

West Long Branch **Commercial Building with Two Homes** For Sale



**ADDRESS:** 833 Broadway, West Long Branch Block 8 Lot 3

**DESCRIPTION:** Two homes and a corner commercial building on one lot.

1,600 square foot (+-) commercial building with two separate units located on a highly visible corner with a traffic light. 45 feet of frontage on Broadway. There are two single family homes included in the sale. One is vacant, the other has a month to month tenant.

**ZONING:** NC

**ASSESSMENT:** Land: \$378,800  
Improvements: \$280,000  
Total \$659,100

**SITE:** Corner location at the traffic light of Broadway and Oceanport Ave.

**2011 TAXES:** \$12,391

**SALES PRICE:** \$449,000



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.

**EXCLUSIVELY PRESENTED BY:**  
GEOFFREY M. BROTHERS, CCIM  
LICENSED REAL ESTATE BROKER  
BROTHERS COMMERCIAL BROKERAGE, INC.  
227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575  
geof@thesavvybroker.com