

FOR SALE | OFFICE

100 ASHURST LANE

100 Ashurst Lane | Mount Holly, NJ 08060



PROPERTY SUMMARY

Sale Price:	\$900,000
Lot Size:	± 3.7 Acres
APN #:	Block 22, Lot 15.01
Building Size:	± 13,000 SF
Building Class:	C
Year Built:	1857
Cross Streets:	Branch and Garden Streets; Monmouth Road

PROPERTY OVERVIEW

19th century converted Gothic-style mansion and development site for sale in Mount Holly

LOCATION OVERVIEW

Located just off Monmouth Road (Hwy 537) with easy access to Woodlane Road (Hwy 630), the New Jersey Turnpike and Route 295.

PROPERTY HIGHLIGHTS

- Ideal uses include contractor/developer, accountant, lawyer, real estate broker/manager
- Staggered leases for limited rollover exposure
- Priced below replacement cost to build
- Private equity owned and professionally managed
- Taxes \$19,645.17 (2019)
- View owner-provided financials and conceptual plan on property website under documents

FOR MORE INFORMATION, PLEASE CONTACT:

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



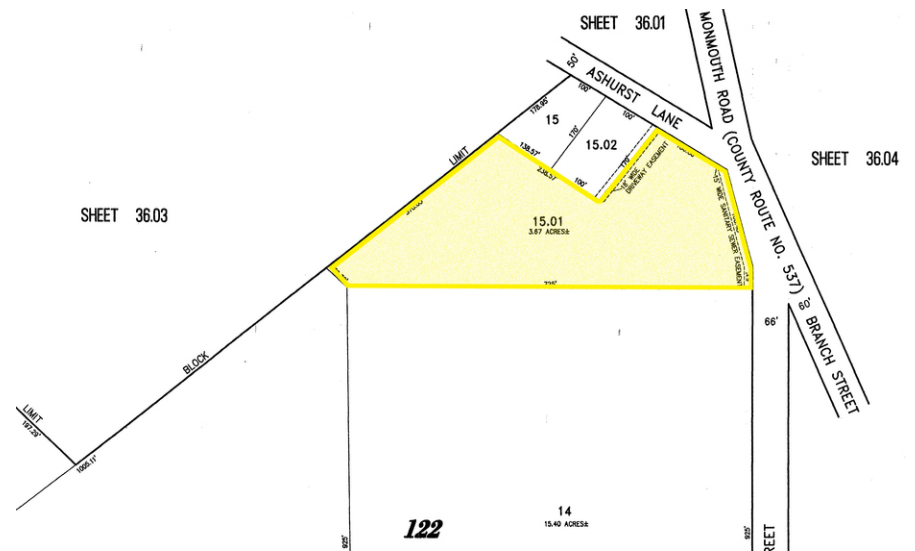
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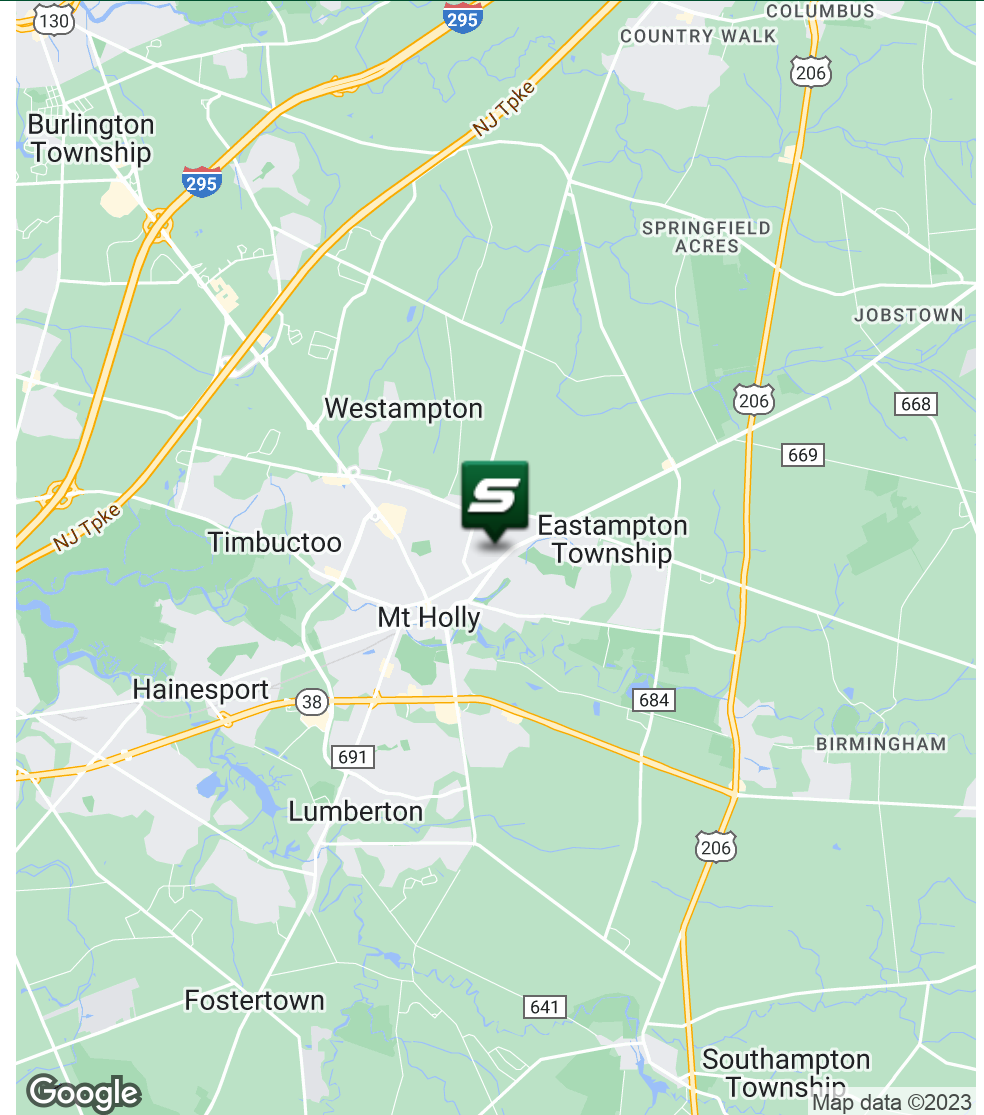
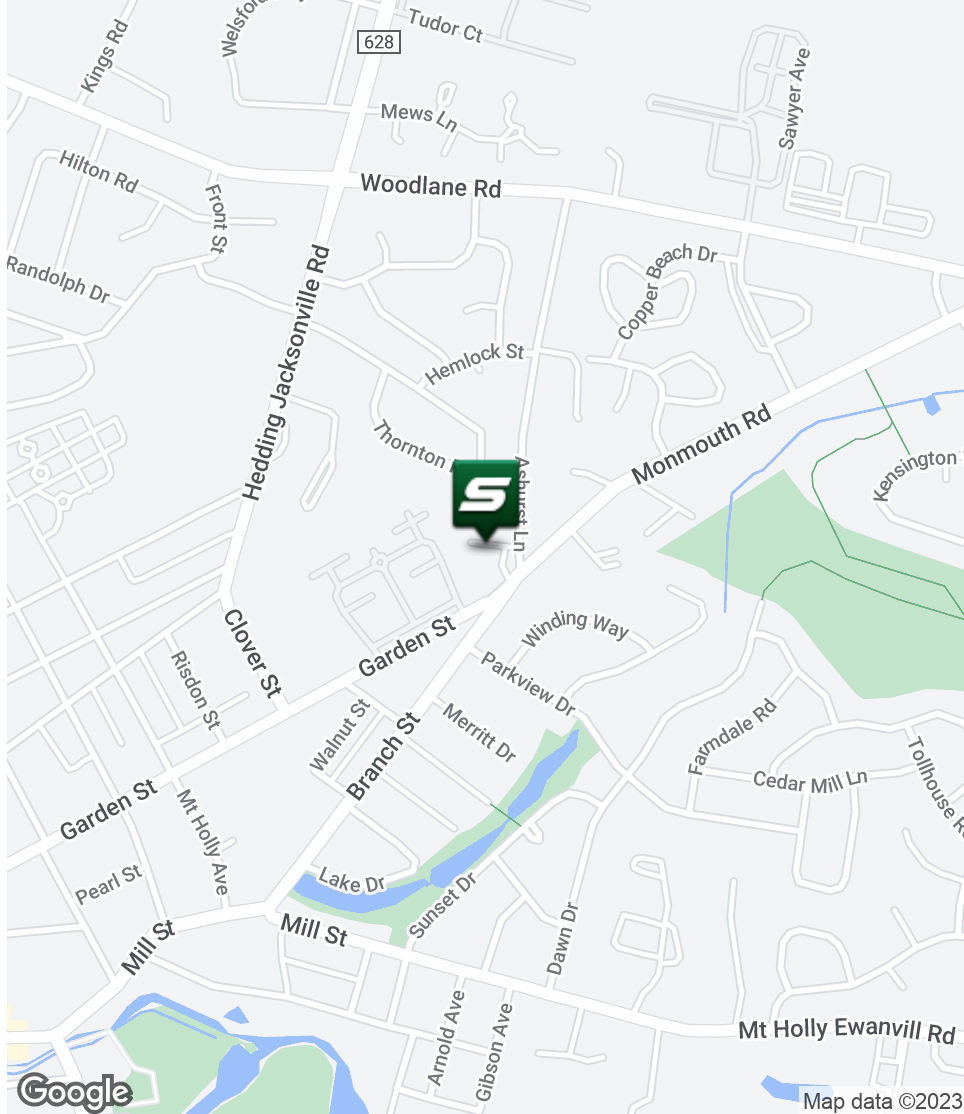
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Commercial Brokerage Leasing and Sales

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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