

2786 NJ-23 Rt



Presented by
Krumpfer Real Estate, LLC

2786 NJ-23 Rt, Hardyston, NJ 07460

Price: \$499,000



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High-Yield Investment Opportunity on State Route 23
Introducing a premier commercial real estate investment along the bustling State Route 23. This property presents a remarkable opportunity with a tenant already in place, generating a robust 12.68% CAP rate. Spanning 2,700 sq ft, it offers potential for diversification through multi-tenant strategies, enhancing its income-producing capacity. Situated on a high-traffic highway, it guarantees visibility and accessibility, two critical factors for sustained occupancy and rental growth. This turnkey investment is not just an acquisition but a strategic asset offering stable cash flow, growth potential in a thriving location, and the flexibility to adapt to market demands. Capitalize on this opportunity to own a piece of the commercial growth trajectory on State Route

For Businesses Looking to Occupy:
Prime Commercial Space for Your Business on State Route 23

Elevate your business with this strategically located property on the vibrant State Route 23. Offering 2,700 sq ft of adaptable space, this commercial gem features 8 versatile offices, dual kitchens, two baths, and ample storage, ready to cater to the dynamic needs of your growing



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business. Whether you're a burgeoning daycare looking for visibility or a professional office in search of a prestigious address, this property provides the perfect backdrop. Enjoy the benefits of high traffic visibility, easy access for your clients, and a layout that can be tailored to your unique operational requirements. Make the smart move to position your business in a location that supports growth and success, all while enjoying the conveniences and efficiencies designed to make your business thrive on State Route 23.

- High traffic area
- Recently Renovated
- Office set up

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Property Photos



Front of Building



Break Room

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Property Photos



Office



Office

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Office



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Open Area



Office

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Office



Storage Room

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Office



Break Room

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Upstairs Bathroom



Office

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Office



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Office



Downstairs Bathroom

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Location

