

Somerset* Hillsborough Twp.* (2710)

724 Courtyard Dr*

List Price: \$179,200

Commercial Agent Complete Report



MLS#: 3226247	Section:	LP: \$179,200 / PSqFt:\$140.00
Status: A	ZN: Commercial 2	OLP: \$179,200
ZIP: 08844-4257*	BSqFt: 1280	SP:
RZIP: 08844	ASqF: 1280	SpSqf: \$0.00
Block: 51*	OSqFt: 1280	FSOL: S
Lot: 4.47*	Acres: *	LD: 05/28/2015
Suite #: 724	LtSz: 1.70 C.E.*	XD: 04/16/2016
Bldg #: 700	CLR: Red	UCD:
#Units: 1	ZnCpl: Yes	AntCd:
#Apts:	GSMLS.com: Yes	CD:
TFB:	THB:	ADM: 63
#1Br:	#2Br:	DOM: 64
#3Br:	#4Br:	Terms:
YB/Desc/Ren: 1990 / /		SDA: Yes
Type: Condo Complex, Office Building Complex		OCD:

Directions: North on Route 206 before Somerville Circle between Dukes Parkway East and West. Courtyard Office Complex
 Remarks: Open area 2nd floor office condo. Large flexible 18x21sf suitable for training, conferences, or build out. Kitchen area with laundry hook up, bathroom with shower. 2 private 12x14sf offices. 4 closet

GENERAL INFORMATION

Bay: 0	Ceil: 0	#Docks: 0	
#Lav: 1	MaxHt: 0	#OH Doors: 0	#Strs: 1
Bsmt: No/		Locat: Highway Location, Office Park	
Const: Brick/Block		LtDes: Backs to Park Land	
DocSav: No Documents Available		Parking: Parking Lot-Shared	
Equip: Fire Alarm, Fixtures, Restrooms - Private, Smoke Detector		Roof: Asphalt Shingle	
Exter: Brick/Block		Salinc: Building Only	
Prior Use: Professional Office			
Permitted Use: Professional Office			

UTILITIES

Cool: 1 Unit, Central Air	Service: Cable TV Available, Prewired for Internet, Prewired for Phone
Heat: 1 Unit	Sewer: Public Sewer
Fuel: Gas-Natural	Utilities: All Underground
	Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$	TOE: \$	NOI: \$	UtilPay:	Taxes: \$4,544 / 2014	LndAsmt: \$66,000
MFE: CapRt: CAM: FarmAsm:				TaxRt: 2.301 / 2014	BldAsmt: \$131,500
Easement: Unknown /		OTP: Fee Simple	LenderApprvReq: No		TotAsmt: \$197,500

SHOWING INFORMATION

Owner: KEJ LLC*	OwnerPh: 908-874-4700	Sign: Yes
		Posses: imm
Show: By Appointment-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
ListAg1: 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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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

EDWARD GRIFFIN

Somerset Hillsborough Twp. (2710)

221 Courtyard Dr

List Price: \$189,000

Commercial Agent Complete Report



MLS#: 3198970 Section:
 Status: A ZN: Commercial
 ZIP: 08844-4260 BSqFt: 5200
 RZIP: ASqF: 1260
 Block: 51 OSqFt: 1260
 Lot: 4.05 Acres: 0.00
 Suite #: 2 LtSz:
 Bldg #: CLR:
 #Units: 1 ZnCpl: No
 #Apts: GSMLS.com: Yes
 TFB: THB:
 #1Br: #2Br:
 #3Br: #4Br:
 YB/Desc/Ren: 1985 / Approximate /
 Type: Condo Complex

LP: \$189,000 / PSqFt:\$150.00
 OLP: \$189,000
 SP:
 SpSqf: \$0.00
 FSOL: S
 LD: 01/01/2015
 XD: 12/31/2015
 UCD:
 AntCd:
 CD:
 ADM: 163
 DOM: 211
 Terms:
 SDA:
 OCD:

Directions: From Hillsborough, route 206 North to Courtyard, sign on right

Remarks: Impeccable office space. 4 offices, kitchen, private bathroom, storage, wait area, captivating reception area. Less than 30 minutes from Somerville, Princeton, major Hospitals, shopping centers, Less than 2 miles from Routes 202, 22, 287. Basement area of over 3000 SF also available.

GENERAL INFORMATION

Bay: 0 Ceil: 0 #Docks: 0
 #Lav: 1 MaxHt: 0 #OH Doors: 0 #Strs: 2
 Bsmt: Yes/Finished Locat: Office Park
 Const: Brick/Block Parking: Parking Lot-Shared
 DocSav: No Documents Available Roof: Asphalt Shingle
 Equip: Kitchen Area Salinc: Building Only
 Exter: Aluminum Siding
 Floors: Carpeting

UTILITIES

Cool: Central Air Sewer: Public Sewer
 Heat: Forced Hot Air Utilities: Electric
 Fuel: Electric Water: Private

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: Taxes: \$8,817 / 2014 LndAsmt: \$131,000
 MFE: CapRt: CAM: FarmAsm: TaxRt: 2.301 / 2014 BldAsmt: \$252,200
 Easement: Unknown / OTP: Fee Simple LenderApprvReq: No TotAsmt: \$383,200

SHOWING INFORMATION

Owner: on file Sign: Yes
 Instr: Call Listing agent for showings Posses: y
 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: 2.5 - 100 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)

711 Courtyard Dr*

List Price: \$211,200

Commercial Agent Complete Report



MLS#: 3226237 Section: LP: \$211,200 / PSqFt:\$165.00
 Status: A ZN: Commercial 2 OLP: \$211,200
 ZIP: 08844-4257* BSqFt: 1280 SP:
 RZIP: 08844 ASqF: 1280 SpSqf: \$0.00
 Block: 51* OSqFt: 1280 FSOL: S
 Lot: 4.42* Acres: * LD: 05/28/2015
 Suite #: 711 LtSz: 1.70 C.E.* XD: 04/16/2016
 Bldg #: 700 CLR: Red UCD:
 #Units: 1 ZnCpl: Yes AntCd:
 #Apts: GSMLS.com: Yes CD:
 TFB: THB: ADM: 63
 #1Br: #2Br: DOM: 64
 #3Br: #4Br: Terms:
 YB/Desc/Ren: 1990 / Approximate / SDA: Yes
 Type: Condo Complex, Office Building Complex OCD:

Directions: North on Route 206, before Somerville Circle. Building between Dukes Parkway East and West. Courtyard Office Park
 Remarks: Exquisite, impeccable 1280sf first floor professional office. Beautiful set up as top scale medical spa with reception area, 3 private 8x12, 1 private 12x12, 1 private 10x14, 1 bath. Captivating and updated. Less than 30 minutes from Princeton, Somerville, Major Hospitals and shopping centers. Less than 2 miles from Routes 287, 22, and 202.
 Agent Remarks: For showing instructions, call LA

GENERAL INFORMATION

Bay: 0 Ceil: 0 #Docks: 0
 #Lav: 1 MaxHt: 0 #OH Doors: 0 #Strs: 1
 Bsm: No/ Locat: Highway Location, Office Park
 Const: Brick/Block LtDes: Backs to Park Land
 DocSav: No Documents Available Parking: Parking Lot-Shared
 Equip: Fire Alarm, Fixtures, Restrooms - Private, Smoke Detector Roof: Asphalt Shingle
 Exter: Brick/Block Salinc: Building Only
 Prior Use: Professional
 Permitted Use: Professional, Medical

UTILITIES

Cool: 1 Unit, Central Air Service: Cable TV Available, Prewired for Internet, Prewired for Phone
 Heat: 1 Unit Sewer: Public Sewer
 Fuel: Gas-Natural Utilities: All Underground
 Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: Taxes: \$4,509 / 2014 LndAsmt: \$65,500
 MFE: CapRt: CAM: FarmAsm: TaxRt: 2.301 / 2014 BldAsmt: \$130,500
 Easement: Unknown / OTP: Fee Simple LenderApprvReq: No TotAsmt: \$196,000

SHOWING INFORMATION

Owner: KEJ, LLC* OwnerPh: 908-874-4700 Sign: Yes
 Posses: Imm
 Show: Call Listing Agent, Call Listing Office

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

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

EDWARD GRIFFIN

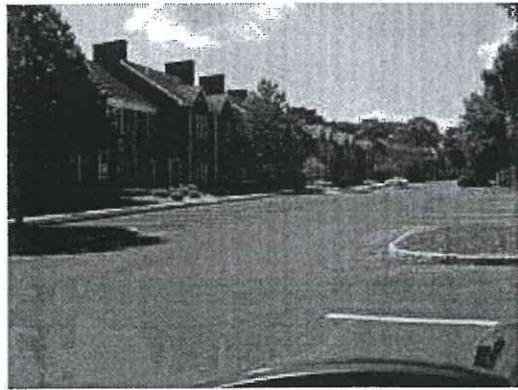
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Somerset Hillsborough Twp. (2710)

211 Courtyard Dr

List Price: \$260,000

Commercial Agent Complete Report



MLS#: 3198963 Section: LP: \$260,000 / PSqFt:\$191.00
 Status: A ZN: Commercial OLP: \$260,000
 ZIP: 08844-4247 BSqFt: 5200 SP:
 RZIP: ASqF: 1360 SpSqf: \$0.00
 Block: 51 OSqFt: 1360 FSOL: S
 Lot: 4.05 Acres: 0.00 LD: 01/01/2015
 Suite #: 211-1 LtSz: XD: 12/31/2015
 Bldg #: CLR: UCD:
 #Units: 1 ZnCpl: Yes AntCd:
 #Apts: GSMLS.com: Yes CD:
 TFB: THB: ADM: 163
 #1Br: #2Br: DOM: 211
 #3Br: #4Br: Terms:
 YB/Desc/Ren: 1985 / Approximate / SDA:
 Type: Condo Complex, Office Building Complex OCD:

Directions: From Hillsborough, Route 206 North to Courtyard Office Complex on right, between Dukes Parkway, East and West.

Remarks: Impeccable current Medical Suite. Well suited for full usage, supplemental shared or start up Medical office as well as a Captivating Professional Office. 3 rooms-offices, reception area. Less than 30 minutes from Princeton, Somerville, Major Hospitals and shopping centers. Less than 2 miles from Routes 287, 22 and 202. Basement area of over 3000 SF also available.

GENERAL INFORMATION

Bay: 1 Ceil: 0 #Docks: 0
 #Lav: 1 MaxHt: 0 #OH Doors: 0 #Strs: 2
 Bsmt: Yes/Finished Locat: Office Park
 Const: Brick/Block Parking: Parking Lot-Shared
 DocSav: No Documents Available Roof: Asphalt Shingle
 Equip: Kitchen Area, Restrooms - Private, Sign - Building Salinc: Building Only
 Exter: Brick/Block
 Floors: Carpeting

UTILITIES

Cool: Central Air Sewer: Public Sewer
 Heat: Forced Hot Air Utilities: Electric
 Fuel: Gas-Natural Water: Private

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: Tenant Taxes: \$8,817 / 2014 LndAsmt: \$131,000
 MFE: CapRt: CAM: FarmAsm: TaxRt: 2.301 / 2014 BldAsmt: \$252,200
 Easement: Unknown / OTP: Fee Simple LenderApprvReq: No TotAsmt: \$383,200

SHOWING INFORMATION

Owner: on file Sign: Yes
 Instr: Call Listing Agent for showings Posses: y
 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: 2.5 -100 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)

204 Towne Center Dr

List Price: \$299,900

Commercial Agent Complete Report



MLS#: 3239316 Section: LP: \$299,900 / PSqFt:\$172.00
 Status: A ZN: Business OLP: \$299,900
 ZIP: 08844-4693 BSqFt: 1740 SP:
 RZIP: ASqF: 1740 SpSqf: \$0.00
 Block: 199 OSqFt: 1740 FSOL: S
 Lot: 2 Acres: LD: 07/16/2015
 Suite #: 204 LtSz: 1740 sqft XD: 01/01/2016
 Bldg #: CLR: UCD:
 #Units: 1 ZnCpl: AntCd:
 #Apts: GSMLS.com: Yes CD:
 TFB: THB: ADM: 13
 #1Br: #2Br: DOM: 15
 #3Br: #4Br: Terms:
 YB/Desc/Ren: 2004 / Approximate / SDA:
 Type: Condo Complex, Office Building Complex OCD:

Directions: Route 206 to Hamilton Road. To Towne Center Drive. Behind Burger King and car wash

Remarks: Impeccable professional office suite located in an exquisite office park. It is less than 20 minutes from Princeton, Somerville, Major Medical Centers, shopping malls and Routes 287,22,202,27,28,78 This captivating office suite is updated and upgraded. It consists of a front entrance and reception area, administrative work area, four offices and a conference room. Also has a bathroom, storage areas, and kitchenette
 Agent Remarks: One of very few units to become available in this beautiful office park

GENERAL INFORMATION

Bay: 0 Ceil: 0 #Docks: 0
 #Lav: 1 MaxHt: 0 #OH Doors: 0 #Strs: 1
 Bsmt: No/ Locat: Highway Location, Office Park
 Const: See Remarks Loading: None
 DocSav: No Documents Available LtDes: Backs to Park Land
 Equip: See Remarks Parking: Assigned, Parking Lot-Shared
 Exter: Composition Siding, Vinyl Siding Roof: See Remarks
 Salinc: Building & Land

UTILITIES

Cool: 1 Unit, Central Air Sewer: Public Sewer
 Heat: 1 Unit, Forced Hot Air Utilities: See Remarks
 Fuel: Gas-Natural Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: Taxes: \$5,647 / 2014 LndAsmt: \$876,000
 MFE: CapRt: CAM: FarmAsm: No TaxRt: 2.310 / 2014 BldAsmt: \$159,000
 Easement: No / OTP: Fee Simple LenderApprvReq: No TotAsmt: \$246,600

SHOWING INFORMATION

Owner: on File Sign: Yes
 Posses: on file
 Show: By Appointment-24 Hour Notice, 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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EDWARD GRIFFIN

Somerset* Hillsborough Twp.* (2710) 211 Courtyard Dr* List Price: \$449,000

Commercial Agent Complete Report



MLS#: 3198623 Section: LP: \$449,000 / PSqFt:\$191.00
 Status: A ZN: Commercial OLP: \$260,000
 ZIP: 08844-4247* BSqFt: 2620 SP:
 RZIP: 08844 ASqF: 2620 SpSqf: \$0.00
 Block: 51* OSqFt: 2620 FSOL: S
 Lot: 4.5* Acres: * LD: 01/01/2015
 Suite #: 1 LtSz: 3.40 C.E.* XD: 12/31/2015
 Bldg #: CLR: UCD:
 #Units: 1 ZnCpl: Yes AntCd:
 #Apts: GSMLS.com: Yes CD:
 TFB: THB: ADM: 164
 #1Br: #2Br: DOM: 211
 #3Br: #4Br: Terms:
 YB/Desc/Ren: 1985 / / SDA:
 Type: Office Building Complex OCD:

Directions: Route 206 North to Courtyard
 Remarks: Unbelievable 2 story medical/office condo, exam rooms, private bathroom and kitchen, lab with sink, nurse station, private drs office, billing office, waiting room and reception area.
 Agent Remarks: Call Listing Agent for showings Don Griffin 732-284-6714

GENERAL INFORMATION

Bay: 1 Ceil: 0 #Docks: 0
 #Lav: 1 MaxHt: 0 #OH Doors: 0 #Strs: 2
 Bsmt: Yes/Unfinished Locat: Highway Location, Industrial Park
 Const: Brick/Block Parking: Parking Lot-Shared
 DocSav: No Documents Available Roof: Rubberized
 Equip: Restrooms - Private Salinc: Building Only
 Exter: Brick/Block
 Prior Use: Medical Office

UTILITIES

Cool: Central Air Sewer: Public Sewer
 Heat: Forced Hot Air Utilities: Electric, Gas In Street
 Fuel: Gas-Natural Water: Private

FINANCIAL INFORMATION / TAX INFORMATION

GOI: \$ TOE: \$ NOI: \$ UtilPay: Taxes: \$8,817 / 2014 LndAsmt: \$131,000
 MFE: CapRt: CAM: FarmAsm: TaxRt: 2.301 / 2014 BldAsmt: \$252,200
 Easement: No / OTP: Fee Simple LenderApprvReq: No TotAsmt: \$383,200

SHOWING INFORMATION

Owner: SOL CAT MAG LLC* Sign: Yes
 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: 2.5 - 100 TB: 2.5 + 100
 LType: Exclusive Right to Sell Photo: Broker/Agent to Provide

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EDWARD GRIFFIN