

COMMERCIAL BUILDING WITH THREE RESIDENTIAL APARTMENTS FOR SALE

961 Highway 36, Middletown, NJ



All information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Lot Size: 150' x 130' IRR

Features:

- Great Income Opportunity
- High Visibility
- Heavy Traffic Volume
- Ample Parking

Location:

Highway 36 Frontage,
Minutes to GSP &
Route 35

SUMMIT REALTY SERVICES, INC.

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Summit Realty Services, Inc.
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INCOME & EXPENSE
Commercial Garage with Apartments
MIDDLETOWN, NJ

INCOME:

UNIT	MONTHLY INCOME:	ANNUAL INCOME:
Front Garage - 2,500 Sq. Ft.	\$ 2,850.00	\$ 34,200.00
3 BR Apartment - 1,000 Sq. Ft.	\$ 1,600.00	\$ 19,200.00
1 BR Basement - 550 Sq. Ft.	\$ 550.00	\$ 6,600.00
Studio Apartment w/ 20' x 24' Garage	<u>\$ 1,000.00</u>	<u>\$ 12,000.00</u>
ACTUAL INCOME:	\$ 6,000.00	\$ 72,000.00

GROSS INCOME: \$ 72,000.00

EXPENSES:

	Insurance	\$ 2,100.00
	Property Taxes	<u>\$ 12,800.00</u>
ACTUAL EXPENSES:		\$ 14,900.00

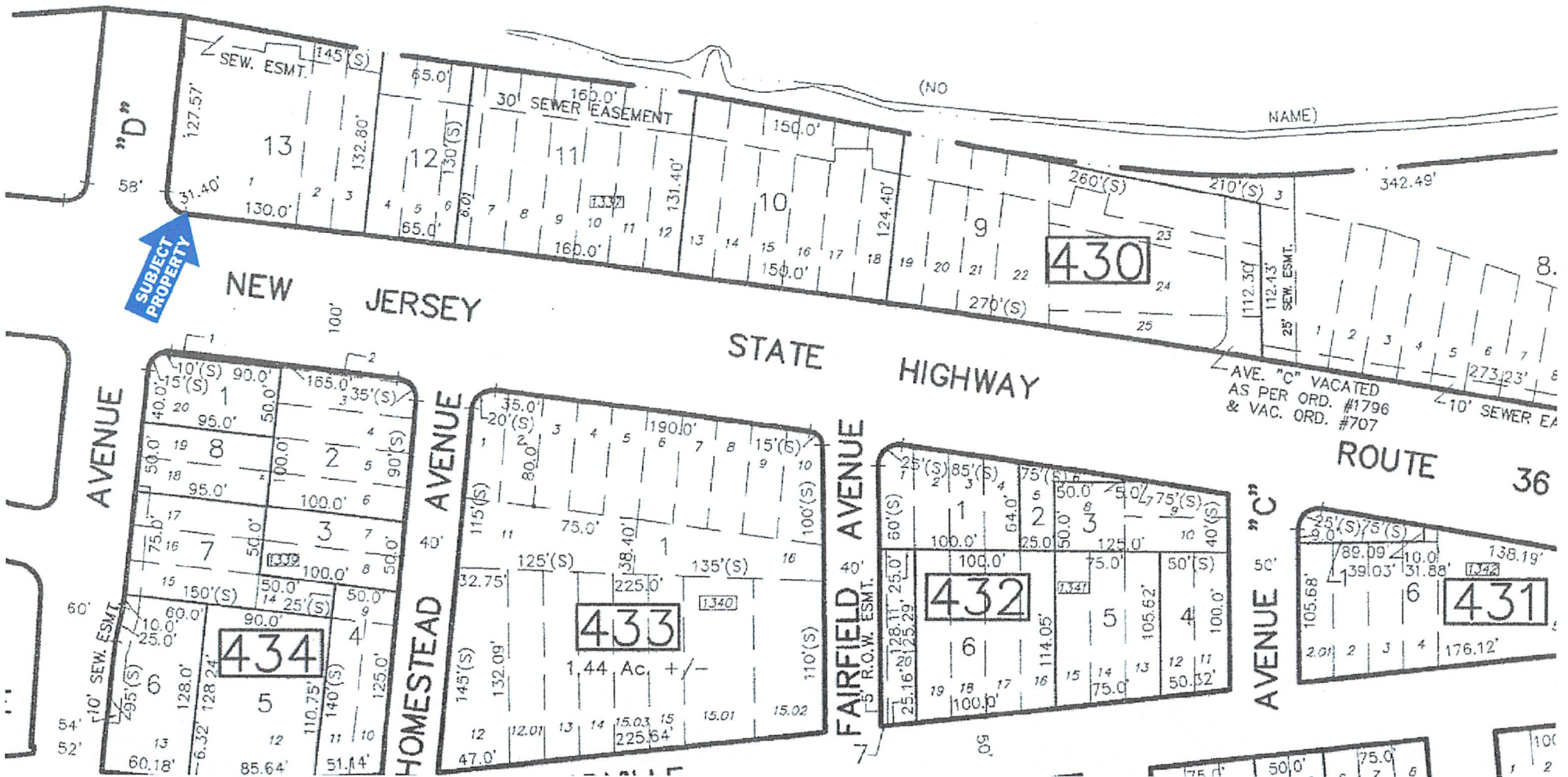
GROSS EXPENSES: \$ 14,900.00

GROSS ACTUAL NET INCOME \$ 57,100.00

UNDER CONSTRUCTION	PROPOSED MONTHLY INCOM:	PROPOSED ANNUAL INCOM:
Proposed 33' x 33' Garage	<u>\$ 2,400.00</u>	<u>\$ 28,800.00</u>
GROSS POTENTIAL INCOME	\$ 8,400.00	\$ 100,800.00

GROSS POTENTIAL NET INCOME \$ 85,900.00

AN, PLS.	GS34851
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SUBJECT PROPERTY

430

433

434

432

431

1.44 Ac. +/-

AVE. "C" VACATED
AS PER ORD. #1796
& VAC. ORD. #707

STATE HIGHWAY

ROUTE 36

AVENUE "C"

AVENUE "D"

NEW JERSEY AVENUE

HOMESTEAD AVENUE

FAIRFIELD AVENUE

SEW. ESMT.

30' SEWER EASEMENT

(NO NAME)

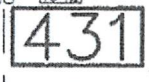
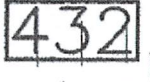
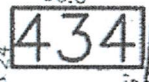
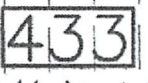
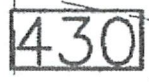
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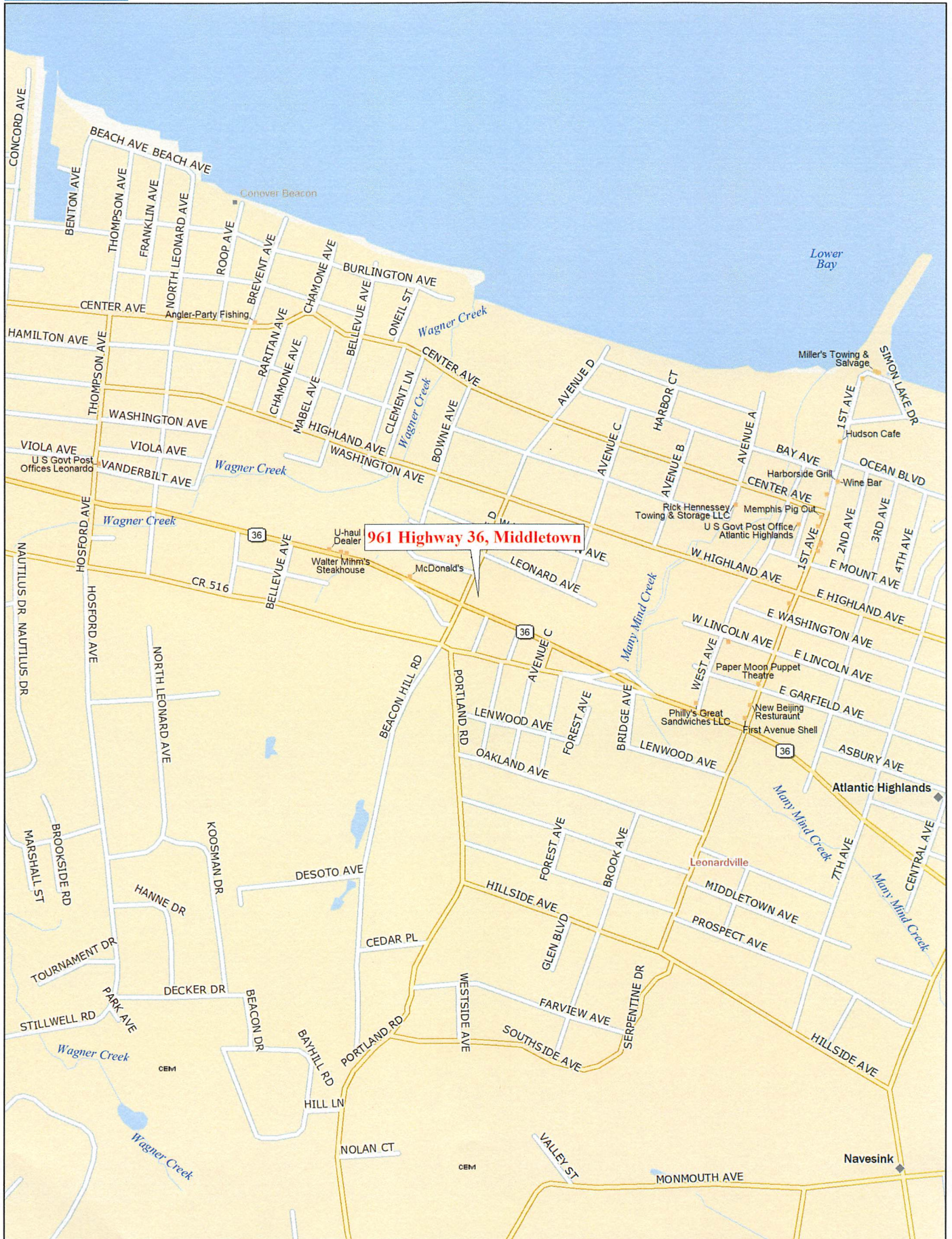
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10' SEWER EA

10' SEW. ESMT.

10' R.O.W. ESMT.

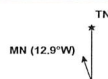




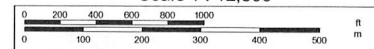
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Scale 1 : 12,800



1" = 1,066.7 ft

Data Zoom 14-0