

Somerset Hillsborough Twp. (2710)

256 Us Highway 206

List Price: \$2,196

Commercial Agent Complete Report



MLS#: 3226148 Section:
 Status: A ZN: C1 Commercial
 ZIP: 08844-4639 BSqFt:
 RZIP: ASqFt: 1550
 Block: 152.6 OSqFt:
 Lot: 27 Acres:
 Suite #: 9 LtSz: 4.748
 Bldg #: CLR:
 #Units: 1 ZnCpl: Yes
 #Apts: GSMLS.com: Yes
 TFB: THB:
 #1Br: #2Br:
 #3Br: #4Br:
 YB/Desc/Ren: 1970 / Approximate, Renovated / 2006
 Type: Strip/Shopping Center

LP: \$2,196 / PSqFt:\$17.00
 OLP: \$26,350
 SP:
 SpSqf: \$0.00
 FSOL: L
 LD: 05/28/2015
 XD: 05/28/2016
 UCD:
 AntCd:
 CD:
 ADM: 63
 DOM: 64
 Terms:
 SDA: Yes
 OCD:

Directions: US Route 206 North of Triangle Road, South of Valley Road on West Side. Between Wendy's, Planet Fitness and IHOP.
 Remarks: 1550 sf available. Great opportunity to join Planet Fitness and Tractor Supply. Variety of uses, fitness center, retail, medical professional, etc. Very low CAM \$3.90
 Agent Remarks: Price is based on 5 year lease with escalations

GENERAL INFORMATION

ATPrk: 8 Amps: 100 #Docks: 0
 #Lav: 1 MaxHt: 0 #OH Doors: 0 #Strs: 1
 Bsmt: No/ Locat: Strip Mall
 Equip: Restrooms - Private, Sign - Building Parking: Blacktop, Off-Street Parking, Parking Lot-Shared
 Exter: Brick/Block Salinc:
 Prior Use: Fitness Studio - Wellness

UTILITIES

Cool: Central Air Service: Cable TV, Garbage Extra Charge
 Heat: Forced Hot Air Sewer: Public Sewer
 Fuel: Electric, Gas-Natural Utilities: All Underground, Electric, Gas-Natural
 Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: Taxes: \$ / LndAsmt: \$
 MFE: CapRt: CAM: FarmAsm: TaxRt: / BldAsmt: \$
 Easement: Unknown / TotAsmt: \$

LEASE INFORMATION

LndLrd Wrk: negotiable Free Rent: No LseTyp: Net Avail: Immediately, Vacant
 LseTrm: 3-5 Year Minimum T/L Com: Landlord Pays Commission
 Pre Rent Req: See Remarks
 Leselnc: See Remarks
 Tenant Pays: Cable T.V., Electric, Gas, Hot Water, See Remarks, Trash Removal
 Owner Pays: See Remarks

SHOWING INFORMATION

Owner: 206 KWMG Associates LLC OwnerPh: 908-874-4700 Sign:Yes
 Instr: Call LA 732-284-6714 Posses:n/a
 Show: Call Listing Agent

LISTING OFFICE INFORMATION

ListOff: C-21 WORDEN & GREEN (0023) Ph:908-874-4700 Fax: 908-874-6024
 ListAgt1: EDWARD GRIFFIN (291336) Ph:732-284-6714 Fax:
 BREL: Disclosed Dual Agent BB:2.5%-100 SB: 0 TB:2.5%-100
 LType: Exclusive Right to Sell Photo: Broker/Agent to Provide

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

EDWARD GRIFFIN

Somerset Hillsborough Twp. (2710)

425 Amwell Rd

List Price: \$4,022

Commercial Agent Complete Report



MLS#: 3215971	Section: Town Center	LP: \$4,022 / PSqFt:\$15.00
Status: A	ZN: 2	OLP: \$4,022
ZIP: 08844-1206	BSqFt:	SP:
RZIP: 08844	ASqFt: 3218	SpSsqf: \$0.00
Block: 163.22	OSqFt: 3218	FSOL: L
Lot: 35	Acres:	LD: 04/23/2015
Suite #: 201/3	LtSz: 3.03	XD: 12/23/2015
Bldg #: 1	CLR: white	UCD:
#Units:	ZnCpl: Yes	AntCd:
#Apts:	GSMLS.com: Yes	CD:
TFB:	THB:	ADM: 97
#1Br:	#2Br:	DOM: 99
#3Br:	#4Br:	Terms:
YB/Desc/Ren: 1974 / Approximate / 2004		SDA: No
Type: Office Building Complex		OCD:

Directions: Route 206 to West on Amwell Road to 425 (third building) on Right
 Remarks: Impeccable Office on second floor of elevator building consisting of 3,218 sq ft. Could be subdivided. Space is available in a very well maintained building with very little tenet turnover. This captivating office is beautiful and less than 20 minutes from major hospitals, shopping centers and Routes 287, 22, 206 and 202.

Agent Remarks: Located in center of Town. Owner has office in building. Building has Elevator. NNN Lease.

GENERAL INFORMATION

#Docks: 0	Locat: Business District, Freestanding, Highway Location
MaxHt: 7	Parking: Blacktop, Off-Street Parking, Parking Lot-Shared
#OH Doors: 0	Roof: Rubberized
Bsmt: No/	Salinc:
Const: Brick/Block	
Equip: Restrooms - Private, Sign - Freestanding, Sprinkler System	
Exter: Brick/Block	
Floors: Carpeting	
Permitted Use: General Office	

UTILITIES

Cool: 1 Unit, Central Air	Service: Cable TV Available, Internet Available
Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer
Fuel: Electric, Gas-Natural	Utilities: All Underground, Electric
	Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$	TOE: \$	NOI: \$	UtilPay: Tenant	Taxes: \$ /	LndAsmt: \$
MFE: CapRt: CAM: FarmAsm: No				TaxRt: /	BldAsmt: \$
Easement: Unknown /					TotAsmt: \$

LEASE INFORMATION

LndLrd Wrk: Negotiable	Free Rent: No	LseTyp: Net	Avail: Immediately
LseTrm: 1 Year Minimum, Security Deposit Required		T/L Com: Landlord Pays Commission	
Pre Rent Req: One month rent+1.5 months rent security deposit+Financials+references			
Leselnc: See Remarks			
Tenant Pays: Cable T.V., Electric, Gas, Heat, Hot Water, Maintenance-Common Area, Maintenance-Lawn, Sewer			
Owner Pays: No Utilities			

SHOWING INFORMATION

Owner: on File	Sign: Yes
Instr: Call LA Don Griffin on Cell 732-284-6714	Posses: Immediate
Show: By Appoint-24 Hour Notice, Call Listing Agent, Listing Agent to Accompany	

LISTING OFFICE INFORMATION

ListOff: C-21 WORDEN & GREEN (0023)	Ph: 908-874-4700	Fax: 908-874-6024
ListAgt1: EDWARD GRIFFIN (291336)	Ph: 732-284-6714	Fax:
BREL: Disclosed Dual Agent	BB: 2.5%-\$100	SB: 0
LType: Exclusive Right to Sell	Photo: Broker/Agent to Provide	TB: 2.5%-\$100

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