

FOR SALE | MULTI-FAMILY

72 TAYLOR AVENUE

72 Taylor Avenue | Manasquan, NJ 08736



PROPERTY SUMMARY

Sale Price:	\$549,999
Number Of Units:	4
Lot Size:	± 0.27 Acres
Building Size:	± 2,318 SF
Cross Streets:	Stockton Lake Boulevard

PROPERTY OVERVIEW

4 unit multi-family for sale. Excellent in-town location with huge demand for apartment rentals.

LOCATION OVERVIEW

Located on Taylor Avenue (Highway 71) and minutes from Highways 34, 35, and 70.

PROPERTY HIGHLIGHTS

- Three 1-bedroom units and one 3-bedroom unit
- Excellent rental history
- Highway 71 location
- Oversized lot (120' x 121' x 127' x 80') with excellent parking
- Zoned commercial
- Close to bus, commuter train, shopping, banks, restaurants

FOR MORE INFORMATION, PLEASE CONTACT:

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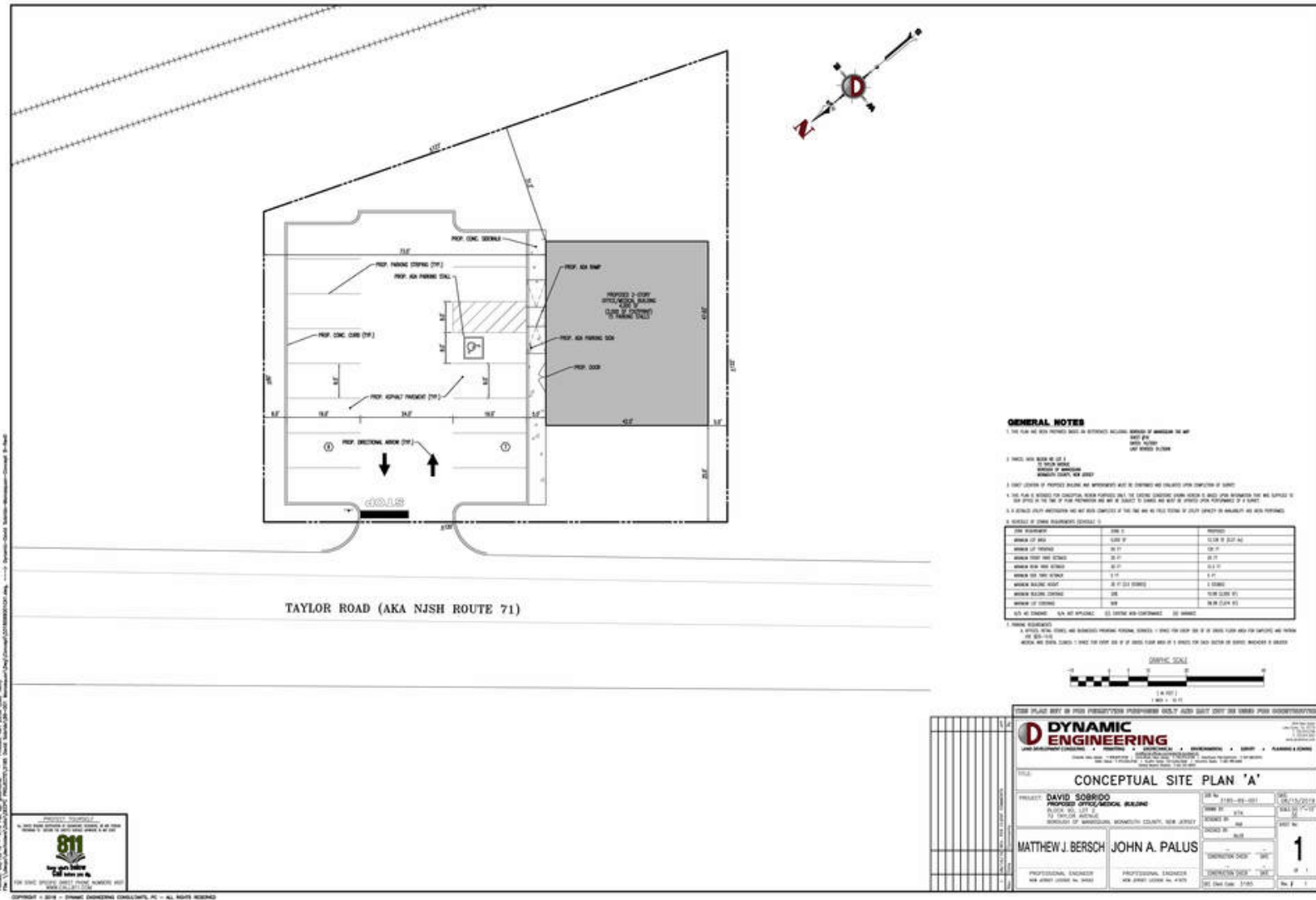


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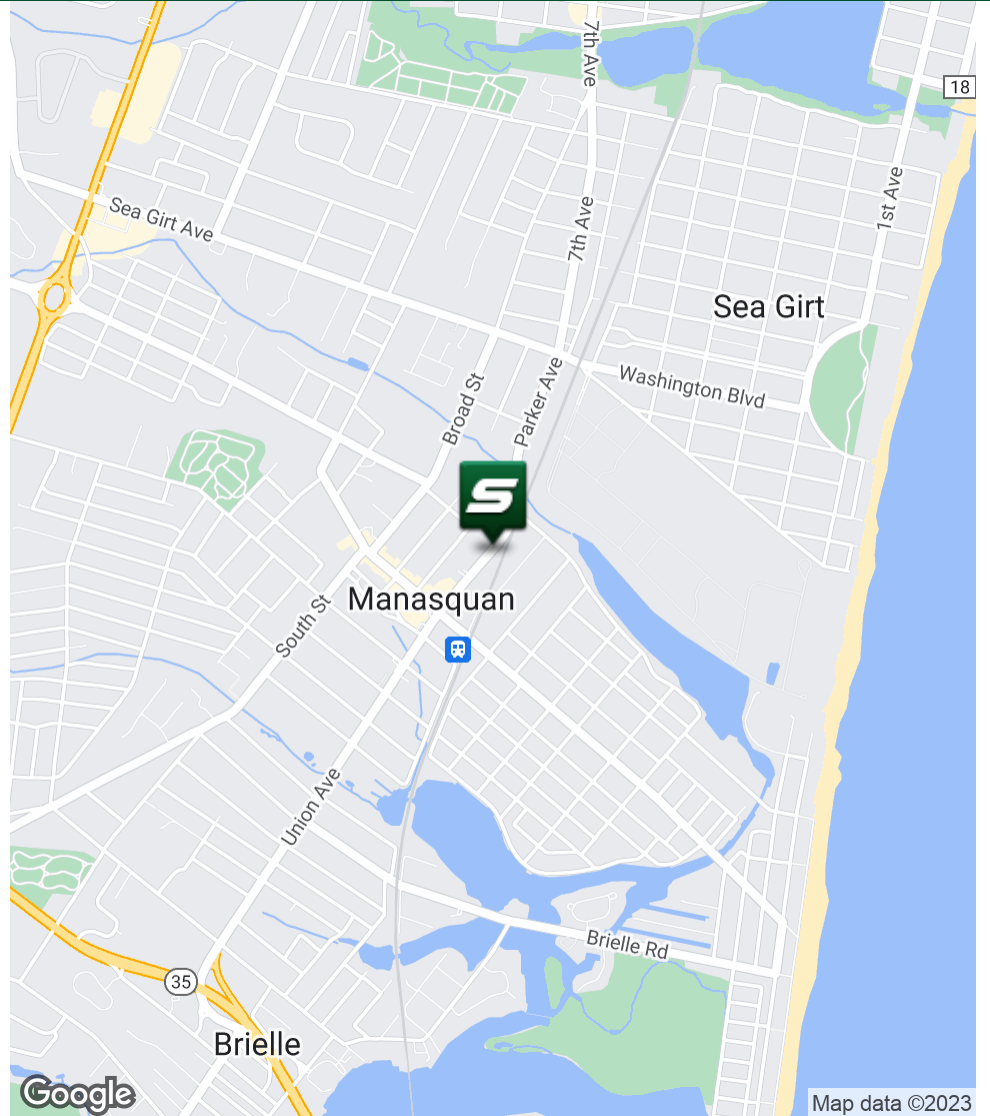
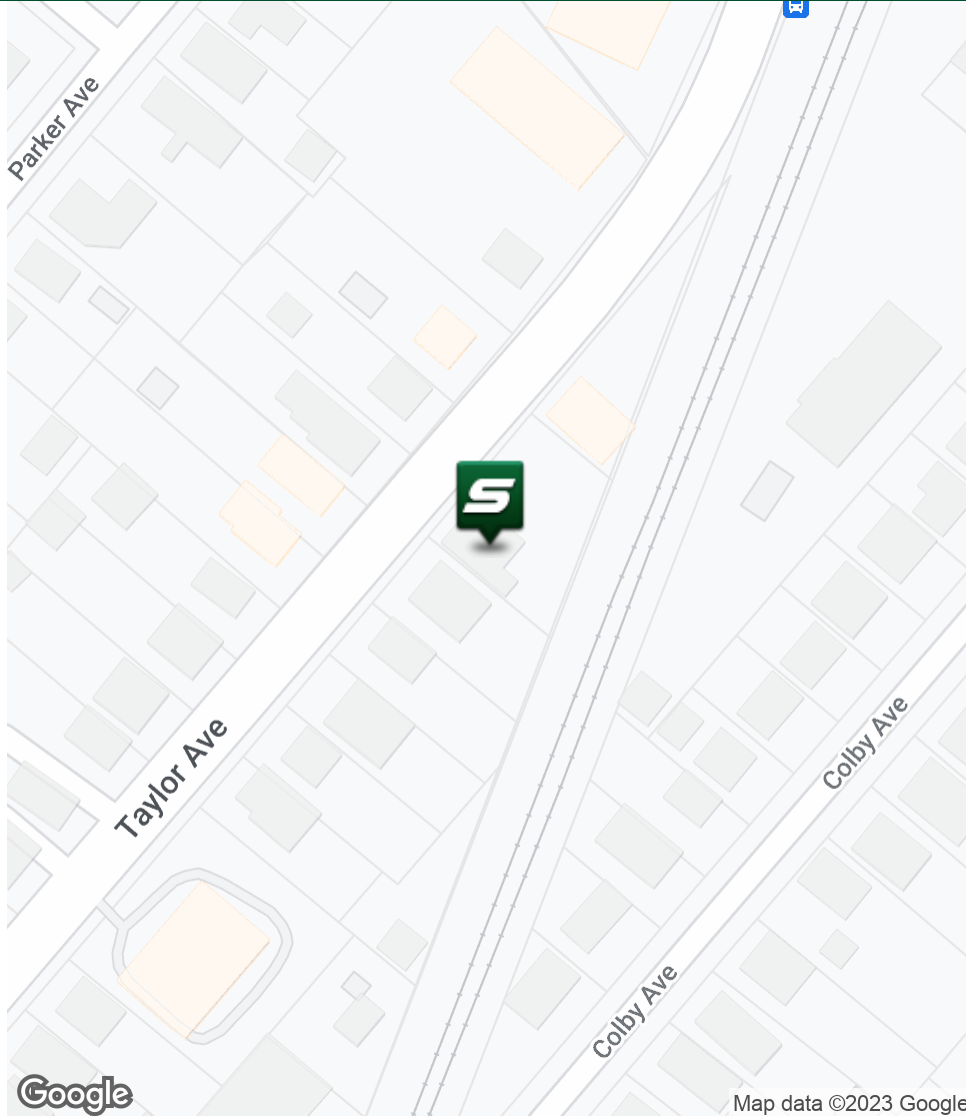


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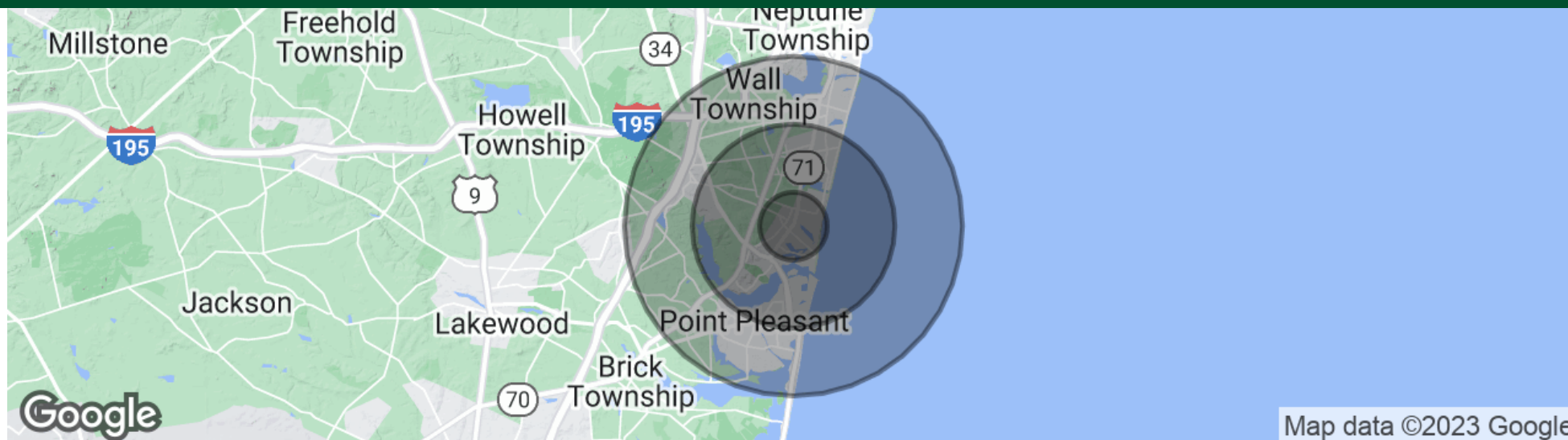


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,198	43,401	112,127
Median age	44.2	46.8	44.0
Median age (Male)	41.2	44.9	42.9
Median age (Female)	46.9	48.3	45.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,341	18,506	46,031
# of persons per HH	2.5	2.3	2.4
Average HH income	\$126,927	\$112,496	\$103,307
Average house value	\$523,478	\$601,746	\$506,224

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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