

258 King George Rd/ Warren, NJ 07059
Somerset County

EXCLUSIVE FOR SALE

Investment Opportunity



PROPERTY DESCRIPTION

100% Occupied Trophy Asset!
Well-maintained 14,500 SF Building in Desirable Warren Twp. Somerset County. The first floor is occupied by a Dance Studio, 2nd floor is occupied by Montessori School, The Annex is occupied by a Music School.
All Tenants are well established and multi-year leases with renewals.

PROPERTY HIGHLIGHTS

- Many recent updates!
- Excellent Investment Opportunity
- NOI: \$255,763 6.39% CAP RATE
- Minutes from Exit 36 on I-78

OFFERING SUMMARY

Price for Sale:	\$4,000,000.
Lot Size:	2.70 acre
Building size:	14,500 SF
Year Built:	1996
Taxes:	\$63,982. (2024)
Block, Lots:	Blk: 82 Lot: 5
Parking:	Blacktop, Exclusive
Zoning:	BR-40



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258 King George Rd. Warren, NJ 07059



INCOME & EXPENSES

258 King George Rd.
Warren, NJ 07059

Tenant Name	Suite	SF	Comm.	Exp.	Rent:PSF	Per Month	Per Year	Changes On	Changes To	Type
Washington Rock Dance School	1st Flr.	5,865	11/1/2023	10/31/2029	\$21.07	\$10,300.00	\$123,600.00	11/1/2026	\$10,609.00	Gross
STREAM Montessori School	2nd Flr.	5,865	2/1/2025	1/31/2030	\$21.99	\$10,750.00	\$129,000.00	2/1/2026	\$11,500.00	NNN
Vera Music School	Annex	2,200	10/1/2025	9/30/2030	\$25.91	\$4,750.00	\$57,000.00	10/1/2026	\$4,950.00	Gross
					Actual	\$25,800.00	\$309,600.00			

Expenses

Building Insurance	\$ 5,771.00
House Electric	\$ 1,800.00
Garbage Removal	\$ 1,340.64
Security Phone Line for Elevator	\$ 625.08
Elevator Maintenance	\$ 1,784.04
Water - Fire Service	\$ 2,685.24
Facilities Charge	\$ 1,759.68
Landscaping - Grass Cut	\$ 2,040.00
Snow Removal	\$ 6,500.00
Alarms - Fire Sprinkler Inspection	\$ 367.86
Central Station Monitoring	\$ 447.83
Elevator Monitoring	\$ 255.90
Taxes	\$ 63,962.40
Sewer Tax	\$ 5,110.00
	\$ 94,449.67
Rent	\$ 309,600.00
CAM Reimbursement	\$ 40,613.36
GOI	\$ 350,213.36
NOI	\$ 255,763.69