

KROLL

COMMERCIAL REALTY_{LLC.}

Approx. 3,400 SF Office/Showroom 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

- Showroom on 1st Floor
- Conference Room, 5 Offices, 2 bathrooms
- Open Showroom or Bullpen area
- Finished 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
- Great opportunity for user to occupy & receive rental income to defray the cost of your mortgage!
- Great visibility on Route 18
- 3 Sided signage

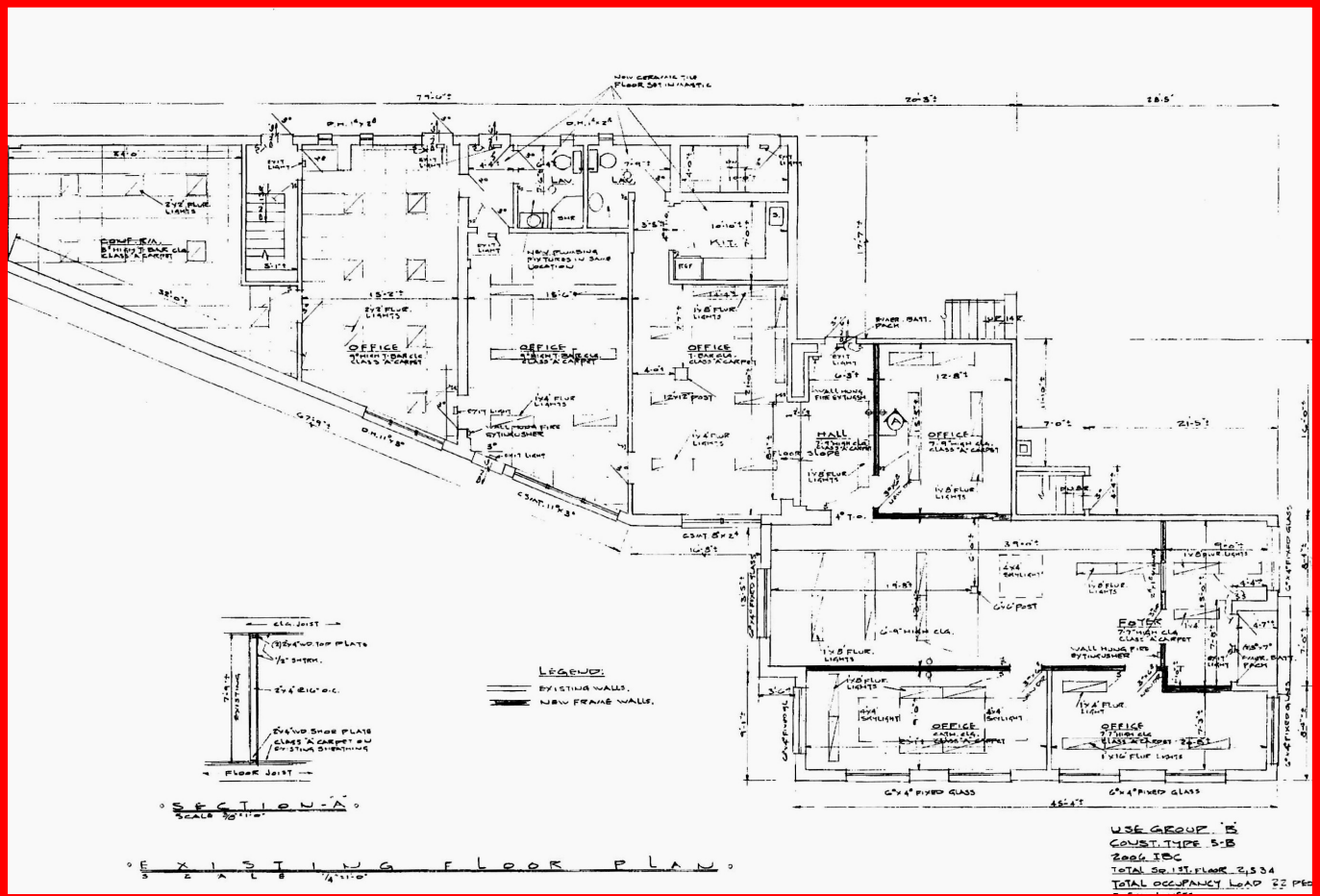


Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com

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.

KROLL

COMMERCIAL REALTY L.L.C.



**Permitted uses include Retail Sales
and/or Retail Services**

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

CALL FOR PRICING & APPOINTMENT

**Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com**

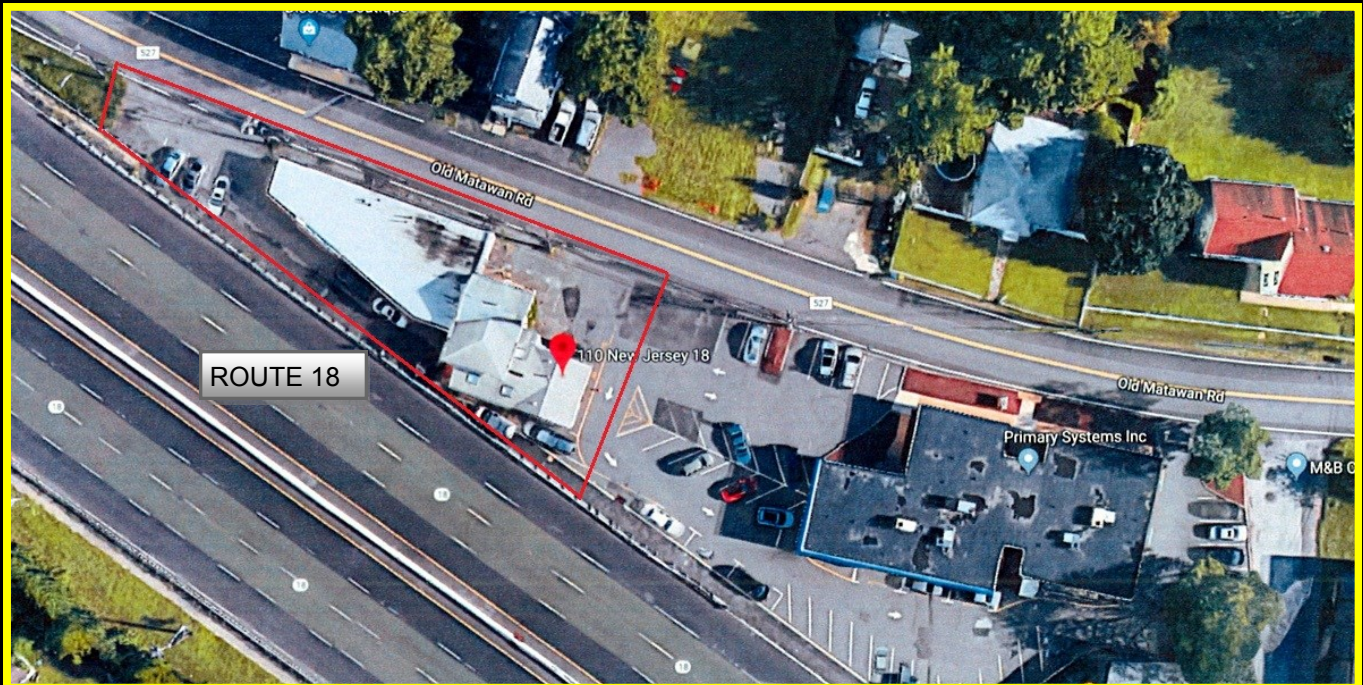
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

KROLL

COMMERCIAL REALTY L.L.C.

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



CALL FOR PRICING & APPOINTMENT

Adrian Kroll @732-613-8100 ext.16

akroll@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 there of 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.

KROLL

COMMERCIAL REALTY_{LLC.}

Confidentiality & Disclaimer

All material and information received or derived from Kroll Commercial Realty, LLC and/or any affiliated individual/party are provided without warranty or guarantee as to completeness or accuracy, compliance or lack of compliance with applicable governmental requirements, developability, condition, or suitability, past, current, projected financial performance of the property, intended use or any and all other matters. Information furnished by Kroll Commercial Realty, LLC, including affiliated individuals, is not a substitute for a party's active conduct of its own due diligence.

All individuals, parties, and/or entity are urged to verify all information and to conduct their own research and/or inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by consulting appropriate independent professionals. Kroll Commercial Realty, LLC, and/or any affiliated individual/party do not serve as a financial advisor of any nature. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may not reflect actual performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com