

KROLL

COMMERCIAL REALTY L.L.C.

Approx. 3,300 SF Building For Sale
IDEAL FOR USERS W/RENTAL INCOME
Conveniently located on Route 18 Northbound



110 Route 18, Old Bridge Sale Price: \$524,000.00
Lot Size: .35 Acre * Taxes: \$12,485 (2018) * Zoning: CN

- Formerly Showroom /Offices
- Current Use is an Appliance Store
- Could be converted back to Showroom/Offices
- Basement w/separate outside entrance, great for storage
- Ample amount of parking
- Newly renovated Rental space 600 SF on 2nd Floor includes 3 rooms, bathroom, and separate entrance \$700/month rent
- Great opportunity for user to occupy & receive rental income to defray the cost of your mortgage!
- Great visibility on Route 18
- 3 Sided signage

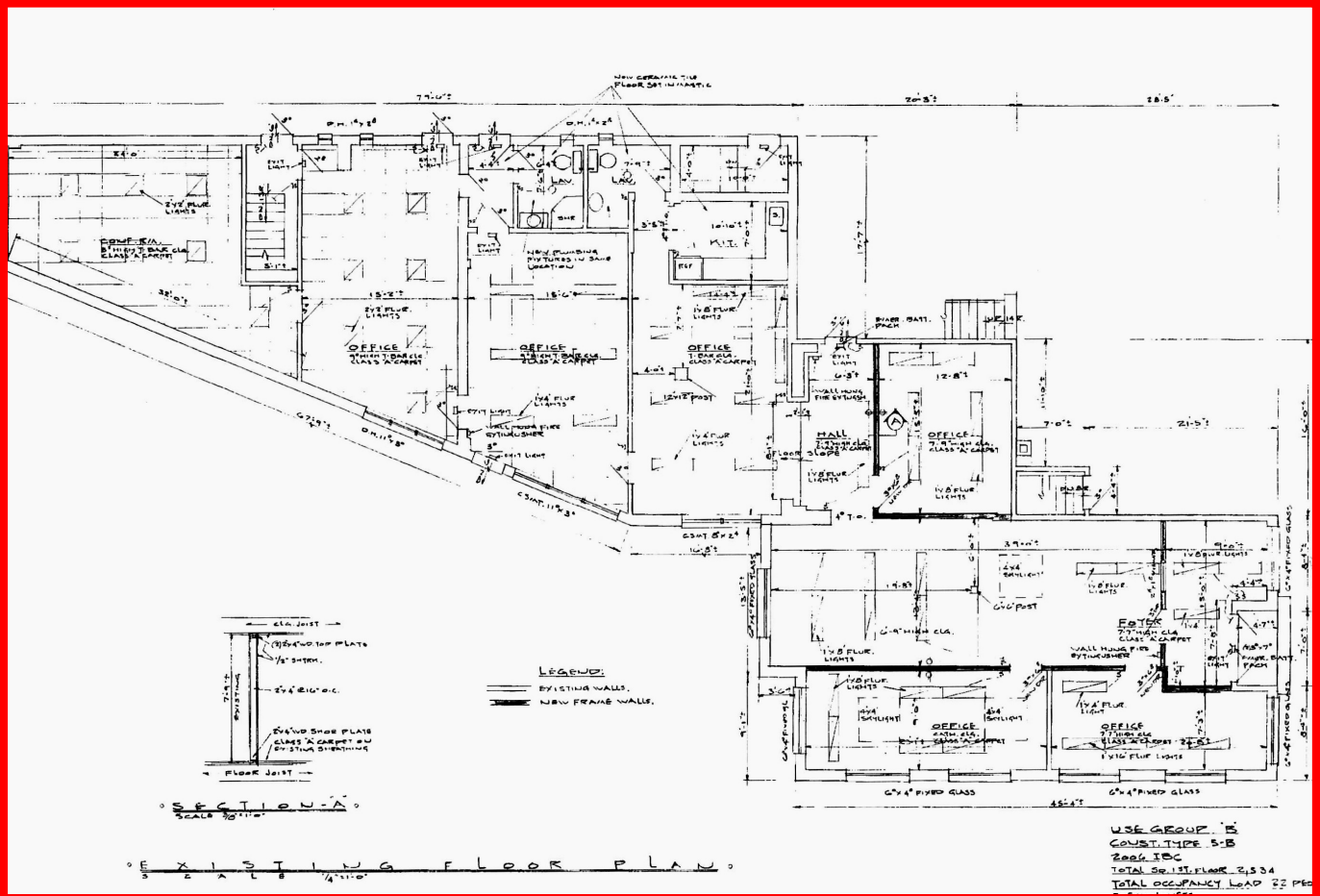


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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental 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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**Permitted uses include Showroom/Offices,
Retail Sales and/or Retail Services**

**110 Route 18, Old Bridge
Block 8001, Lot 3**

CALL FOR PRICING & APPOINTMENT

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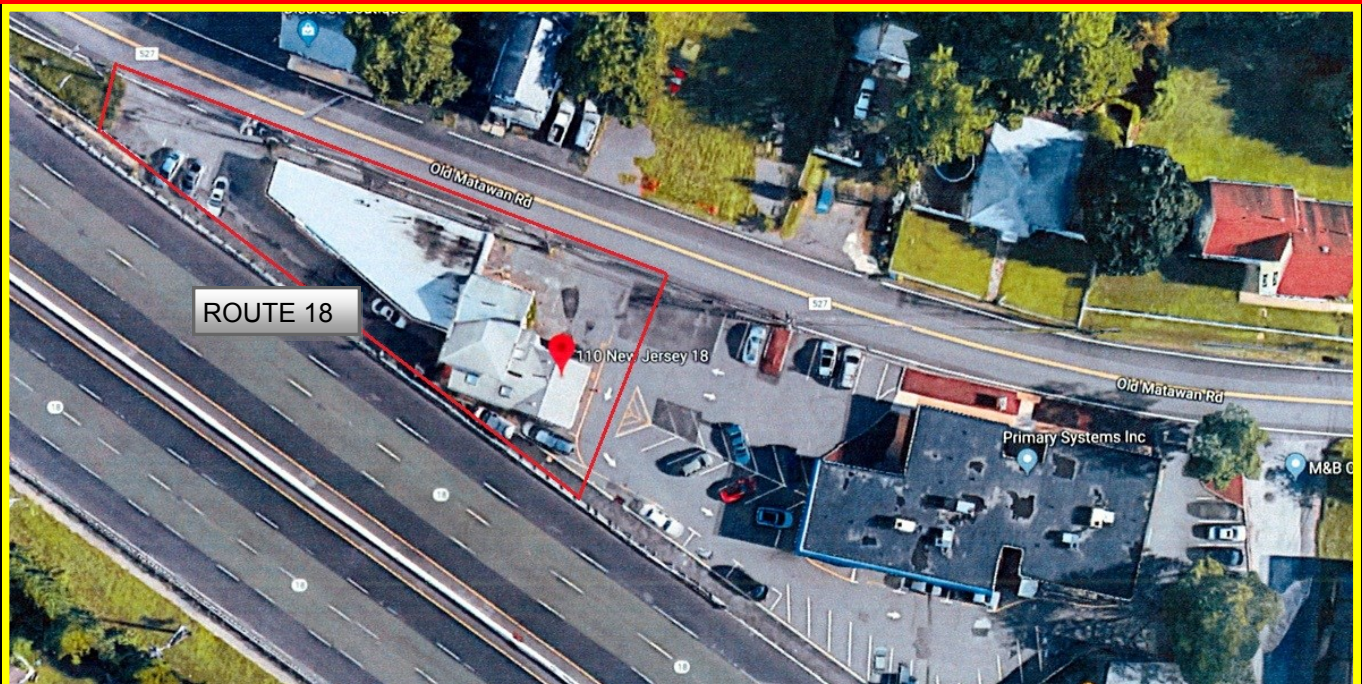
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Demographics for 110 Route 18, Old Bridge

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	8,671	78,366	172,109
2019 Total Employees	1,649	23,223	56,271
2019 Household Income: Average	\$108,503	\$103,149	\$111,742

Expose your business to 60,000+ cars per day!



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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.

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