

# Little Silver Commercial Property For Sale



- LOCATION:** 32-38 Church Street, Little Silver  
Block 40, Lot 5
- DESCRIPTION:** 7,700 (+/-) sf commercial building for sale with 5,300 (+/-) sf first floor on slab and 2,400 (+/-) sf second floor. Currently used as a retail showroom.
- ASSESSED VALUE:**
- |               |                   |
|---------------|-------------------|
| LAND:         | \$1,092,400       |
| IMPROVEMENTS: | <u>\$ 447,400</u> |
| TOTAL:        | \$1,539,800       |
- 2015 TAXES:** \$30,376
- PARKING:** 32 (+/-) spaces on site
- ZONING:** B1 Zone.
- OTHER:** There is a second building located on the property which is owned by the Woman's Exchange, a nonprofit organization. It is not being sold. The Women's Exchange owns their building with a bill of sale. They lease the land under their building from the owner of the property with a 99 year lease for \$1 per year. The owner of the property is responsible for

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.

**EXCLUSIVELY PRESENTED BY :**  
GEOFFREY M. BROTHERS, CCIM  
LICENSED REAL ESTATE BROKER  
BROTHERS COMMERCIAL BROKERAGE, INC.  
227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575  
geof@thesavvybroker.com

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expenses associated with the Women's Exchange building which have been averaging approximately \$12,000 per year.

**SALE PRICE:** \$1,540,000



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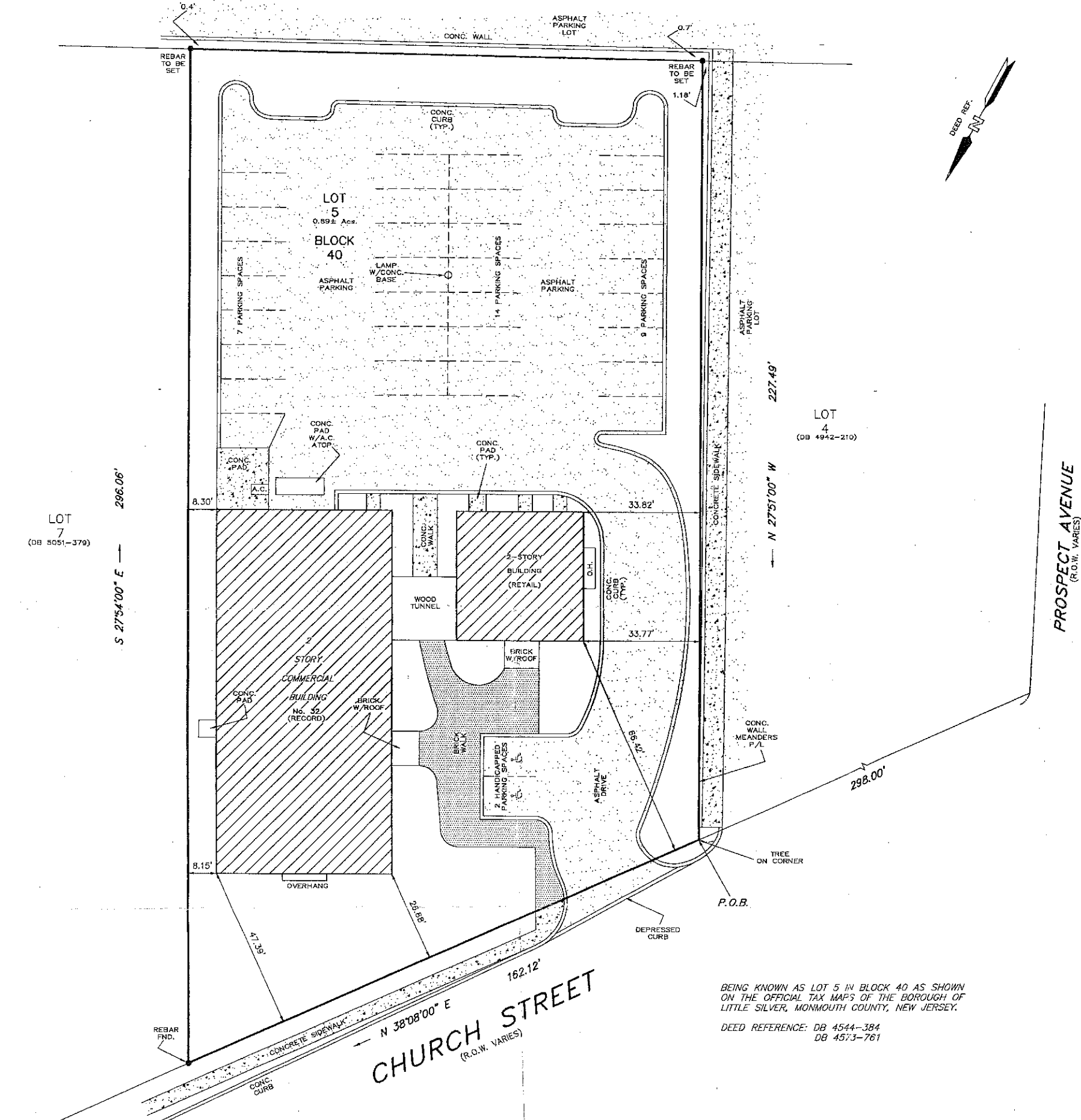
**geof@thesavvybroker.com**

NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

LOT  
36  
(DB 4942-210)

S 63°09'00" W --- 148.37'



LOT  
7  
(DB 5051-379)

S 27°54'00" E --- 298.06'

LOT  
4  
(DB 4942-210)

N 27°51'00" W --- 227.49'

PROSPECT AVENUE  
(R.O.W. VARIES)

CHURCH STREET  
(R.O.W. VARIES)

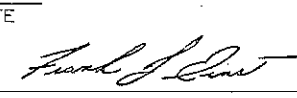
BEING KNOWN AS LOT 5 IN BLOCK 40 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF LITTLE SILVER, MONMOUTH COUNTY, NEW JERSEY.

DEED REFERENCE: DB 4544-384  
DB 4573-761

THIS SURVEY IS CERTIFIED TO:  
PATRICIA A. MILLS, SINGLE  
SAVAGE MILLS ENTERPRISES, LLC  
GENERAL LAND ABSTRACT COMPANY (179844M)  
FIRST AMERICAN TITLE INSURANCE COMPANY  
MICHAEL R. LECKSTEIN, ESQUIRE  
FLEET NATIONAL BANK,  
ITS SUCCESSORS AND/OR ASSIGNS

"TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

DATE	CERTS.	REVISIONS
9/10/2000		
 <b>FRANK J. ERNST</b> PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 28308 PROFESSIONAL PLANNER NO. 2864		

**PLAN OF SURVEY**  
SITUATE  
BOROUGH OF  
LITTLE SILVER  
MONMOUTH COUNTY, NEW JERSEY  
BLOCK 40 LOT 5

**SENECA SURVEY CO., INC.**  
SURVEYORS & PLANNERS  
1314 HOOPER AVENUE  
SUITE No. 3  
TOMS RIVER, NEW JERSEY 08753  
(732)341-7744 FAX (732)341-7708

Date: 9-10-00 Drawn by: S.L.M.  
Scale: 1"=20' Proj. No.: 00-20017

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