

Warren* Phillipsburg Town* (3019)

481 Memorial Pkwy*

List Price: \$3,600

Commercial Agent Complete Report



MLS#: **3977814**
 Status: **Active**
 ZIP: **08865-1574***
 RZIP: **08865**
 Block: **613***
 Lot: **3***
 Suite #:
 Bldg #:
 #Units:
 #Apts:
 TFB:
 #1Br:
 #3Br:
 YB/Desc/Ren: **9999 / Unknown /**
 Type: **Office Building Complex, Office/Retail**

Section:
 ZN: **B-2**
 BSqFt:
 ASqFt: **3600**
 OSqFt: **3600**
 Acres: **0.30***
 LtSz: **.30 ACRE***
 CLR: **Brick**
 ZnCpl: **Yes**
 GSMLS.com: **Yes**
 THB:
 #2Br:
 #4Br:
 LP: **\$3,600 / PSqFt:\$10.00**
 OLP: **\$3,600**
 SP:
 SpSqf: **\$0.00**
 FSOL: **L**
 LD: **07/24/2025**
 XD: **01/24/2026**
 FSD:
 UCD:
 AntCd:
 CD:
 ADM: **73**
 DOM: **76**
 OCD:
 SDA: **No**

Directions: Route 22-Memorial Parkway, building located between East and Westbound Lanes.

Remarks: Bring your business to a high-visibility location near Easton, surrounded by well-established businesses and offering direct highway signage for maximum exposure. This 3,600 square foot commercial space is zoned B-2, making it ideal for a wide range of retail or office-based businesses. Owner will consider splitting the space in half (1800 Sq ft) Previously used as a doctor/surgical office, the space is available immediately and offers a flexible layout. The landlord is open to improvements or build outs to suit your business needs, with additional fees negotiable. Snow removal and common area maintenance included in rent and Tenant responsible for their own utilities. This is a rare opportunity to lease a versatile space in a high-traffic corridor with excellent visibility and accessibility. Whether you're expanding or relocating, this location offers the exposure and flexibility your business needs to thrive.

Agent Remarks: Zoning: B2 Tenant to confirm permitted use with the township.Improvements: Owner open to build outs for qualified tenants Showings: By appointment only Agent must accompany all showings with 24 hour notice provided

GENERAL INFORMATION

#Lav: **2** MaxHt: **7** #Strs: **2** #Docks: **0**
 Bsm: **No/** Locat: **Highway Location**
 Equip: **Restrooms - Private, Sign - Freestanding, Smoke Detector** Parking: **Blacktop, Driveway-Shared, Off-Street Parking, Parking Lot-Shared**
 Exter: **Brick/Block** Roof: **Flat**

UTILITIES

Heat: **1 Unit, Forced Hot Air** Sewer: **Public Sewer**
 Cool: **1 Unit, Central Air** Utilities: **Electric, Gas In Street**
 Fuel: **Electric** Water: **Public Water**
 Service: **Cable TV Available, Garbage Extra Charge**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$23,056* / 2024*** TaxRt: **4.545* / 2024** BidAsmt: **\$392,500*** LndAsmt: **\$114,800*** TotAsmt: **\$507,300***
 GOI: **\$** TOE: **\$** NOI: UtilPay: **Tenant** MFE:
 CapRt: CAM: FarmAsm: **No** OTP: **Fee Simple** Easement: **Unknown /**
 Explancl: **Maintenance - Exterior, Snow Removal** Seller's Lender Approval Required (for example, Short Sale): **No**

LEASE INFORMATION

LndLrd Wrk: **on file** Free Rent: **No** LseTyp: **Gross** Avail: **Immediately**
 LseTrm: **3-5 Year Minimum** T/L Com: **Landlord Pays Commission**
 Pre Rent Req: **2 months rent sec deposit, application, credit report, business financials**
 Leselnc: **Building Insurance, Common Area Maint, Taxes**
 Tenant Pays: **Cable T.V., Electric, Heat, Hot Water, Sewer, Trash Removal, Water**
 Owner Pays: **Maintenance-Common Area, Snow Removal, Repairs**

SHOWING INFORMATION

Owner: **Rj Property Holdings, Lc*** Posses: **Agreement**
 Instr: **Must have confirmed appointment. Contact Nicole at 908-240-9129 Listing Agent to accompany** Sign **Yes**
 Show: **By Appoint-24 Hour Notice, Listing Agent to Accompany, Text Agent**

LISTING OFFICE INFORMATION

ListOff: **COLDWELL BANKER REALTY (002463)** Ph: **908-735-8080** Email: **nicole.yard@cbmoves.com**
 ListAgt1: **NICOLE YARD (271237)** Ph: **908-240-9129** Fax: **8623451381**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** Seller May Consider Concessions: **Yes**