

KROLL

COMMERCIAL REALTY_{LLC.}

FIRST TIME ON THE MARKET!
DAYCARE/PROFESSIONAL BUILDING
APPROX. 3,235 SF * \$595,000.00
410 New Brunswick Avenue, East Brunswick



- Located 2 Blocks from the intersection of Cranbury Road & Rues Lane
- Freestanding Building set on .85 of an Acre of Land
- Most recent use was a fully licensed Daycare Center with Playground
- Occupancy of 50 children
- **POTENTIAL TO BE CONVERTED TO MEDICAL/PROFESSIONAL OFFICE**

- In addition, approx. 836 SF Basement
- 21 Parking Spaces
- Handicap accessible
- Upstairs Office/Staff Break Room
- Property has a separate ingress & egress
- Surrounded by extremely densely populated residential area

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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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2019 Taxes: \$14,810.00
Zoning: R3

410 New Brunswick Avenue, East Brunswick
Block 242.04, Lot 7.04

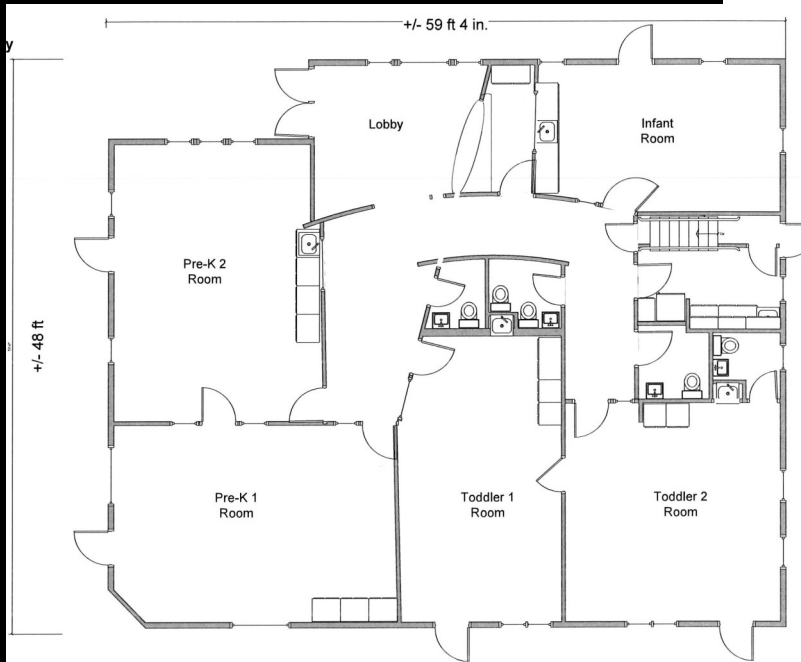
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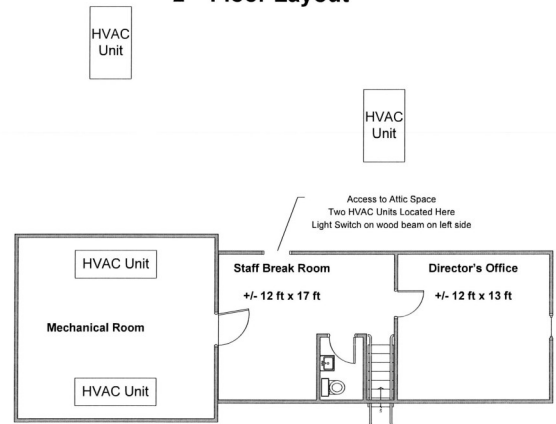
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BUILDING LAYOUT

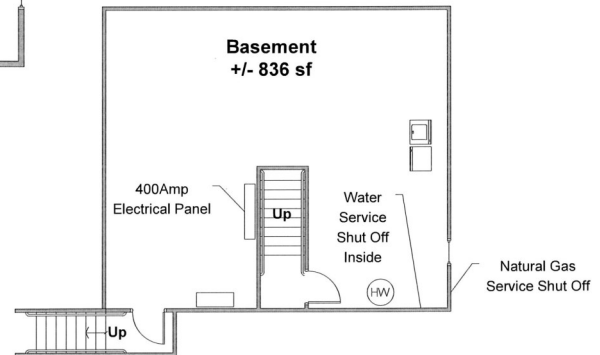


MAIN FLOOR
SECOND FLOOR
BASEMENT

2nd Floor Layout



Basement Layout



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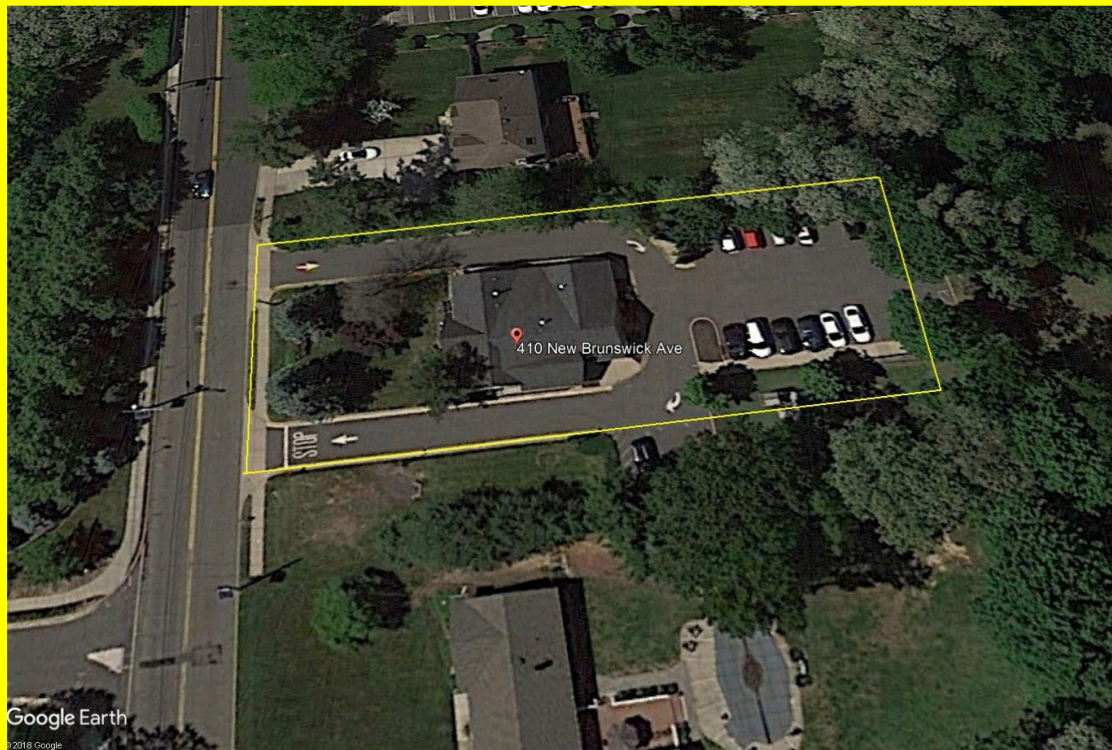
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Demographics 410 New Brunswick Ave, East Brunswick

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	13,166	76,325	171,676
2019 Total Employees	4,410	27,988	64,206
2019 Household Income: Average	\$121,669	\$114,418	\$109,793



CALL FOR PRICING & APPOINTMENT

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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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