

LEGACY

Commercial Realty, LLC



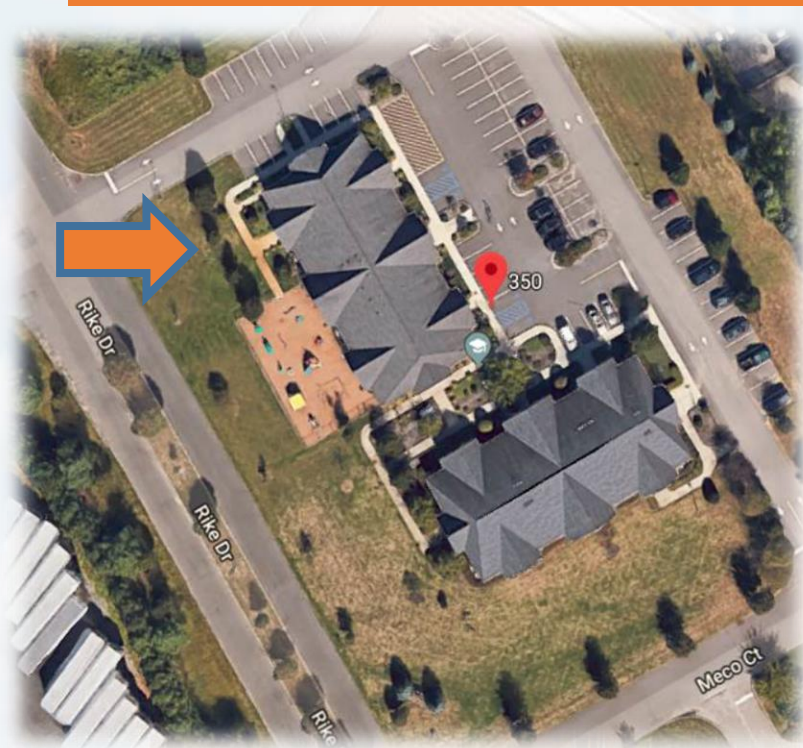
PROPERTY DETAILS

300-350 Rike Drive, Millstone, NJ 08535

USER / INVESTOR OPPORTUNITY

ASKING PRICE

\$2,300,000.00



300 Rike Drive: +/- 7,800 SF

(100% Occupied by Magnakron – General Office)
Expressed an interest to renew for a 5-year lease agreement.

350 Rike Drive: +/- 7,800 SF

(100% Occupied by Montessori Family School)

Net Operating Income:

\$123,994.88

\$ / SF:

\$147 / SF

Buildings Can Be Sold Separately for a Price of \$1.3M / building.

Potential to occupy up to 7,800 SF as Montessori is on a short term lease currently.

Zoning:

BP – (Business Park District)

Permitted Uses:

Professional Office Use,
Child Care Centers, etc.

2 Office Building Portfolio Totaling +/- 15,600 SF

PROPERTY TAX (2018):

\$38,914.97

Seth Katz, Broker of Record

Matt Miller, Sales Associate

Derin Goodman, Sales Associate

Legacy Commercial Realty, L.L.C.

510 Route 9 N, 2nd Floor Manalapan, NJ 07726

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

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Building A Front



Building B Front

ADDITIONAL FEATURES

- Block: 16, Lot: 10.05
- *Close Proximity to Highly Traveled Route 33 West*
- 71 Total Parking Spaces
- Total Lot Size: 2.99 AC



Building A Rear



Building B Rear

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