Long Branch Office Building For Sale



ADDRESS: 266 Broadway, Long Branch, NJ 07740 Block – 231, Lot - 39

DESCRIPTION: Two story 3,000 (+-) sq ft office building with two entrances, eight offices and many improvements.

First floor offers four offices, full updated kitchen, one full updated bathroom with shower, one updated ½ bath, a waiting room with a beautiful gas fireplace, and a large open bullpen area with room for multiple desks.

Second floor has two staircases that lead from the front of the building and one from the rear of the building and has four large offices with abundant natural lighting.

There is a partially finished basement for storage. Seven year old roof with fifty year warranty, newer windows, newer in-ground sprinklers & six month old gutters.

This information is provided for informal discussion purposes only and is subject to error, Modification and withdrawal without notice. All information should be independently confirmed.

E X C L U S I V E L Y P R E S E N T E D B Y : CHARLES J. FRANK LICENSED REAL ESTATE SALESPERSON BROTHERS COMMERCIAL BROKERAGE, INC. 227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575 Charles@thesavvybroker.com

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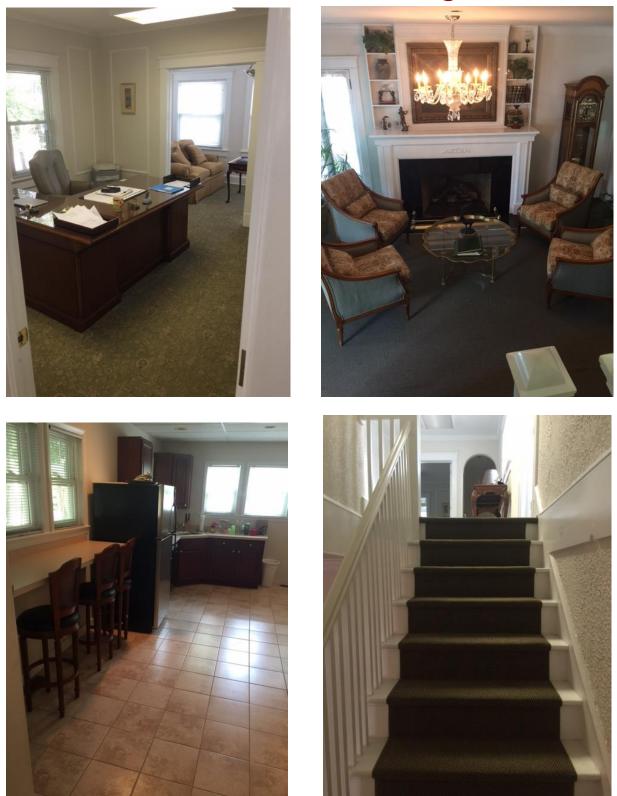
ZONING	LBC	
ASSESSMENT:	Improvements: Land: Total:	\$186,500 <u>\$256,200</u> \$442,700
2015 TAXES:	\$9,858	
HVAC:	HVAC – Heating and air replaced seven years ago. Gas heat.	
BASEMENT:	Partially finished	
LOT SIZE:	50' frontage by 156' depth.	
PARKING:	8 spaces	
OTHER:	Office building ideal for an owner/user or an owner/user with income from the second floor office.	
PRICE:	\$499,000	



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