

The Granetz Building | 201-217 West Main Street | Somerville, NJ 08876

EXCLUSIVE FOR SALE



PROPERTY DESCRIPTION

The Granetz Building is a four-story 45,000 SF landmark that serves as the gateway into Somerville. Originally constructed as a woolen mill and later home of The Granetz Furniture Store, this property is exceptionally positioned for future redevelopment, with strong potential for either apartment or condominium projects.

The building has been fully vacant for approximately 3 years and comprises offices and ground-floor retail spaces.

LOCATION DESCRIPTION

Incredible Location - Somerville is widely recognized as one of New Jersey's most up-and-coming downtown areas. Walking distance to many shops and restaurants along Main Street.

Nearby national tenants include: ShopRite, Chase, Starbucks, Walgreens, Bank of America & Dunkin'.

PROPERTY HIGHLIGHTS

- Highly motivated seller
- For Sale As-Is
- Just 0.4 miles to the Somerville Train Station
- Coveted location for future redevelopment

OFFERING SUMMARY

Sale Price:	\$4,250,000
Price/SF:	\$94
Building Size:	45,000 SF
Lot Size (Building):	29,625 SF
Lot Size (Parking Lot):	10,890 SF
Year Built:	1890s
Combined Real Estate Taxes:	\$137,511
Block and Lot (Building):	130/1
Block and Lot (Parking Lot):	124.01/14
Zoning:	B-2 Central Business & Special Improvement District



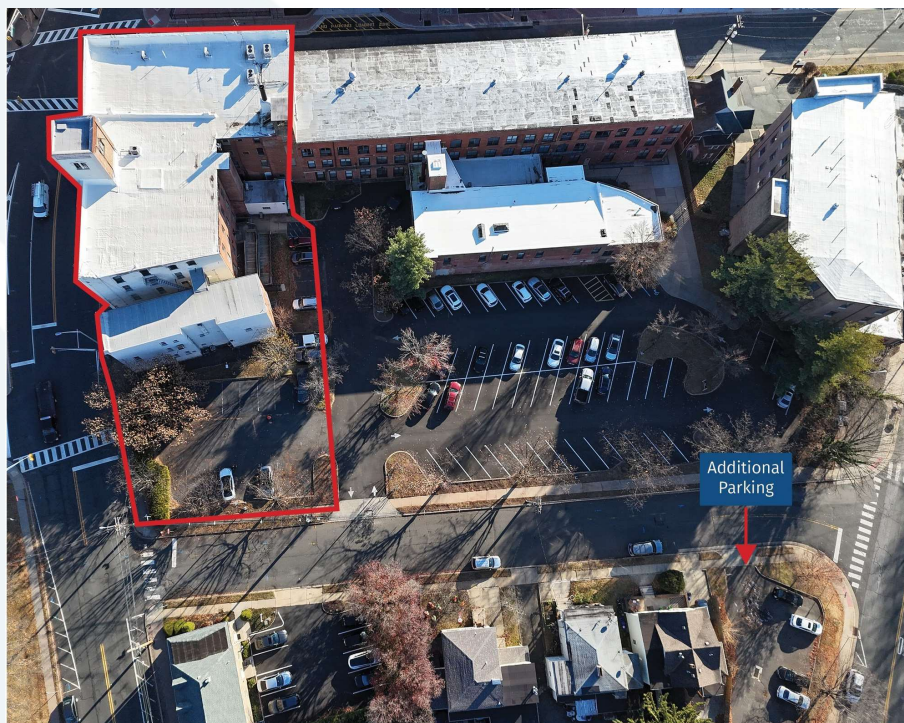
MAX LEVINSTON

Sales Associate
908.360.8055
mlevinston@kislakrealty.com

The Kislak Company, Inc.
100 Woodbridge Center Drive
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com

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AERIAL MAPS



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