

**10,000 SF OFFICE BUILDING INVESTMENT**  
**FOR SALE ON Rt. 9**  
**APPROXIMETLY .07 ACRE**  
**FIRST TIME ON MARKET!!!**

- 82,000 cars pass this site daily!
- Within 1/2 mile of the Garden State Parkway.
- Surrounded by National & Regionals
- Easy Access
- Great Visibility
- Strong Demographics
- High Traffic Counts

**984 Route 9**  
**Sayreville NJ, 08816**

**Purchase Price: \$1,800,000**

**Cap Rate: 5.55%**

**NOI: \$100,000** (Potentially could increase to \$125,000)

**Land Lease: \$125,000 NNN YR**

**Taxes 2024: \$33,000**

**Lot Size: 150 X 197**

**Zoning: B3**

**KROLL**  
**COMMERCIAL REALTY<sub>LLC.</sub>**

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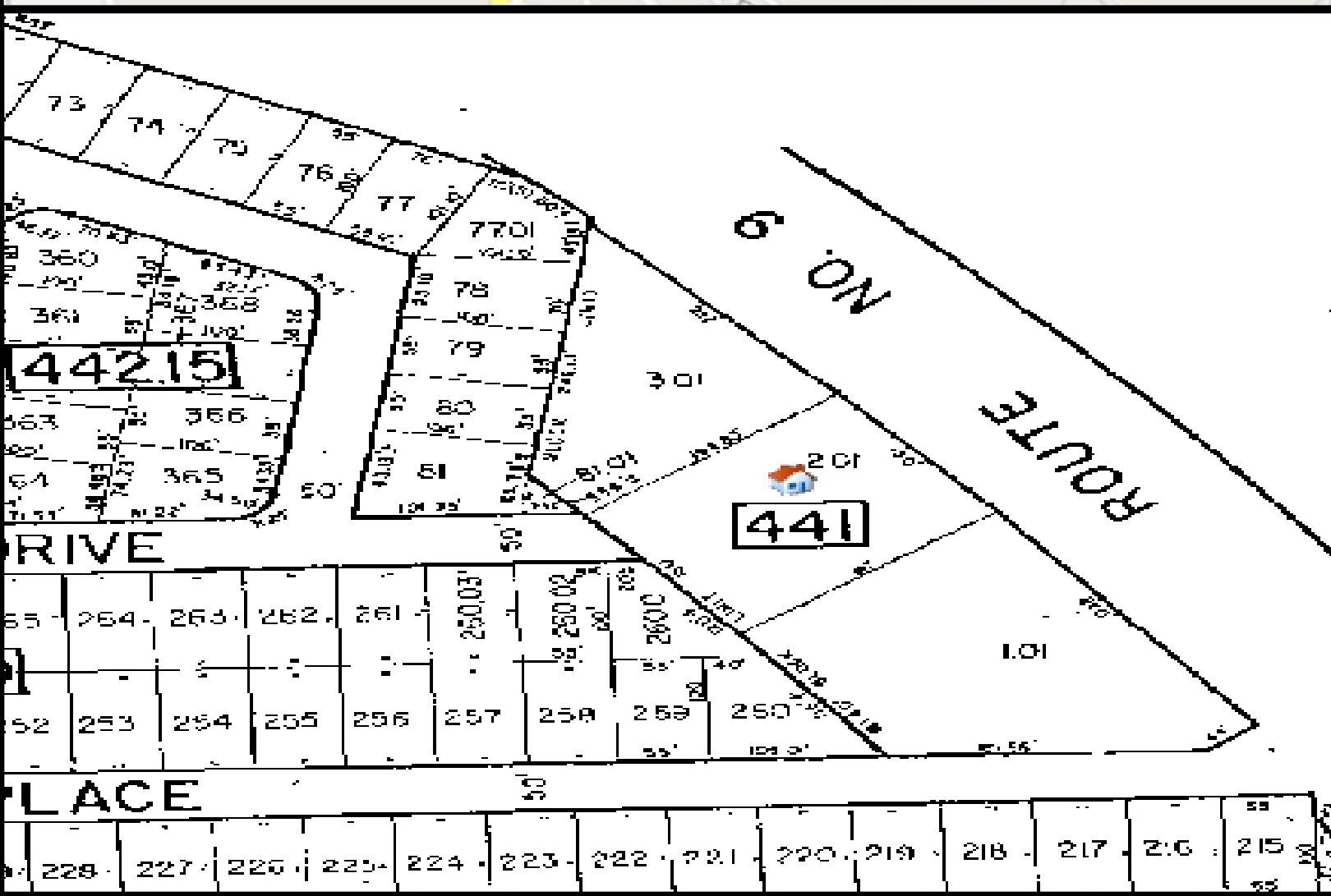
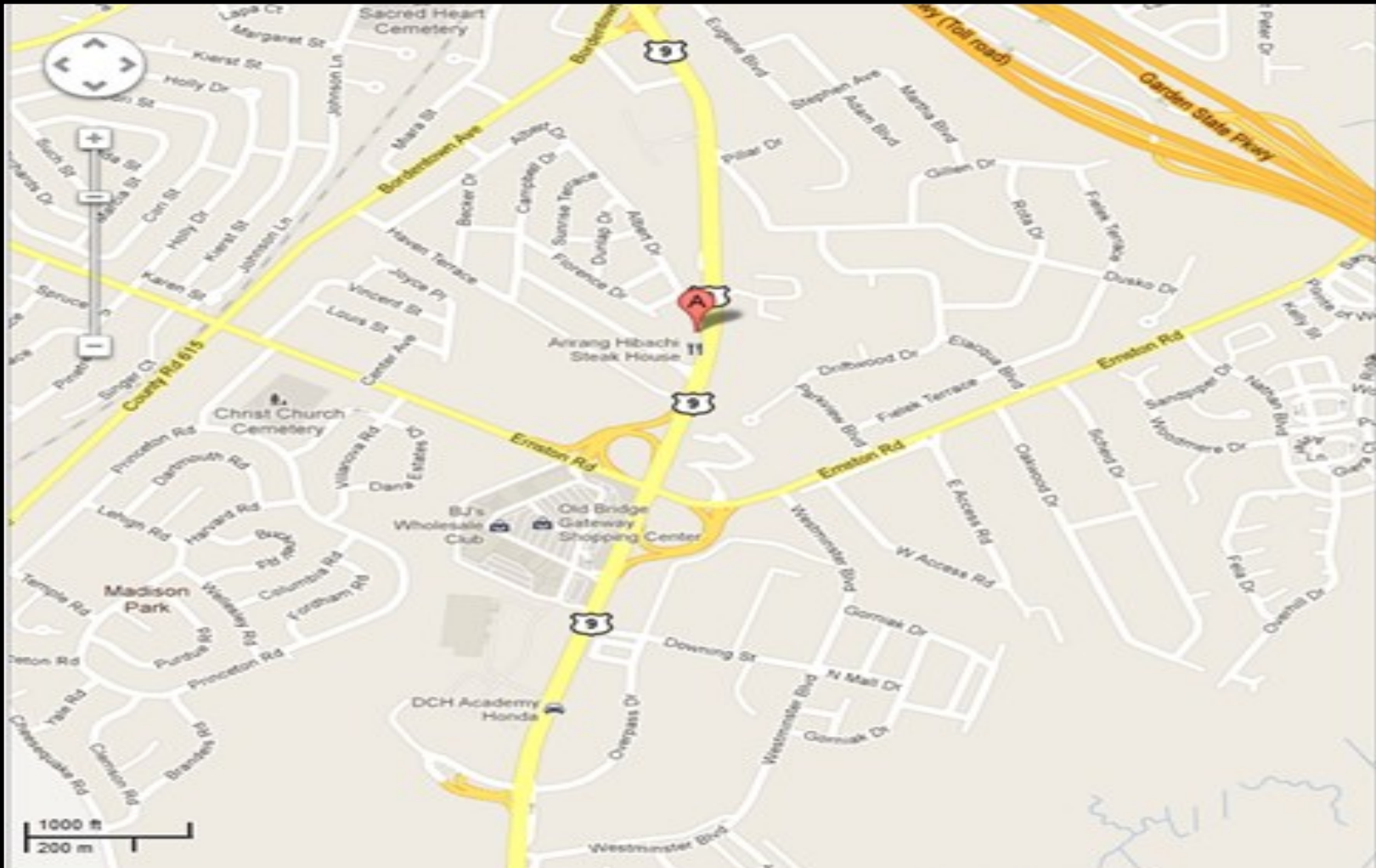
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.





Hand-drawn site plan of the 25004 Office Building. The plan shows a large rectangular building with a central section labeled "25004 OFFICE" and "3406". To the left is "FREDERICK PLACE (W/way)" and to the right is "FREDERICK PLACE (W/way)". The plan includes dimensions, lot numbers (LOT 1, LOT 2, LOT 3), and various annotations like "25004 OFFICE", "3406", "25004 OFFICE", "3406". The plan also shows a "25004 OFFICE" and "3406" building. The plan includes dimensions, lot numbers, and various annotations.

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**Zoning Schedule I-B**  
**Use Regulations - Commercial Districts**  
**Borough of Sayreville, Middlesex County, New Jersey**

<i>Uses</i>	<i>B-1</i>	<i>B-2*</i>	<i>B-3</i>	<i>PO</i>	<i>MW*</i>	<i>PRIME</i>
Apartment	-	A	-	-	-	-
Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	P	P*	P	P	P	A
Outdoor storage	A	A	A	A	A	A
Parking facility/garage (non-truck)	A	A	A	A	A	A
Parking for principal use	A	A	A	A	A	A
Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
Restaurant, excluding drive-in	P	P	P	-	P	A
Retail sales and service	P	P	P	-	A	A
Signs	A	A	A	A	A	A
Water-related use	-	-	-	-	P	-
Wholesale sales and service	-	-	P	-	A	-
Wireless telecommunications facility	See Section 26-87					

P = Permitted use; C = Conditional use; A = Accessory use

\* See Section 26-84.3 for PUD/PRD options.

Minimum lot size	20,000 square feet	(43,560 square feet)
Minimum lot width:	100 feet	(100 feet)
Minimum front yard setback	50 feet	(50 feet)
Minimum side yard setback	10 feet	(25 feet)
Rear yard setback	25 feet	(50 feet)
Accessory buildings:		
Side:	10 feet	(NA)
Rear:	25 feet	(NA)
Maximum lot coverage by pavement and buildings:	85%	(85%)
Minimum lot coverage by buildings:	50%	(35%)
Maximum height:	50 feet/3 stories	(3 stories/40 feet)

( ) current standards in parentheses

NOTE: Mixed uses which contain less than 50 percent of their total square footage as office shall utilize the existing non-office bulk standards.

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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.