

Hazlet Office Condo For Sale



ADDRESS: 14-14 Village Court,
Hazlet, Block 242, Lot 2.14

DESCRIPTION: 1,000 (+-) sq ft of unique office space in the desirable Village Courts featuring 4 offices, a reception/waiting room, hallway, lavatory and kitchenette, and a partially finished 1,000 sq ft basement, which is ideal for storage or other possibilities. Unit has been well maintained and freshly painted. Very professional and comfortable work environment.

LOCATION: This unit is located in an office condo park consisting of 61 units with doctors and professional uses. Close to Hazlet train station and Highway 35.

PARKING: Parking lot is paved and lit with ample parking on site.

ASSESSMENT:

Land:	\$ 75,900
Improvements:	<u>\$154,100</u>
	\$230,000

2010 TAXES: \$5,257

ASSOCIATION DUES: \$260 per month

LEASE PRICE: \$1,800 per month NNN

SALE PRICE: \$174,000 (Lease with option to purchase or seller financing may also be available to qualified buyer.)

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.

E X C L U S I V E L Y P R E S E N T E D B Y :

CHARLES J. FRANK

LICENSED REAL ESTATE SALESPERSON

BROTHERS COMMERCIAL BROKERAGE, INC.

227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575

charles@thesavvybroker.com