

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



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EXCLUSIVELY PRESENTED BY:  
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