

2 GARFIELD AVENUE, TOMS RIVER, NJ 08753



FOR SALE

SUB TYPE

MIXED USE

SIZE

2,160 sq. ft,

POSSESSION

IMMEDIATE

TRANSPORTATION

- US-9 N/GARDEN STATE PKWY N 4.4MILES
- OC10 BUS STOP - 312 FT.

COMMENTS

- PROFESSIONAL/OFFICE; RETAIL
- IN EXCELLENT CONDITION
- 3 LEVELS | 9 PARKING SPACES

AT A GLANCE

PRIME COMMERCIAL PROPERTY IN TOM'S RIVER NJ. THIS STAND ALONE BUILDING BOASTS HIGHWAY FRONTAGE AND PROXIMITY TO BEACH ATTRACTIONS, THIS LOCATION OFFERS HIGH VISIBILITY AND EASY ACCESS PERFECT FOR INVESTORS OR BUSINESSES LOOKING TO CAPITALIZE ON THE SHORE AREA.

DON'T MISS THIS EXCEPTIONAL OPPORTUNITY TO OWN A PIECE OF COMMERCIAL REAL ESTATE CLOSE TO THE WATER.

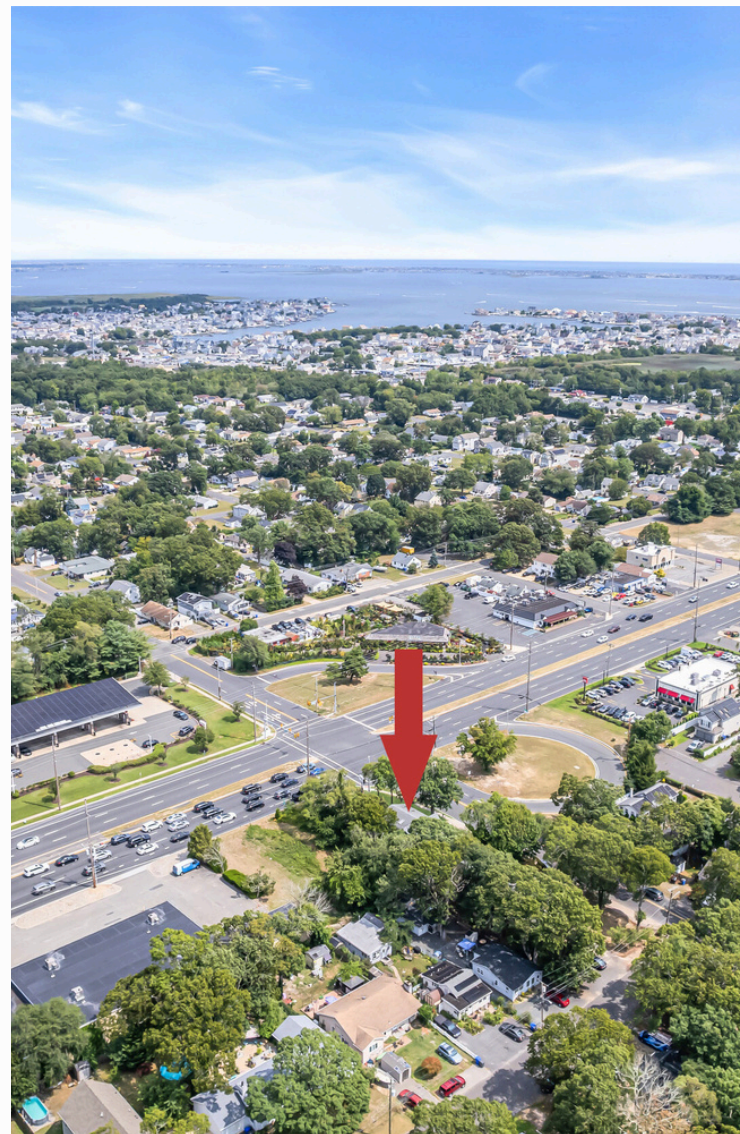
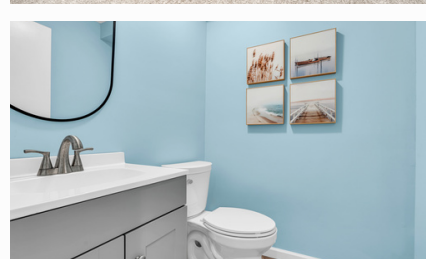


732-289-3900
2005 Bellmore Street
Oakhurst, NJ 07755

Maurice Molcho
917-657-1384
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to establish only a preliminary level of interest in the property. The information contained herein is not a substitute for a thorough due diligence investigation. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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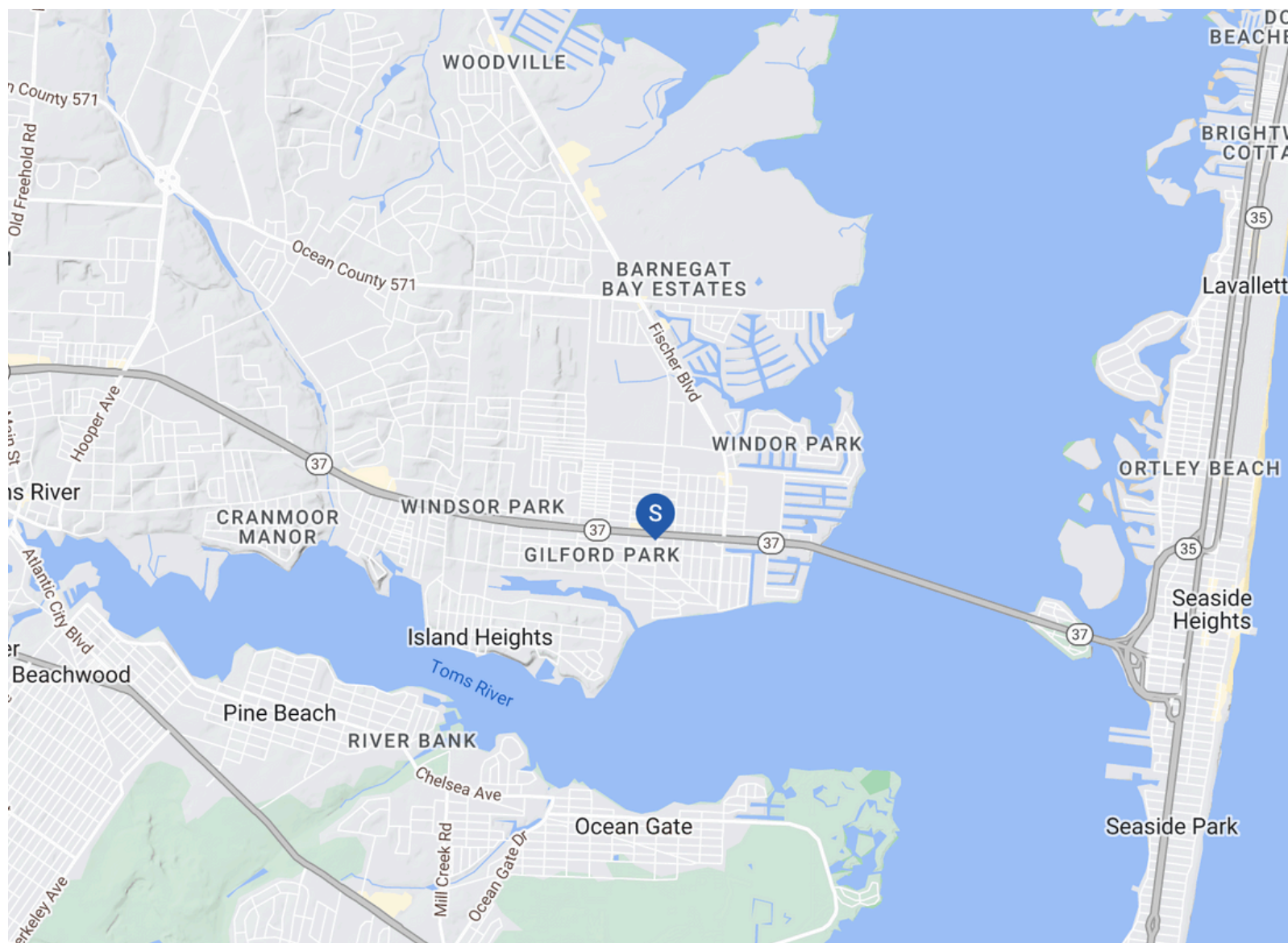
This offering memorandum was prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the property. The information contained herein is not a substitute for a thorough due diligence investigation. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Financials

Income		
Unit	Monthly	Annual
Ground Floor	\$3,200	\$38,400
Office 2	\$500	\$6,000
Office 3	\$500	\$6,000
Office 4	\$2,000	\$24,000
Gross Income	\$6,200	\$74,400
Expenses	Taxes	\$8,413
	Utilities	\$2,500
NOI		\$63,487

Locator Map



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