

HIGHLAND PARK PROFESSIONAL CENTER

12 N 4th Avenue

Highland Park, New Jersey

Property Features

- Two story office building with basement
- Ideal User/Investment Opportunity
- Zoned CBD - Central Business District
- Stable long-term tenancies
- Located off the corner of Route 27 within walking distance to downtown shopping and restaurants and NJ Transit Bus Stop
- Minutes from downtown New Brunswick, The New Brunswick Train Station, Rutgers University Campus, Middlesex County Courthouses, Robert Wood Johnson Hospital and Saint Peter's University Hospital
- Easy access to Route 27, Route 18, Route 1, Route 287 and the New Jersey Turnpike



FOR SALE
1,738 SF Professional Building
User/Investment Opportunity

SALE PRICE REDUCED TO
\$455,000.00

INVESTMENT SUMMARY

		Current Annual Income	\$ 45,960 (5 Tenants /1 Vacancy)
PURCHASE PRICE:	\$455,000	Annual Expenses	- \$ 17,807
25% Down Payment	<u>\$113,750</u>	Debt, Principal & Interest	- \$ 21,054
Amount Financed @ 3.75%	\$341,250	CURRENT NET INCOME	\$ 7,099 = 6.24% Cash on Cash Return
		Lease Vacant Office	<u>\$ 7,200</u> Proforma Rent @ \$600 per month
		POTENTIAL ANNUAL NET INCOME	\$ 14,299 = 12.57% Cash on Cash Return

For further information contact Exclusive Broker:

1315 Stelton Road
Piscataway, NJ 08854
732 985 3000 | naidb.com

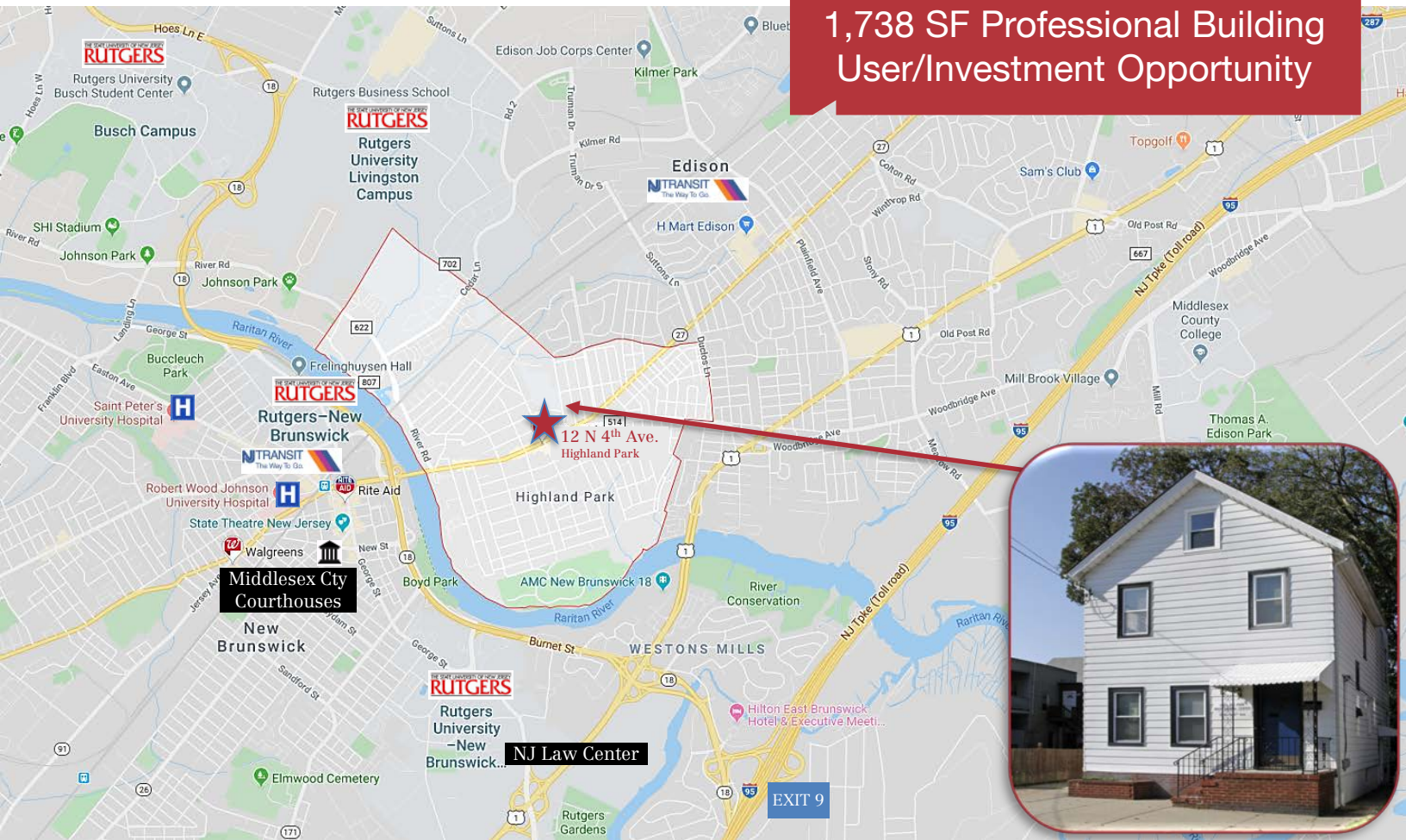
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About The Location

Downtown Highland Park is recognized as a thriving commercial district where Middlesex County residents can find independent shops, restaurants, and entertainment venues in existing and new environmentally friendly mixed-use buildings.

National retail tenants include Stop & Shop, Wells Fargo Bank, Rite Aid, Raceway Gas, Sunoco, Dunkin' Donuts, Bank of America and Quick Check.



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