. An incoming investor can expect to possibly push rents upon lease renewals and new tenancy to align with current market, meaningfully improving NOI and the overall yield profile of the asset, subject to market conditions.

With 100% current occupancy, the possibility for upside, and the in-place cash flow supported by 17 tenants, 1215 Livingston Avenue presents a rare combination of stabilized income and upside potential.

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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.

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