

For Sale or Lease

4 Boardwalk, Ocean Grove, New Jersey

**±33,540 Sq. Ft. Premier Oceanfront Pavilion
Ocean Grove / Asbury Park Boardwalk**



Asbury Park

Ocean Grove

Presented Exclusively By:

William Hettler

732.738.8880

whettler@logisticrealty.com

LOGISTIC REALTY
COMMERCIAL REAL ESTATE SERVICES

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SALE SPECIFICATIONS:

Address: 4 Boardwalk, Block #101, Lot #6, Ocean Grove, NJ

Acres/Zoning: ± .661 Acres Zoned HD-B-1

Square Feet:
1st Floor: ± 22,498 Sq. Ft. (Retail)
2nd Floor: ± 11,042 Sq. Ft. (Office Area)

Total Sq. Ft. ± **33,540 Total Sq. Ft.**

Existing Units: First Floor Units:

1) Leased	± 5,400
2) Leased	± 852
3) Leased	± 852
4) Leased	± 3,000
5) Leased	± 1,265
6) Leased	± 921
7) Food Court- Leased	± 7,500
<hr/> Total Usable	± 19,790

Common Areas: ± 2,708

Second Floor: Available- Office/Retail/
Restaurant/Boardwalk Uses: ± 11,042

Total Sq. Ft.: ± **33,540**

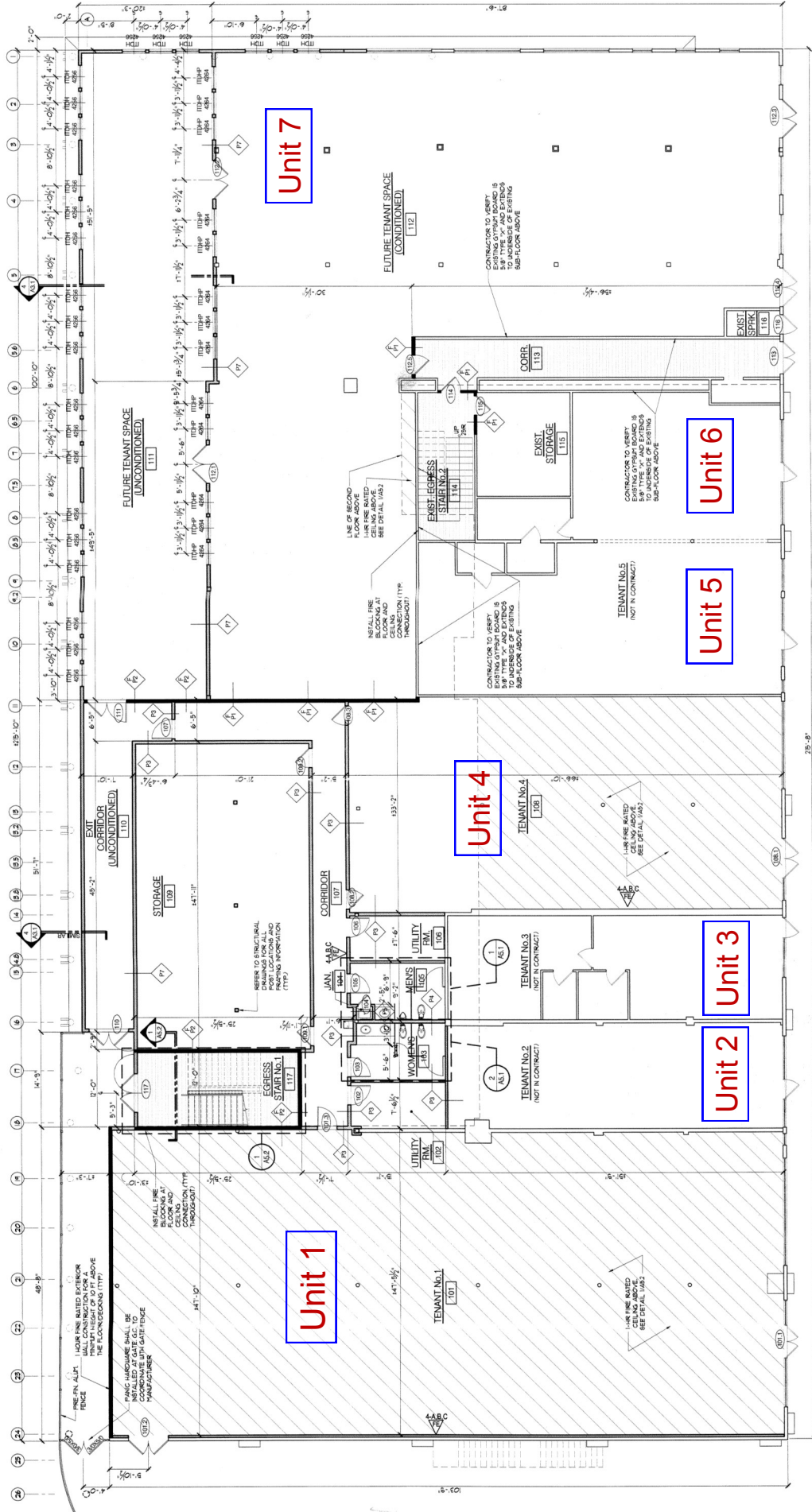
Sprinkler: Avg. Density Dry System to Main Building
Utilities: Central HVAC, City Water, and Sewer. Gas.
Taxes: Approx. \$ 28,381.21 in 2016
Lease Rate: \$ 25.00/Sq. Ft. Base
Sale Price: Negotiable- Call to Discuss

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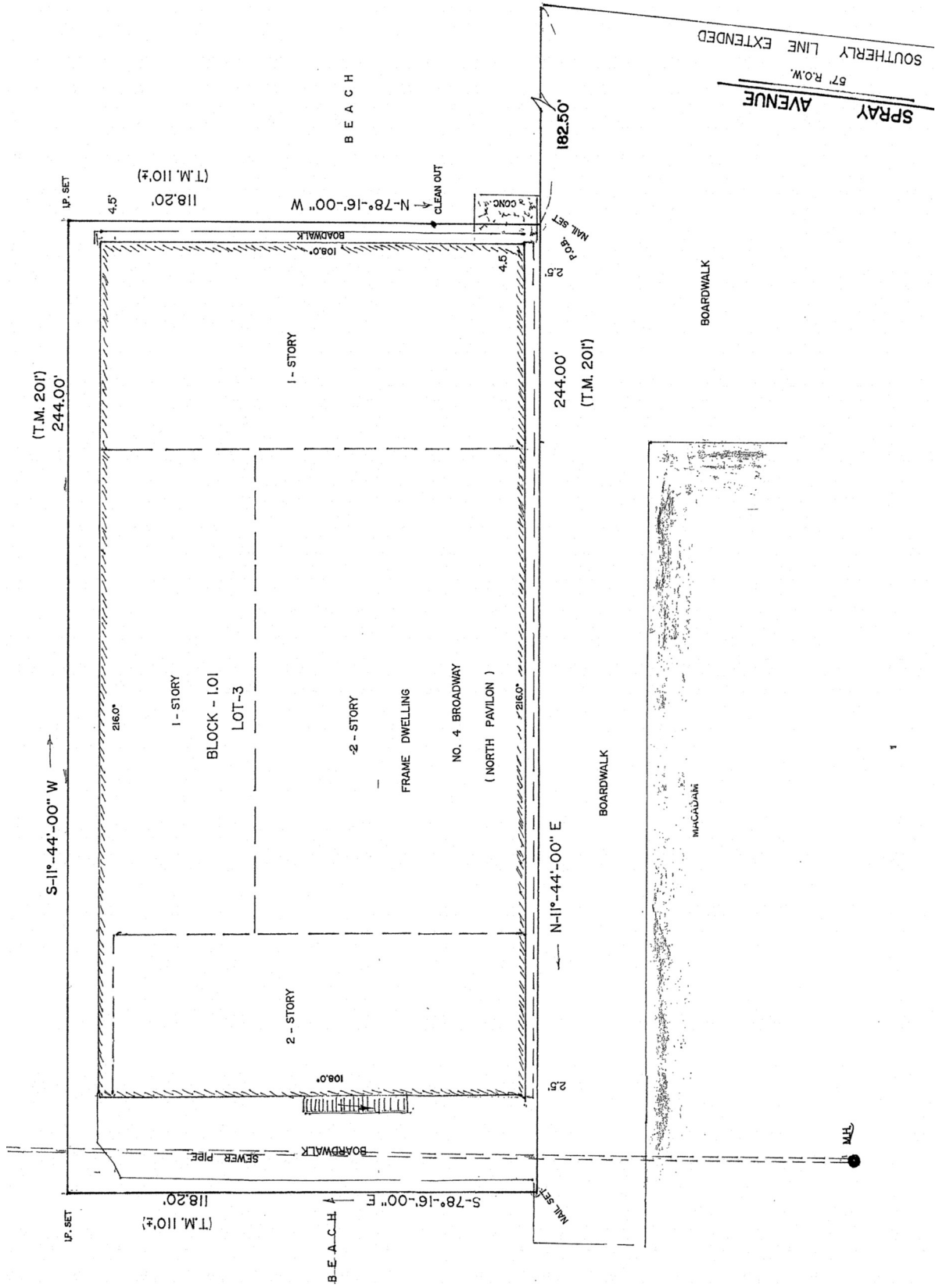
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The information above has been obtained from reliable sources. While believed to be accurate, it has not been verified and therefore no guarantee, warranty or representation to its accuracy can be made. It is your responsibility to confirm its accuracy and completeness. Logistic Realty, LLC - Licensed Real Estate Broker

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