

# KROLL

## COMMERCIAL REALTY<sub>LLC.</sub>

**FIRST TIME ON THE MARKET!**  
**410 New Brunswick Avenue, East Brunswick**  
**PROFESSIONAL BUILDING APPROX. 3,235 SF**



- 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

**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.**



**2019 Taxes: \$14,810.00**  
**Zoning: R3**

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

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

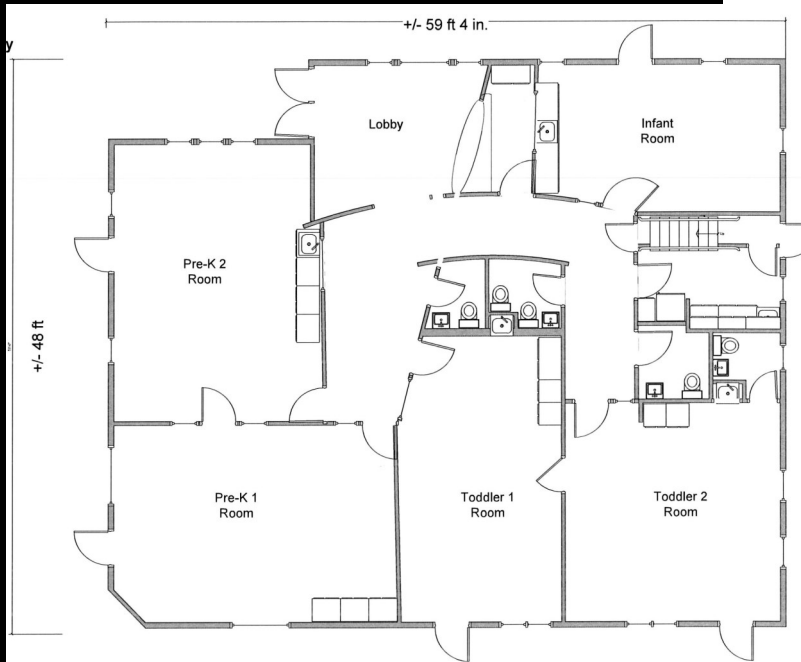
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square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



# KROLL

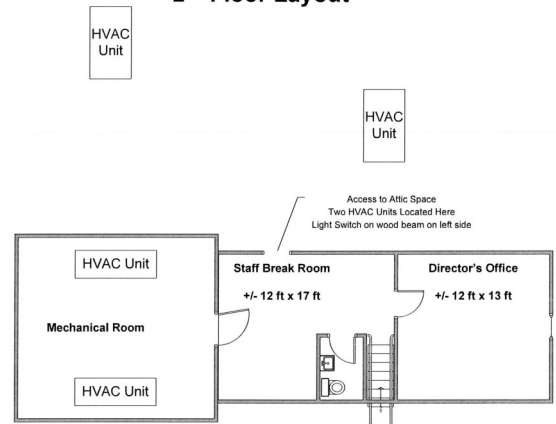
## COMMERCIAL REALTY L.L.C.

### BUILDING LAYOUT

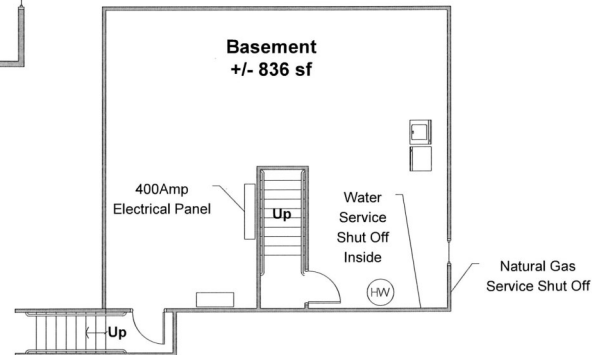


MAIN FLOOR  
SECOND FLOOR  
BASEMENT

### 2<sup>nd</sup> Floor Layout



### Basement Layout



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

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

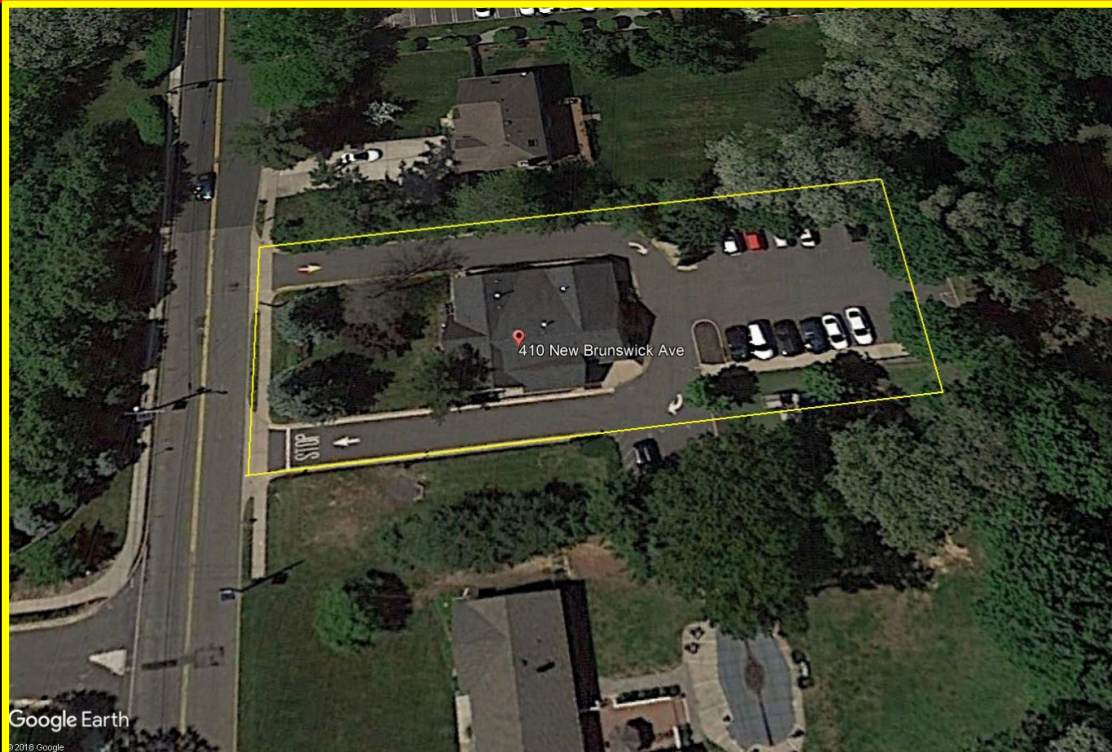
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square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

# KROLL

## COMMERCIAL REALTY<sub>LLC.</sub>

### 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**

**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<sub>LLC.</sub>**

### 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**