

FOR SALE

±1,840 SF BUILDING WITH 380' HIGHWAY FRONTAGE ON ROUTE 18 SOUTH

OFFERING PRICE	\$489,000 all cash upon closing
PROPERTY DESCRIPTION	Located along Route 18, this property consists of a a single-story building that is highly visible. The property is located 2 miles south of the NJ turnpike, which allows for the space to be used as a dispatching center, affording a purchaser office and storage space.
ADDRESS	435 State Route 18, East Brunswick, NJ 08816
PROPERTY SIZE	±0.26 Lot 5.03, Block 70
TYPE OF BUILDING	Former Viking Pest Control Regional Office
2019 3 MILE DEMOGRAPHICS	Population 85,383 Median HH Income 98,796 Avg HH Income 122,274 Median Age 40.5 Total Households 30,391 Daytime Population 58,989
ZONING	HC-2
UTILITIES	PSE&G, Water & Sewer East Brunswick
AVG. DAILY TRAFFIC COUNT	67,293
REAL ESTATE TAXES	\$16,240.79

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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