

# LEGACY

Commercial Realty, LLC



**34 N Main Street - Marlboro, NJ 07746**  
**OFFERING MEMORANDUM**

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## PROPERTY SUMMARY

## FINANCIAL SUMMARY

Address:	34 N Main Street	Asking Price:	\$650,000.00
Building SF:	2,389 +/-	Current Gross Income for 2 <sup>nd</sup> floor tenants	\$31,800.00
Year Built/ Renovated:	1871 / 2010	2 <sup>nd</sup> Floor Occupied:	Two M-M Tenants
Parking:	8 Surface Spaces, with potential for 15	Zoning:	C-12.5

All information furnished regarding property of 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.

## INVESTMENT OVERVIEW

**Legacy Commercial is pleased to present 34 N Main Street in Marlboro Township.**

**Building is a +/- 2,389 SF two story building located in the heart of Marlboro on N Main Street.**

**Perfect for a User/Investor.**

**1<sup>st</sup> Floor is available and currently built out as a high-end salon.**

**2<sup>nd</sup> floor has two Month-Month Tenants.**



## ANALYSIS

Gross Income: **\$31,800.00**  
(Two Month – Month Tenants on 2<sup>nd</sup> Floor)

2020 Gross Expenses:

• Gas:	<b>\$1,200.00</b>
• Electric:	<b>\$1,320.00</b>
• Water:	<b>\$300.00</b>
• Sewer:	<b>\$1,200.00</b>
• Landscaping/ Snow:	<b>\$840.00 (Landscaping done for 6 months)</b>
• Insurance:	<b>\$2,800.00</b>
• RE Taxes (2019):	<b><u>\$11,651.33</u></b>
<u>Total Expenses:</u>	<b>\$19,311.33</b>

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## LOCATION OVERVIEW / ROAD NETWORK EXPOSURE

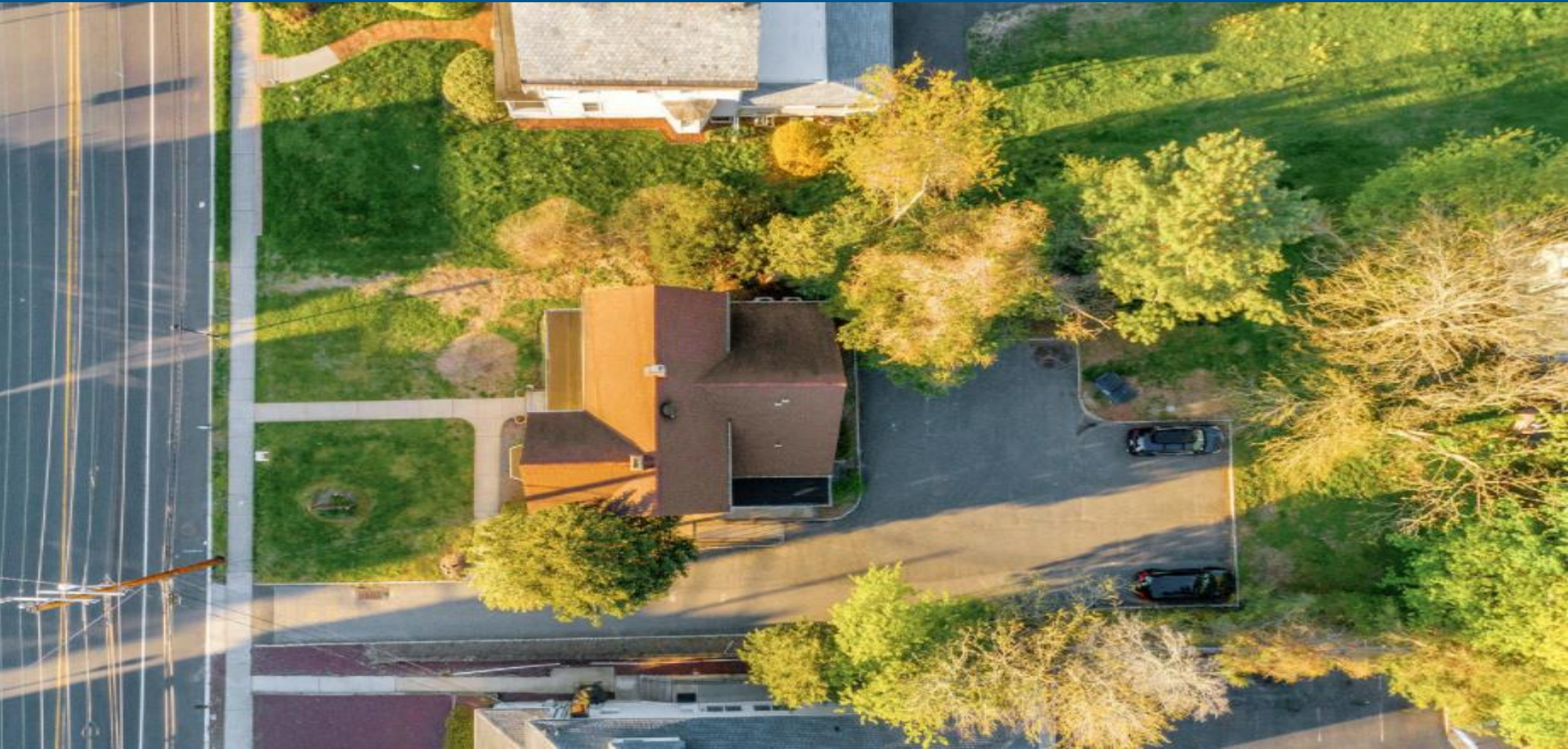




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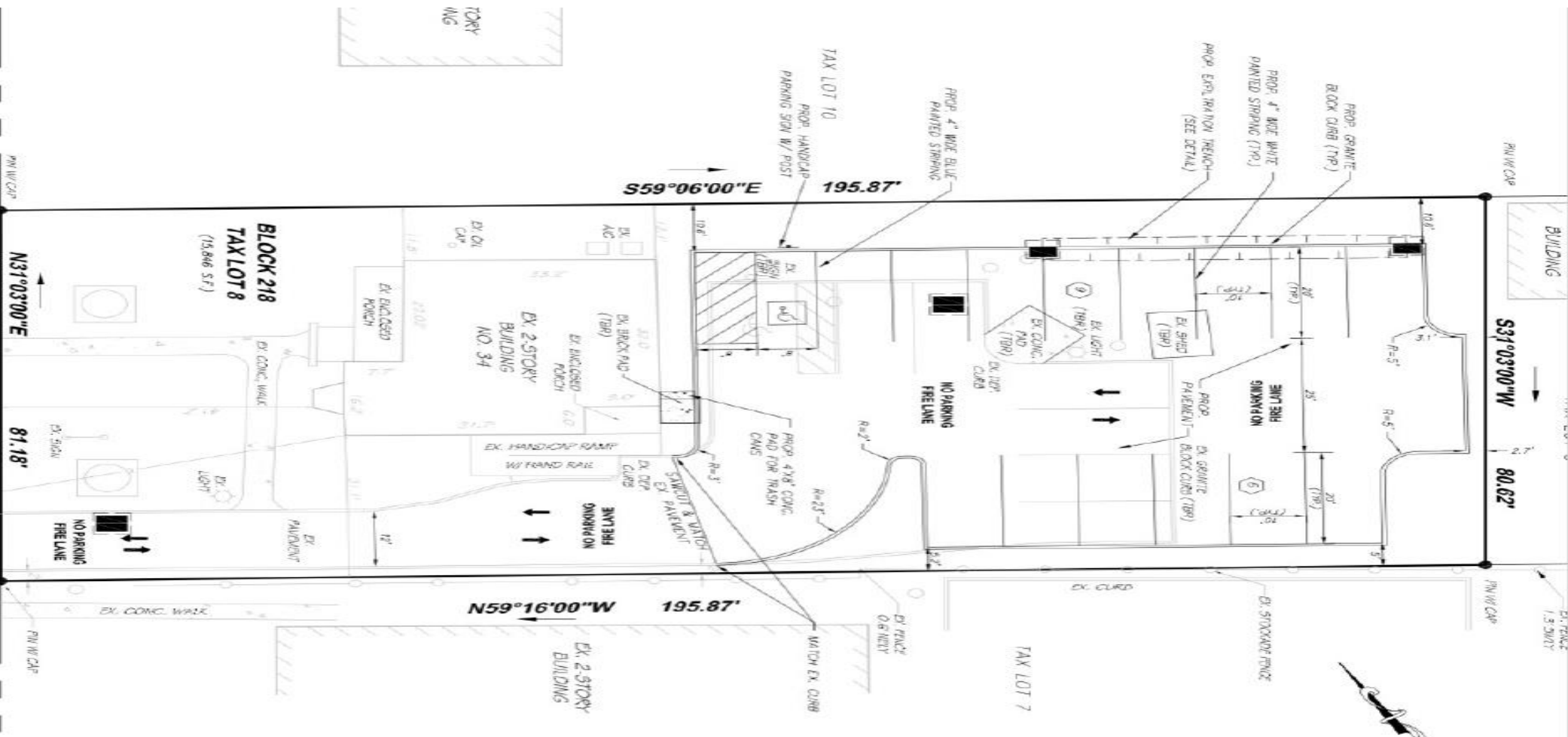
## AERIAL OVERVIEW



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## SITE PLAN – SHOWING MAXIMIZED PARKING FIELD





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## ADDITIONAL PHOTOS





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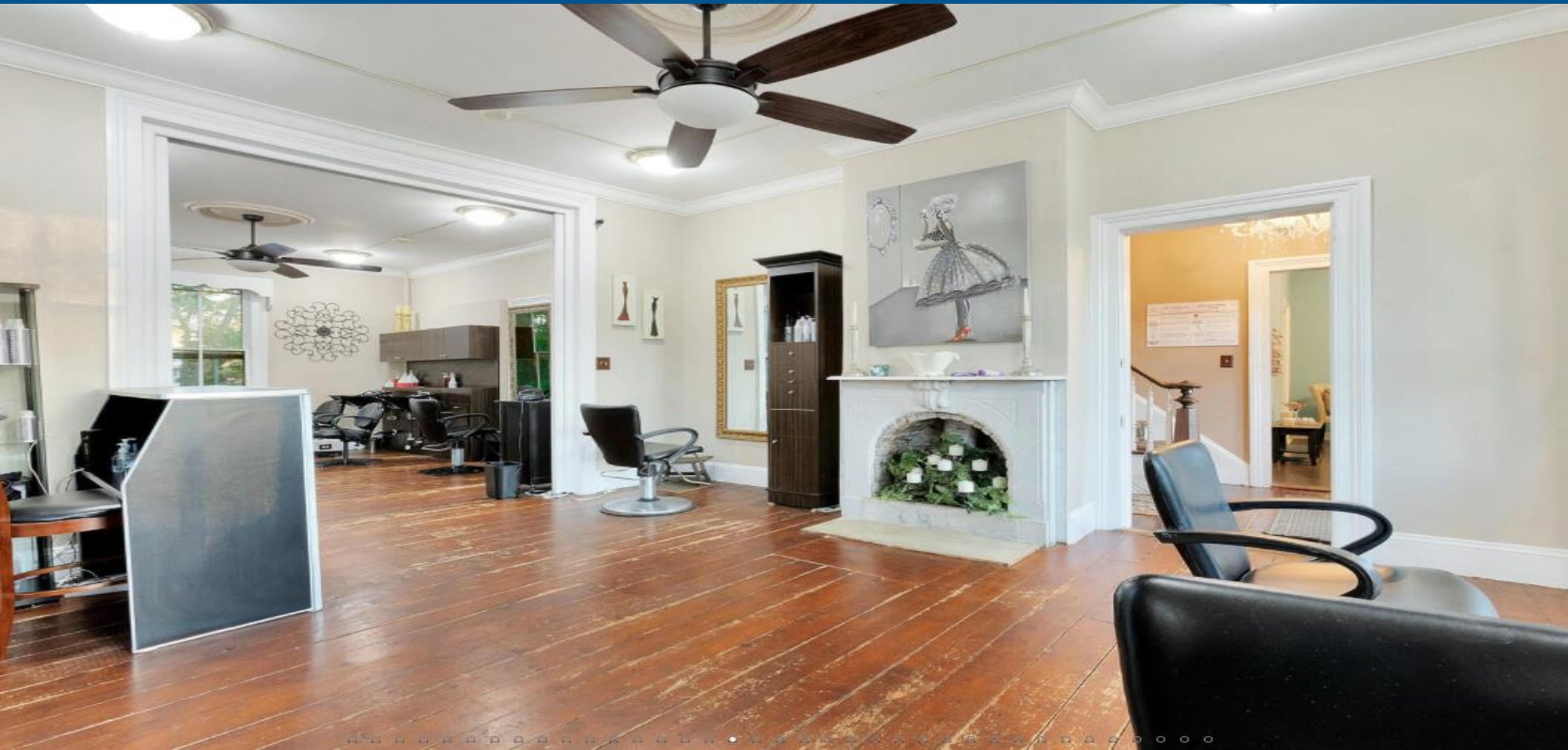
## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



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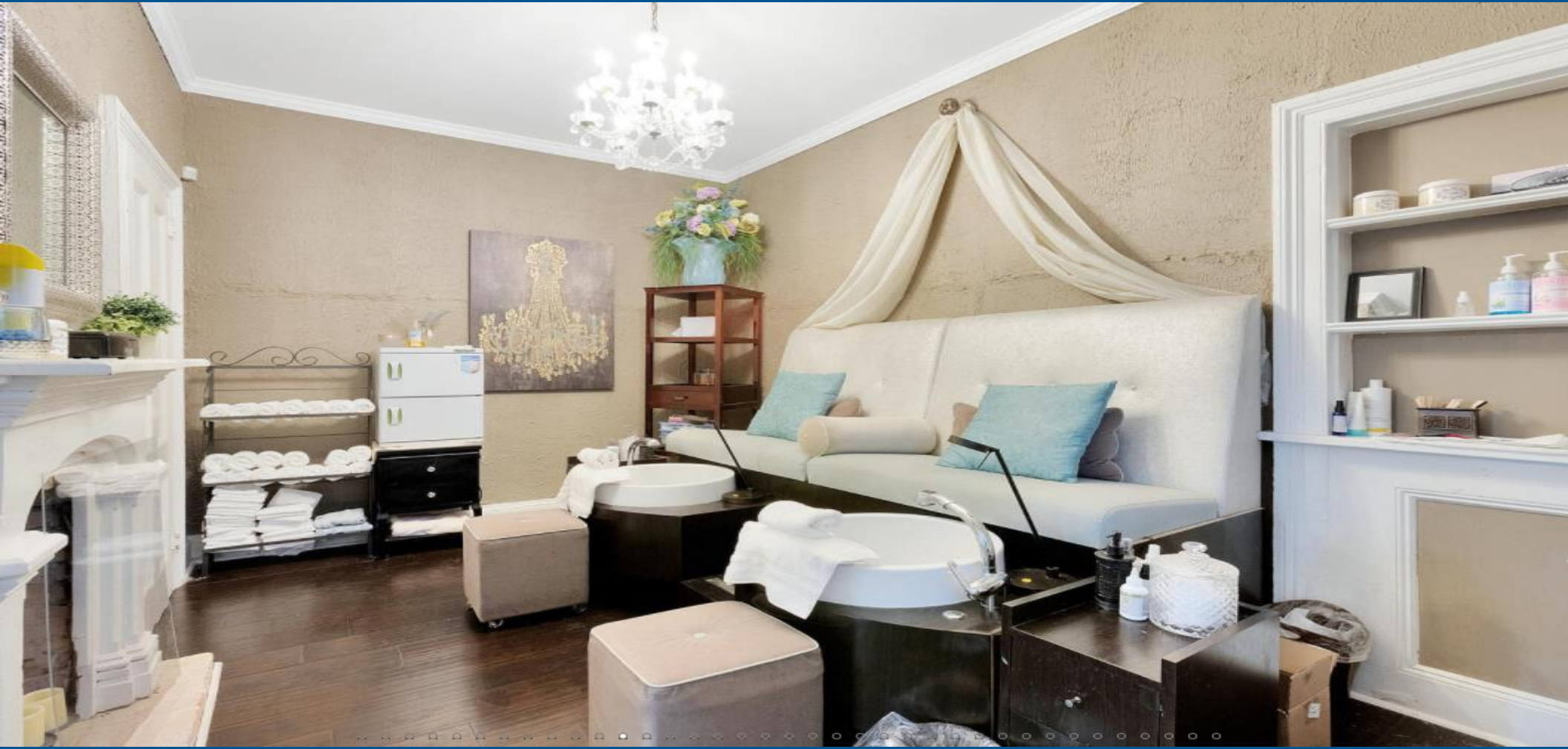




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## ADDITIONAL PHOTOS

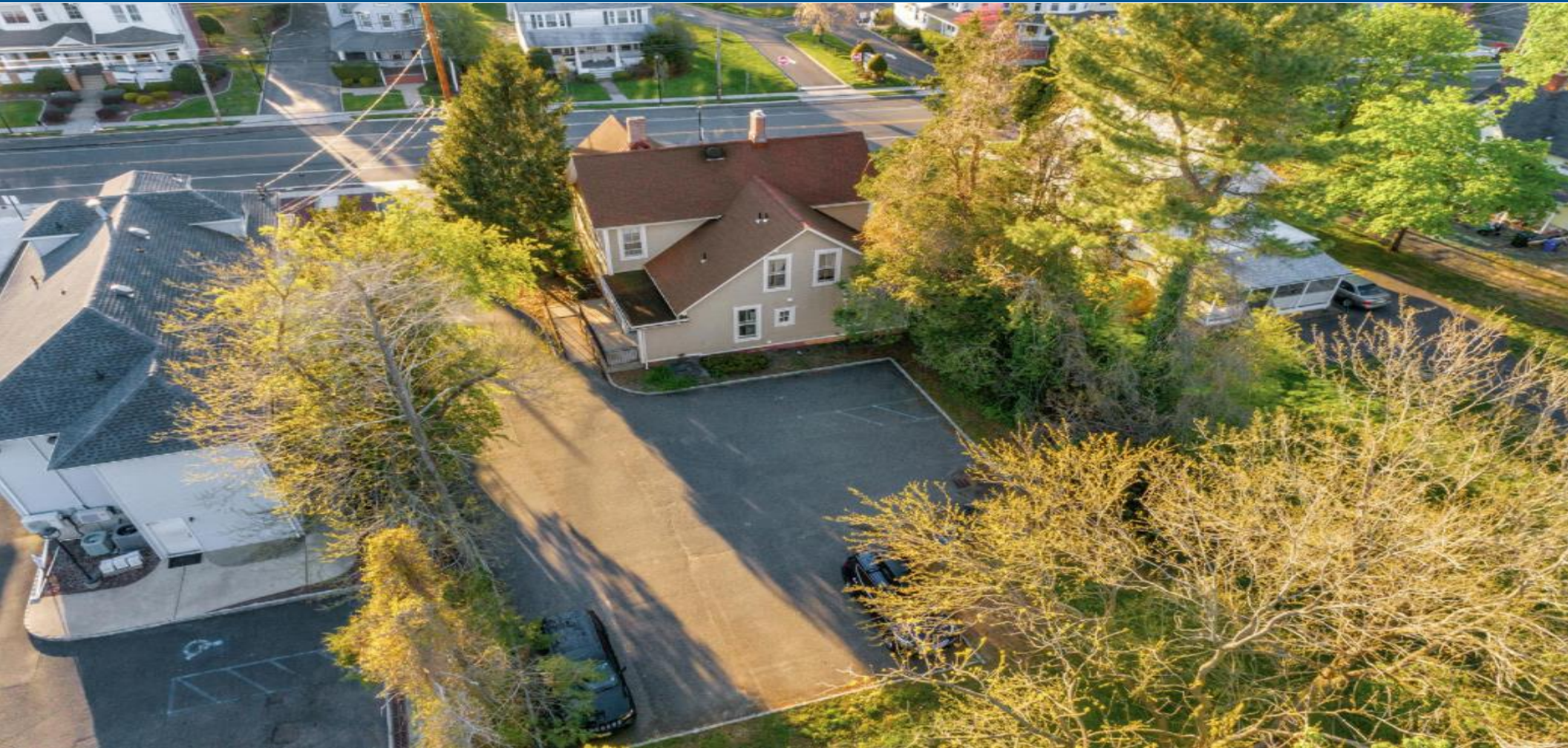




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## ADDITIONAL PHOTOS





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