

KROLL

COMMERCIAL REALTY_{LLC.}

**FIRST TIME OFFERED ON THE MARKET!
10,000 SF OFFICE SPACE AVAILABLE FOR SALE
PROMINENT LOCATION JUST OFF RT. 1 NO. BRUNSWICK**



- **Well maintained single story office building with visibility from Route 1 at signalized intersection**
 - **10,000 SF of 15,000 SF building available to be sold as an office condo**
- **Potential for 10,000 SF space to be broken up into smaller units anywhere between 4,000 SF - 6,000 SF**
- **Easy access to Route 1 northbound & southbound**

**Barry H. Zagnit@732-613-8100 ext.17
bzagnit@krollcommercial.com**

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. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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2875 ROUTE 1, NORTH BRUNSWICK
Sale Price: \$1,650,000.00 2018 Taxes: \$47,136.48

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Demographics for 2875 Route 1 No. Brunswick

	1 Mile	3 Miles	5 Miles
2018 Total Population:	9,542	61,274	149,651
2018 Total Employees	2,082	18,502	58,013
2018 Household Income: Average	\$97,636	\$99,223	\$98,089



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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.