

LICENSEE FULL - CJMLS

Listings as of 09/17/2020 at 4:41PM

Edison

2853 SE Woodbridge Ave #8

Central Jersey MLS

TaxID: **28551** For Rent
 CNTY: **Middlesex** Zip: **08817**
 OC:

MLS#: **2105017**
 Status: **A / COM**
 LP/MoRnt: **\$1,125**
 RNT-SF: **\$**
 Tax/Yr: **\$54195 / 2020**
 Zone: **Commercial**
 AP: **732-266-6549**

Building Name: **Victorian Plaza**
 Lot#: **22.02** BLK#: **266.01**
 PubID: **ARTHLAUR** LA: **ARTHUR LAURI**
 List Lic #: **1327215**
 PubID2: LA2:
 List2 Lic #:
 List Off.: **ERA CENTRAL LEVINSON**
 Corp Lic#: **1435550**

AP2:
 OP: **609-655-5535**
 O/Fax: **609-655-0207**

LO: **ABSO01**



GENERAL INFORMATION

Includ: **See Remarks** YrBlt: **1995 / Modernized** BldgSqFt: **1887**
 Type: **Retail** Class: **Commercial** Units-Complex: **9** Min.SqFt Avail: **1000**
Complex,Strip/Shopping Center
 LotSize: **102801** Acres-Appx: **2.3600** Total-Sale/Lease: **1** Max SqFt Avail: **1000**
 Lot Desc: **Commercial Area,Highway Commercial,Shopping Mall,Strip Shopping Center** Occup: **Vacant** SqFt Avail.Calc: **Calculated using Inside Dimensions** SqFt Source: **Owner**

Direct: **NJ Turnpike to exit 10, to Rt.514 South. Also accessible from Rt.1**
 Rmrks: **Highly visible retail site with highway and building signage with plenty of parking. Located on route 514 (Woodbridge Ave) right in between the Raritan Center and Middlesex County College. Open space that can be used for multiple uses, with a landlord work letter to make it the way you want it. Most of the tenants have successfully been at the site for 15+ years. Come see the possibilities that can be your next business retail or office location.**

Lic Note: DESCRIPTIVE FEATURES ARE DEFINED TO MEAN "WHERE EXISTING"

#LevelsBldg: **1** Clear: **10-15 Feet** DoorHt: **7-9 Feet** Load: **None**
 Park: **60 / Parking-On Site,Hard Surface,Lighting,Paved**
 ExtSid: **Block,Stucco**
 Roof: **Flat**
 Floor: **Concrete,See Remarks**
 Interior: **Dropped Ceiling,Lighting Fixtures,See Remarks,Unfinished Interior,Work Letter**
 Docmnt: **See Remarks**
 Facil: **Extra Storage**
 Equip:
 Misc: **Building Sign,Private Restroom(s),Freestanding Sign,See Remarks,Heating/Ventilation/AC,Smoke Detector**
 ExpensIncl: **See Remarks** Mod Handicap: **Yes**
 Type Apt #: 1Br: **0** 2Br: **0** 3Br: **0** 4+Br: **0** Effic: **0** Furnish: **0**
 RoomOnly: **0** RangeOven: **0** Refrig: **0** BathFull: **0** BathHalf: **0**
 Landlord Pays: **See Remarks**
 Tenant Pays: **See Remarks,Common Area Maintenance,Sewer,Electric,Gas,Water**

UTILITIES INFORMATION

Heat: **Separate Control,Forced Air** Fuel: **Electric,Natural Gas**
 Cool: **A/C Central - All,Separate Control** Util: **Electric,Gas** Amps: **0**
 Water: **Public** Sewer: **Public Sewer** Volts: **0**

FINANCIAL INFORMATION

Tax: **\$54195 / 2020** LndAsmt: **\$326,000** Rate: **0.00** Rnt-SF: **0.00**
 TaxRate: **0.00** BldAsmt: **\$600,900** MortBal: **0** Cap-Rt: **0.00**
 Possession: **As Soon As Possible** TotAsmt: **\$926,900** MortPay: **0 /** GSI: **0**
 MntFee: **\$0 /** LenderOwned: NetInc: **0** AnnExp: **0**
 Finance: **Cash,Conventional** Potential Short Sale: **No** Lease: CAM Chg: **325.00** CAM Incl: **Exterior Maintenance,Parking Lot,Insurance,See Remarks,Utilities,Yard Maintenance**

OFFICE INFORMATION

Owner: **Victorian Plaza Corp** OwnrPh: Tenant: Appt-Ph: **(732) 266-6549** InclStrAddr: **Yes**
 Sub-Agt Comp: **2.5% -\$100.00** Show: **Call Agent,Showing Time,Vacant**
 BB Comp: **2.5% -\$100.00** TotCom: LType: **Excl. Right to Sell** IDX: **Yes**
 TB Comp: **2.5% -\$100.00** Bonus: ACA: **No**
 Comm Pd By: **Landlord** Comm Pd on Renewal: **No** Prop Discl: **No** Virtual Tour: [Virtual Tour Link](#)
 LD: **09/17/20** I#: **5** Attach #: **4** Attached Documents:
 DOM: **0** OL: **\$1,125**

