

KROLL

COMMERCIAL REALTY_{L.L.C.}

Investment Opportunity
Mixed Use Property includes 5 Apartments & Established Pizzeria
Unusual Find * First Time on the Market!
(Property Only, Business Will Remain as a Tenant)



East Brunswick Area * \$795,000.00
Lot Size: .40 Acre * Taxes: \$27,990 (2018) * Zoning: B-1

- One building includes Pizzeria and 1 apartment
- Other Building Includes 4 Apartments
- Successfully operated pizzeria for 30 years
- Convenient Location
- Corner Property
- Access on both roads
- Great visibility
- Abundant parking of approx. 24 spaces in private lot
- Upside potential for investors



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Each party shall conduct its own independent investigation and due diligence.

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