

## Commercial Agent Complete Report



MLS#: **3948477**  
 Status: **Active**  
 ZIP: **08865-4308\***  
 RZIP: **08865**  
 Block: **46.01\***  
 Lot: **11\***  
 Suite #: **210**  
 Bldg #: **1**  
 #Units: **0**  
 #Apts: **0**  
 TFB: **0**  
 #1Br: **0**  
 #3Br: **0**  
 YB/Desc/Ren: **2004 / Approximate /**  
 Type: **Mixed Use, Free Standing Office**

Section: **3rd Ave** LP: **\$675,000 / PSqFt:\$174,000**  
 ZN: **B-2** OLP: **\$750,000**  
 BSqFt: **4320** SP:  
 ASqFt: **4320** SpSqf: **\$0.00**  
 OSqFt: **3200** FSOL: **S**  
 Acres: **0.34\*** LD: **03/01/2025**  
 Ltsz: **117X125\*** XD: **02/28/2026**  
 CLR: **white** FSD: **03/04/2025**  
 ZnCpl: **Yes** UCD:  
 GSMLS.com: **Yes** AntCd:  
 THB: **0** CD:  
 #2Br: **0** ADM: **327**  
 #4Br: **0** DOM: **327**  
 OCD:  
 SDA: **No**

Directions: **Exit 3 on 78, 22 W, Brunswick Ave, left on 3rd Ave property on left, sign**

Remarks: **Two Story Commercial building with two large garage bays for loading and storage, aprox.1200 sq feet. Open space offices on 1st floor with bathroom and kitchen aprox.1200+ sq ft. The second floor is partially finished with open space office aprox1200 sq ft and aprox. 1200 sq ft unfinished storage. Central Air, Gas Heat, parking lot. Great visibility in high traffic area.**

Agent Remarks: **contact listing agent to show**

## GENERAL INFORMATION

ATPrk: **5** Amps: **200** Bay: **2** Cell: **9** Column: **0** #Docks: **0** Flr Load:  
 #Lav: **1** MaxHt: **10** #OH Doors: **2** #Strs: **2** TPrk: **5** Volts: **220**  
 Bsmt: **No/** Locat: **Business District, Freestanding, Residential Area**  
 Const: **Wood** Loading: **Drive-In Doors**  
 DocSav: **See Remarks** LtDes: **Corner, Level Lot, Open Lot**  
 Equip: **Fixtures, Kitchen Area, Restrooms - Private, Sign - Building, Smoke Detector,** Parking: **Blacktop, Driveway-Exclusive, Off-Street Parking, Parking Lot-Exclusive**  
**Storage Area(s)** Roof: **Asphalt Shingle**  
 Exter: **Composition Siding** Salinc: **Building & Land**  
 Floor: **Carpeting**  
 Dep Status:  
 Prior Use: **Office/Tech**  
 Permitted Use: **uses listed on media**

## UTILITIES

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

## FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$13,300\* / 2024\*** TaxRt: **3.644\* / 2024** BldAsmt: **\$293,400\*** LndAsmt: **\$71,600\*** TotAsmt: **\$365,000\***  
 GOI: **\$** TOE: **\$** NOI: UtilPay:  
 CapRt: CAM: FarmAsm: **No** OTP: **Fee Simple** Easement: **Unknown /**  
 Explnd: Seller's Lender Approval Required (for example, Short Sale): **No**

## LEASE INFORMATION

LndLrd Wrk: Free Rent: LseTyp: Avail: **Negotiable**  
 LseTrm: T/L Com:  
 Pre Rent Req:  
 Leselnc:  
 Tenant Pays:  
 Owner Pays:

## SHOWING INFORMATION

Owner: **Coopdegig, Llc\*** OwnerPh:  
 Instr: **Must have appointment, use link for showingtime in gsmls, gsmls lock box.** Posses: **POT**  
 Show: **GSMLS Lockbox, See Showing Instructions, Vacant** Sign **Yes**

## LISTING OFFICE INFORMATION

ListOff: **RE/MAX SUPREME (200102)** Ph: **908-213-2828** Email: **brentfranklin@remax.net**  
 ListAgt1: **BRENT FRANKLIN (210937)** Ph: **908-347-4034** Fax: **908-636-2418**  
 LType: **Exclusive Right to Sell** BREL: **Seller Agent** Seller May Consider Concessions: