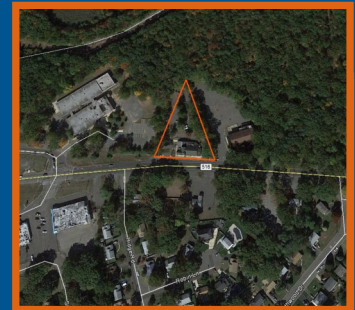




LEGACY

COMMERCIAL REALTY_{LLC}

Freestanding Building for Sale or Lease – PRICE REDUCED



292 Highway 516 - Old Bridge, NJ 08857

PROPERTY DETAILS:

- ◆ +/- 5,245 SF Former Restaurant/Club with Second Floor Office Space.
- ◆ Asking Price: \$1.35 M (Includes Property & C-Consumption Liquor License) Price Reduced
- ◆ Asking Rent: \$18.00 / SF Year NNN
- ◆ NNN Charges: \$4.90 / SF (Water/Sewer & Real Estate Taxes).
- ◆ Building Insurance & CAM to be the responsibility of the Tenant.
- ◆ 61 Total Parking Spaces.
- ◆ Former Restaurant/Club had a Maximum Occupancy of 375 People.
- ◆ Located on highly traveled and easily accessible Highway 516 which connects Route 9 and Route 18 in Middlesex County.
- ◆ Highway 516 has an ideal mix of Residential and Commercial Uses.
- ◆ Ideal for Restaurateur, Catering Hall, or Specialty Market. Potential for Medical or Retail.

Seth Katz, Broker of Record • Legacy Commercial Realty, L.L.C.

510 Route 9 North - 2nd Floor - Manalapan, NJ 07726

www.LegacyRealtyNJ.com • P: 732.333.6380 • F: 732.333.6381

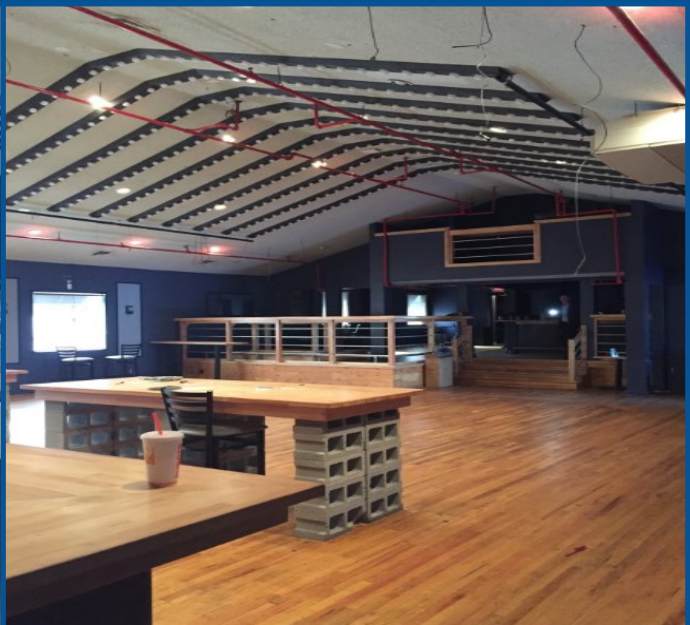
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



LEGACY

COMMERCIAL REALTY_{LLC}

Freestanding Restaurant Building for Sale or Lease



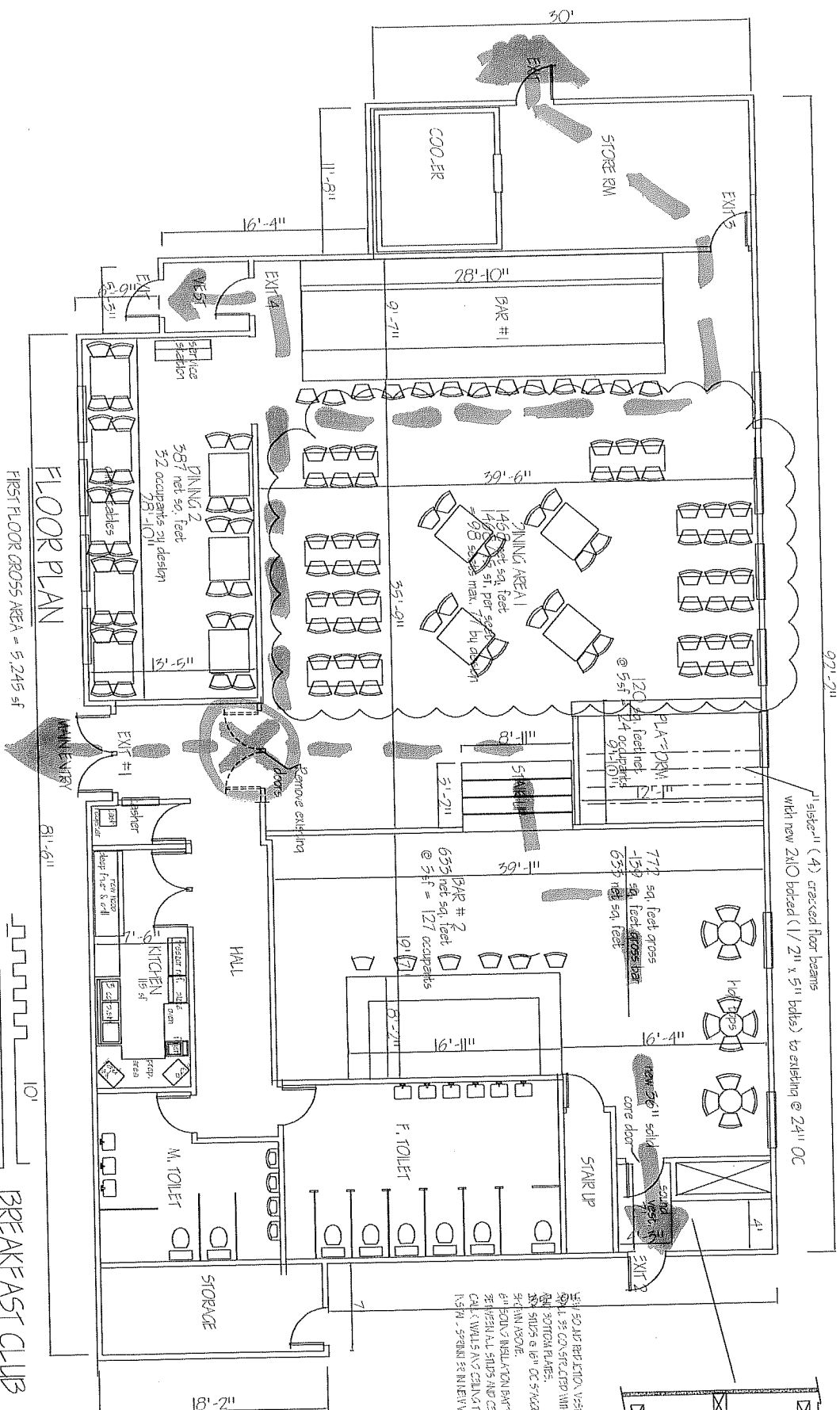
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EVACUATION MAP



WITH SO AND REPLICATION VECTORS
AND 35 CONSTRUCTED WITH ONE TOP
AND BOTTOM PLATE.
THE SLIPS ARE 16" OC X 40" DEEP AS
SHOWN ABOVE.
EQUATION RELATION BARS INSTALLED
ON SPECIAL SLIPS AND CEILING BEAMS
CALCULATED AND CEILING DETAIL.
AS SHOWN, SPECIAL SLIP IN REVERSE PLATE.

PARKING ANALYSIS	
REQUIRED ON SITE	67
LESS THAN TRIP	100
TOTAL	167

FREE VALE ON SITE	
BEARER	149
TOTAL REQUIRED	249

MAIN ENTRY = 72" / .15 = 480 occupants
EXIT 2 = 36" / .15 = 240 occupants / 2 = 120
EXIT 3 = 36" / .15 = 240 occupants / 2 = 120

BUILDING IS FULLY
FIRE SPRINKLERED NFPA 13

ISC Section 1003.2.2.4 Increased occupant load

BREAKFAST CLUB
60 ROUTE 316 OLD BRIDGE, N.J.

PROJECT 13803

FRANK D. MILETO A.I.A.

14 BEAVER BROOK DRIVE, LONG VALLEY, N.J. 07853
(908) 876-9400 fax (908) 876-9455
ARCHITECT-PROFESSIONAL PLANNER

REV. 27 Jan 14
REV. 22 Sept. 06
REV. 16 Sept. 06
REV. 5 Sept. 06
REV. 16 Aug. 06
revised 5 APR 06
revised 16 Jan 06
25 JAN 06

A106084
LIG2612

Best

KEARNEY AVENUE

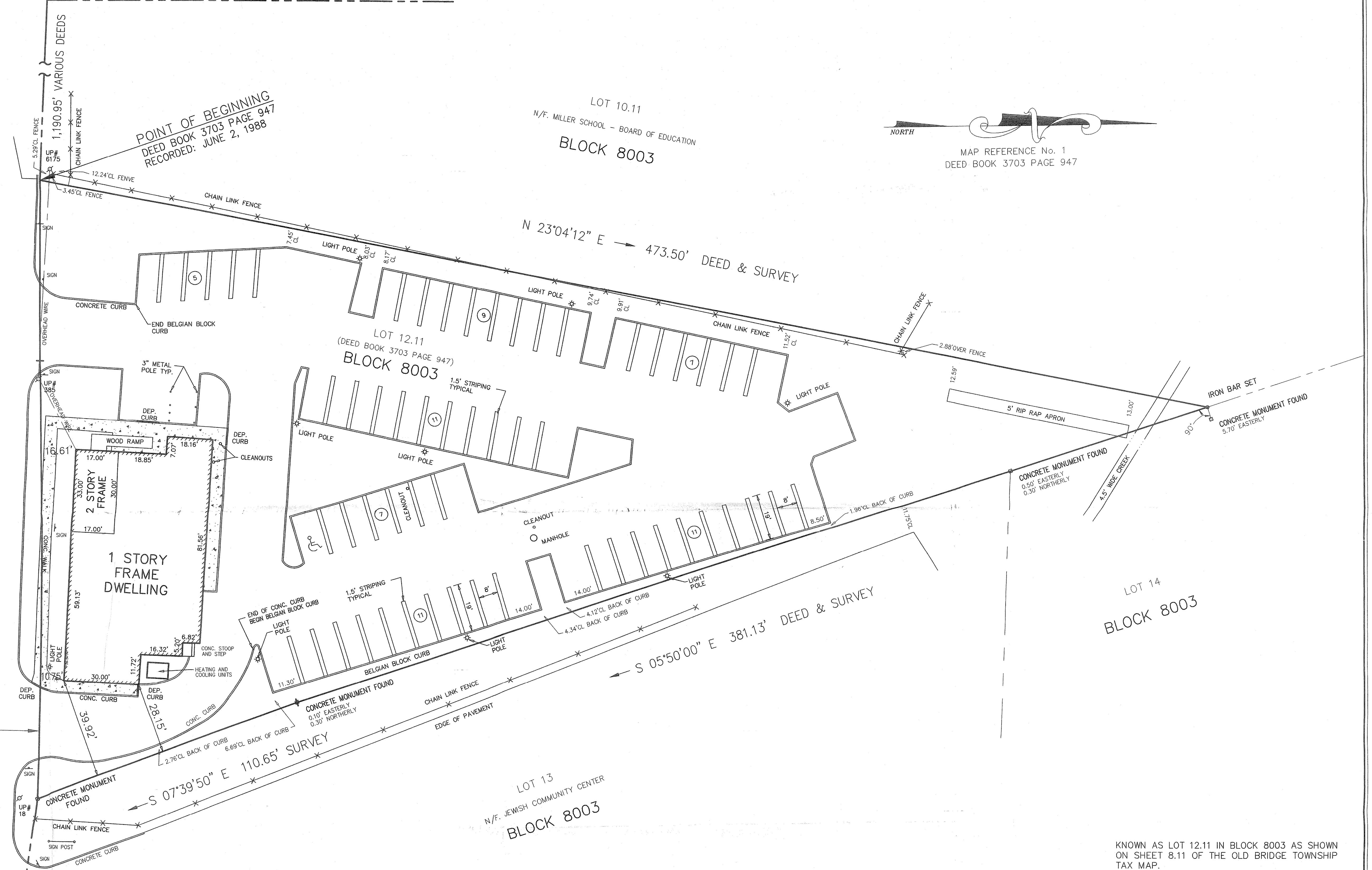
I CERTIFY THIS SURVEY TO BREAKFAST CLUB

MICHAEL T. CARR, NEW JERSEY P.E. AND L.S. LICENSE NUMBER 27891

NORTH
MAP REFERENCE No. 1
DEED BOOK 3703 PAGE 947

MIDDLESEX COUNTY ROUTE NO. 516
(ALSO KNOWN AS MIDDLESEX COUNTY HIGHWAY S.28)
(110' R.O.W.-T.M.)

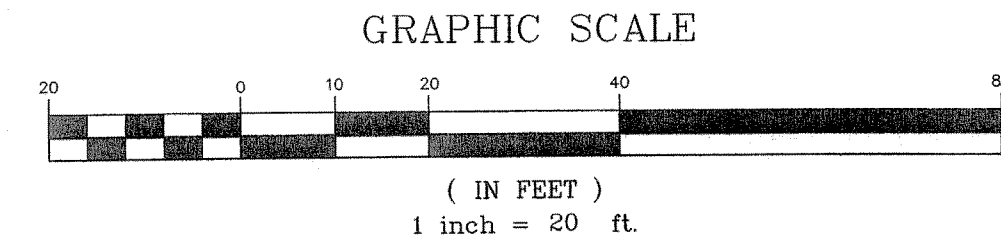
OLD BRIDGE - MATAWAN ROAD
(33' WIDE R.O.W.)
N 75°20'00" W → 71.34'
R = 2,919.93' L = 173.63'
Δ = 03°24'25" T = 86.84'
CHD. = N 78°19'42" 173.61'



KNOWN AS LOT 12.11 IN BLOCK 8003 AS SHOWN ON SHEET 8.11 OF THE OLD BRIDGE TOWNSHIP TAX MAP.

TOTAL AREA = 56,501 S.F. OR 1.0971 ACRES

- MAP REFERENCES:
- 1) PRELIMINARY AND FINAL SITE PLAN OF LOT 12.11, BLOCK 8003, DATED: MARCH 30, 1987, SHEET No. 1 OF 3, PREPARED BY TIMOTHY W. GILLEN, P.E.
 - 2) SURVEY OF PROPERTY FOR OLD BRIDGE RECREATIONAL FACILITY PREPARED FOR: MIDDLESEX COUNTY, DATED SEPTEMBER 3, 1991, PREPARED BY CARR ENGINEERING ASSOCIATES, P.A.
 - 3) PREFERRED PRELIMINARY CONCEPT PLAN, IMPROVEMENT OF ROUTE 516, FROM ROUTE 18 TO ROUTE 9 LOCATED IN THE TOWNSHIP OF OLD BRIDGE, MIDDLESEX COUNTY, NEW JERSEY, DATED: JUNE, 1991, SHEET No. 3 AND PREPARED BY MIDDLESEX COUNTY ENGINEERING DEPARTMENT, OFFICE OF THE COUNTY ENGINEER, P.O. BOX 1248, NEW BRUNSWICK, N.J. 08903.
 - 4) MAP OF SECTION No.1, SOUTHWOOD AT OLD BRIDGE, SITUATED IN OLD BRIDGE, MADISON TOWNSHIP, MIDDLESEX COUNTY, N.J., DATED: JANUARY 22, 1954, FILED: MAY 19, 1954 AS MAP No. 1888 IN FILE No. 627.



REVISIONS		CARR ENGINEERING ASSOCIATES, P.A.	
		CIVIL ENGINEERS - SURVEYORS - PLANNERS P.O. BOX 679 PERTH AMBOY, NEW JERSEY 08862-0679 Tel. (732) 826-5517 Fax (732) 826-0623	
		MICHAEL T. CARR, NEW JERSEY P.E. & L.S. Lic. No. 27891	
BOUNDARY SURVEY OF PROPERTY - BLOCK 8003, LOT 12.11 PREPARED FOR:			
BREAKFAST CLUB			
SITUATED IN:			
TOWNSHIP OF OLD BRIDGE			
MIDDLESEX COUNTY, NEW JERSEY			
SCALE: 1" = 20'	DATE: JULY 6, 2006	CEA JOB No. 4317-06	
DWN: MM	CK: H.F.	BOOK 274	PAGES 11-23 DWR. No CAD-14 TAX MAP #8.11