



Heritage  
House

Sotheby's  
INTERNATIONAL REALTY

42 Broad Street  
Keyport, NJ

Mixed Use

*Investment Opportunity  
Offered at \$685,000*

Dennis Fotopoulos  
Broker Associate

38 Main Street, Holmdel, NJ 07733

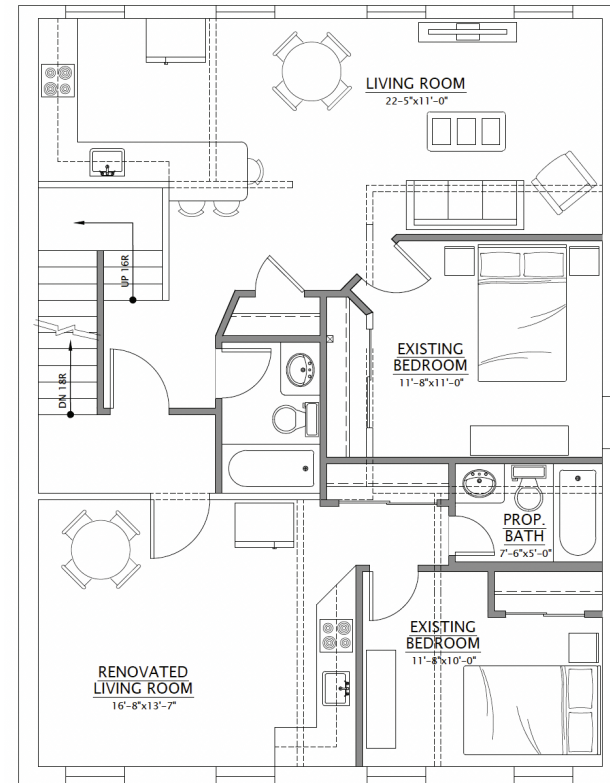
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## About 42 Broad Street

Mixed-use opportunity in the heart of downtown Keyport just steps from Keyport Waterfront Park. Enjoy a prime Main Street setting near shops, dining, and the waterfront promenade. The first floor offers approximately 1,500 SF of retail or commercial space with strong visibility, while the second floor provides approximately 1,400 SF of residential space. Renovations have begun, creating an opportunity for a buyer to complete and customize the property. Exposed brick walls add historical character and flexible design appeal. The second floor was previously configured as a spacious two-bedroom apartment and may offer potential for reconfiguration, subject to municipal zoning and Planning Board approval. Buyer to conduct due diligence regarding permitted uses and approvals.



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## Key Highlights

- Prime downtown Keyport mixed-use property just steps from Keyport Waterfront Park and the waterfront promenade.
- Highly visible Main Street location surrounded by shops, restaurants, and local amenities.
- Approximately 1,500 SF of first-floor retail/commercial space.
- Approximately 1,400 SF of second-floor residential space.
- Renovations already underway, allowing a buyer to complete the project to their own specifications.
- Original exposed brick walls provide historic charm and character.
- Second floor previously configured as a large two-bedroom apartment.
- Potential opportunity to reconfigure the residential layout, subject to municipal zoning and Planning Board approvals.
- Ideal opportunity for an investor, business owner, or mixed-use redevelopment project.
- Buyer responsible for conducting due diligence regarding permitted uses, zoning, and approvals.

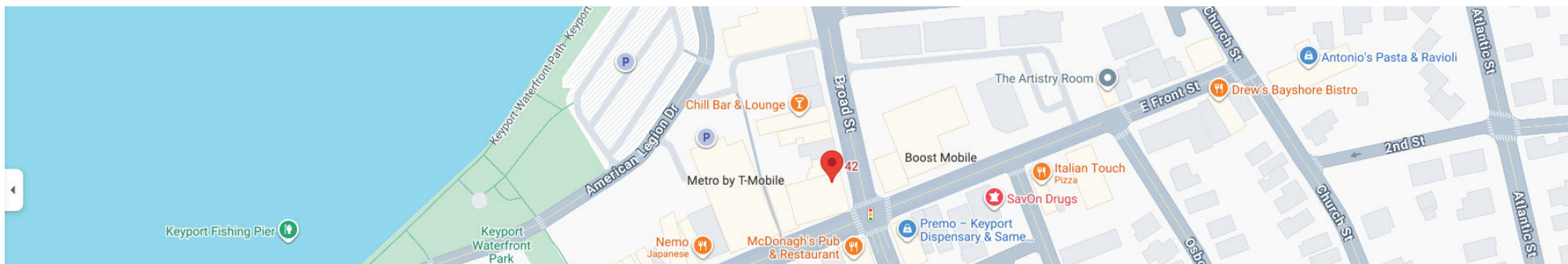
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## Details

- Price: \$685,000
- Property Type: Retail
- Property Subtype: Storefront Retail / Residential
- Building Class: B
- Sale Type: Investment or Owner-User
- Cap Rate: 6.50%
- Lot Size: 0.03 Acres
- Construction Status: Under Renovation
- Gross Building Area: 2,900 SF
- Stories: 2
- Year Built: 1900
- Tenancy: Multi-Tenant
- Zoning: GC (General Commercial)
- APN / Parcel ID: 24-00021-01-00060
- Walk Score®: 70 (Moderately Walkable)



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