

**** NEW TO THE MARKET ****

8,100 SF FREE STANDING EXISTING RESTAURANT

Located In The Heart of Marlboro

*** Approx. 813 FEET OF HIGHWAY FRONTAGE ***

Price: \$3,000,000.00

Taxes: (2015) \$33,330.00

Acreage: 4.20 Acres

Parking: 76

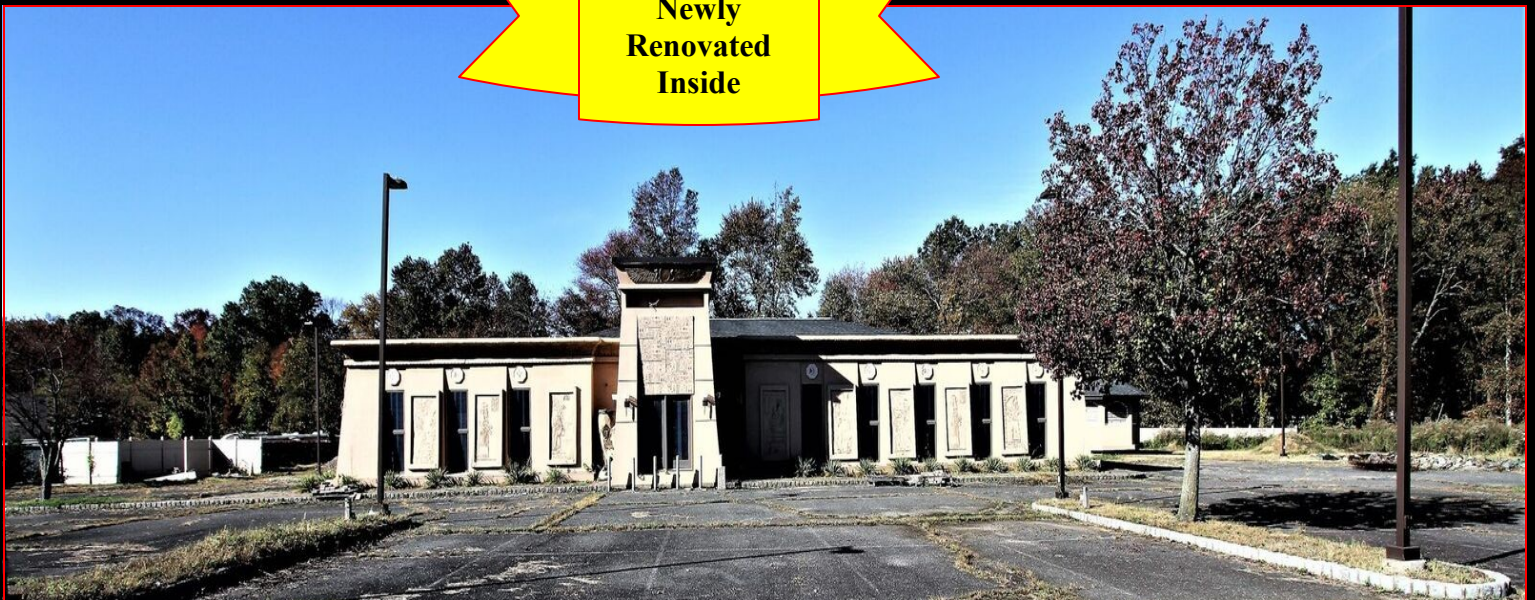
Zone: C-3

Seating: 220

405 Rt. 9 Marlboro, NJ



**Newly
Renovated
Inside**



**Call Eric Starker@ 908.692.5055
ESTARKER@KROLLCOMMERCIAL.COM**

**Call Susan Hetzel@ 732. 962.5369
SHETZEL@KROLLCOMMERCIAL.COM**

KROLL
COMMERCIAL REALTY LLC.

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 thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



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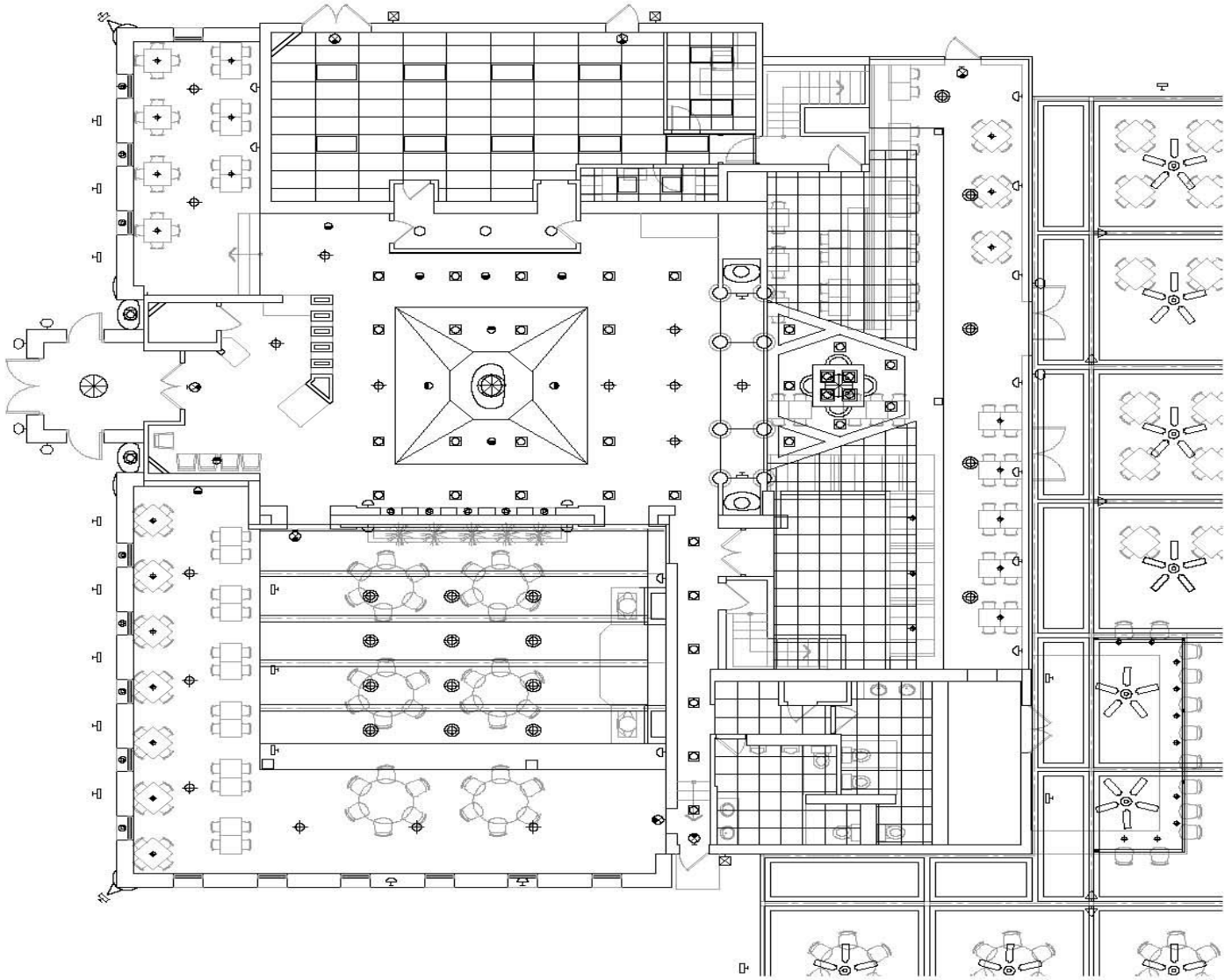
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Surrounded By National Retailers

- **Easy Access to Rt. 9, Rt. 18, & Rt. 33**
- **Strong Visibility**
- **High Traffic Counts**
- **Ideal for a Restaurant User, Catering Facility, Developer, Daycare, Medical User, & Retailers**



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Existing Restaurant



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