

31 Main Street Chester, NJ

Investment Opportunity in Chester Burrough: NNN Lease



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629 Central Avenue, 2nd Floor, New Providence, NJ 07974



Property Valuation

Proposed Pricing

List Price	\$852,923
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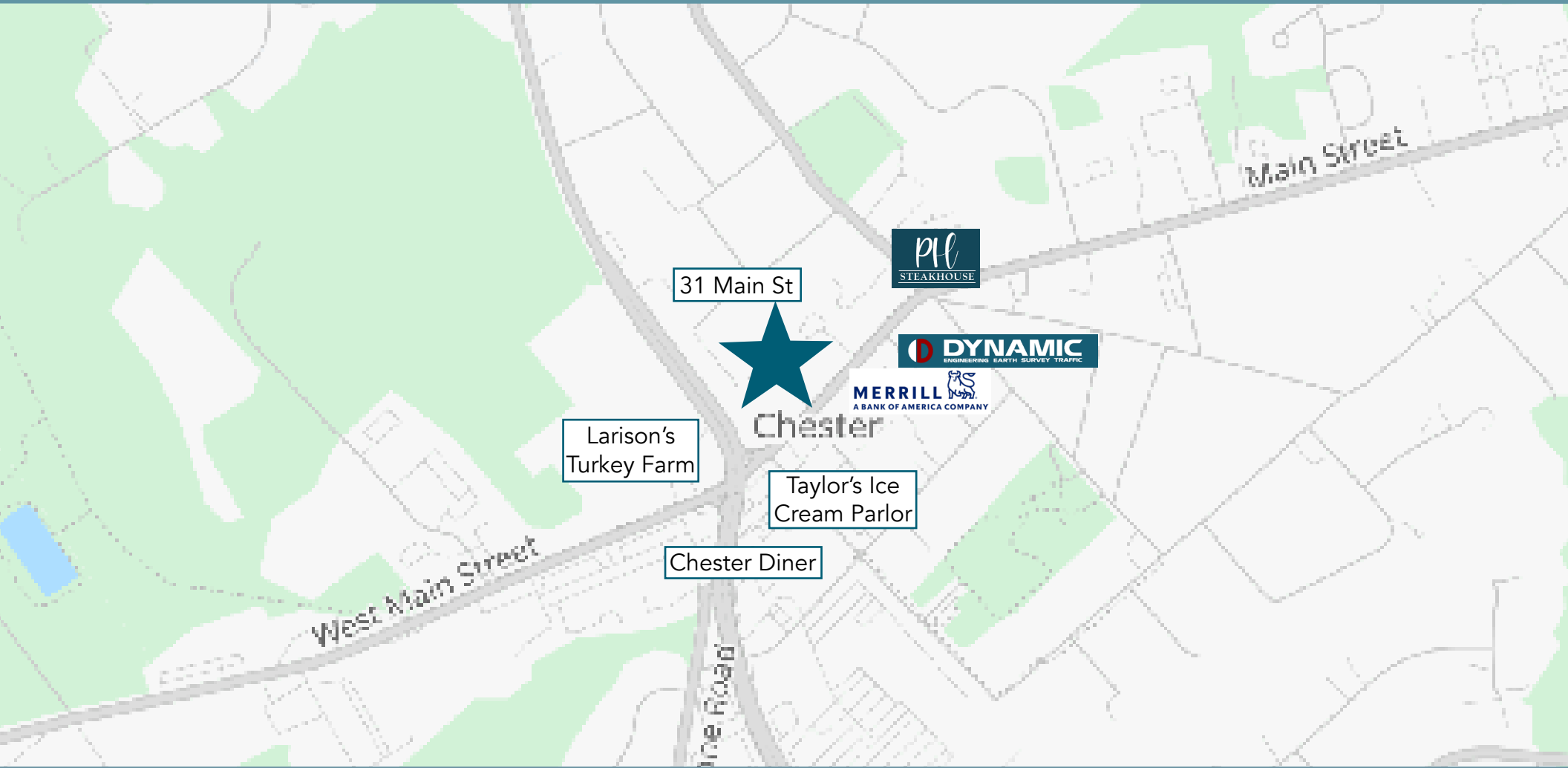
Rent Schedule

Lease Term	Rent
Ten Year Term	\$55,440 with 3% annual increases

Property Details

Ownership	Fee Simple
Renovated	2006 modern fit-out completed
Rentable Building Area	3,080 SF
Land area	0.31 acres
Lease type	NNN owner responsible for roof & structure
Renewal Options	Two (5) year Renewal Options at Fair Market Value
Parking Spaces	14

Map



Corporate Neighbors Include:

Public House
Chester Diner
Taylors Ice Cream
Dynamic Engineering
Merrill Lynch

Immediate proximity to Route 206/Route 24 (Main Street) Intersection in Chester with numerous shopping Centers including the Streets of Chester