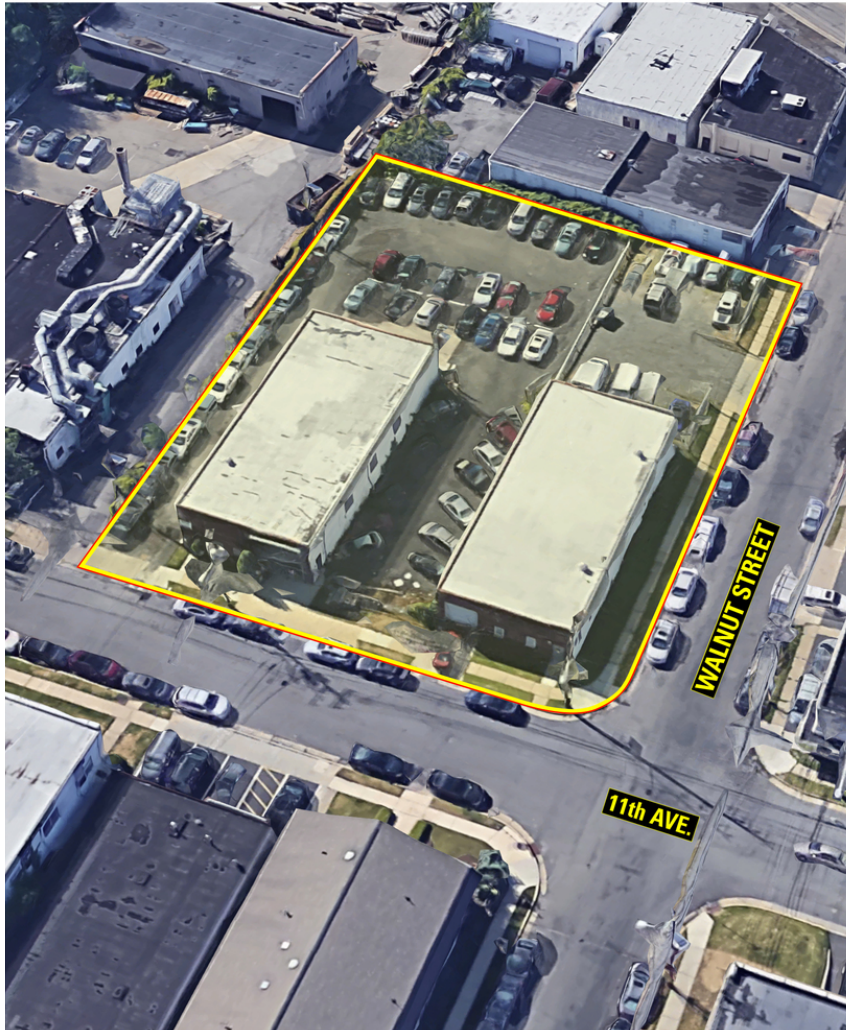


FOR SALE | INDUSTRIAL

202-210 EAST 11TH AVENUE

202-210 East 11th Avenue | Roselle, NJ 07203



PROPERTY SUMMARY

Sale Price:	\$1,375,000
Lot Size:	± 0.64 Acres
APN #:	Block 2084, Lots 9, 10, and 11
Building Size:	± 7,800 SF
Cross Streets:	Chestnut Street

PROPERTY OVERVIEW

Two industrial buildings situated on three contiguous lots - Price reduced!

LOCATION OVERVIEW

Located at the corner of E. 11th Avenue and Walnut Street, with easy access to Wood Avenue, Routes 27, 28, 9 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Property is vacant
- 202 E. 11th Avenue was constructed in 1963 and measures +/-4,000 SF, with 3,130 SF of industrial space and 870 SF of office space. Ceiling height is 12'-14'; 2 drive-in doors (10' x 12').
- 210 E. 11th Avenue was constructed in 1968 and measures +/-3,800 SF, with 3,200 SF of industrial space and 600 SF of office space. Ceiling height is 12'-14'; 1 drive-in door (10' x 14').
- Lot on Walnut Street measures .8142 acres.
- Taxes \$26,302.50 (2020)

FOR MORE INFORMATION, PLEASE CONTACT:

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

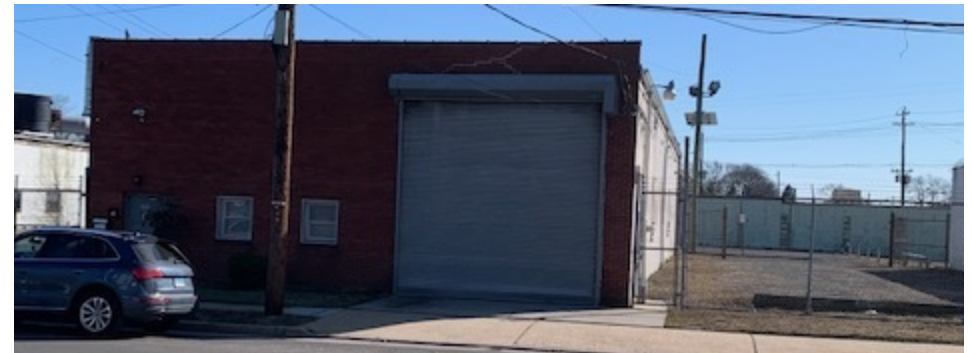
1481 Oak Tree Road
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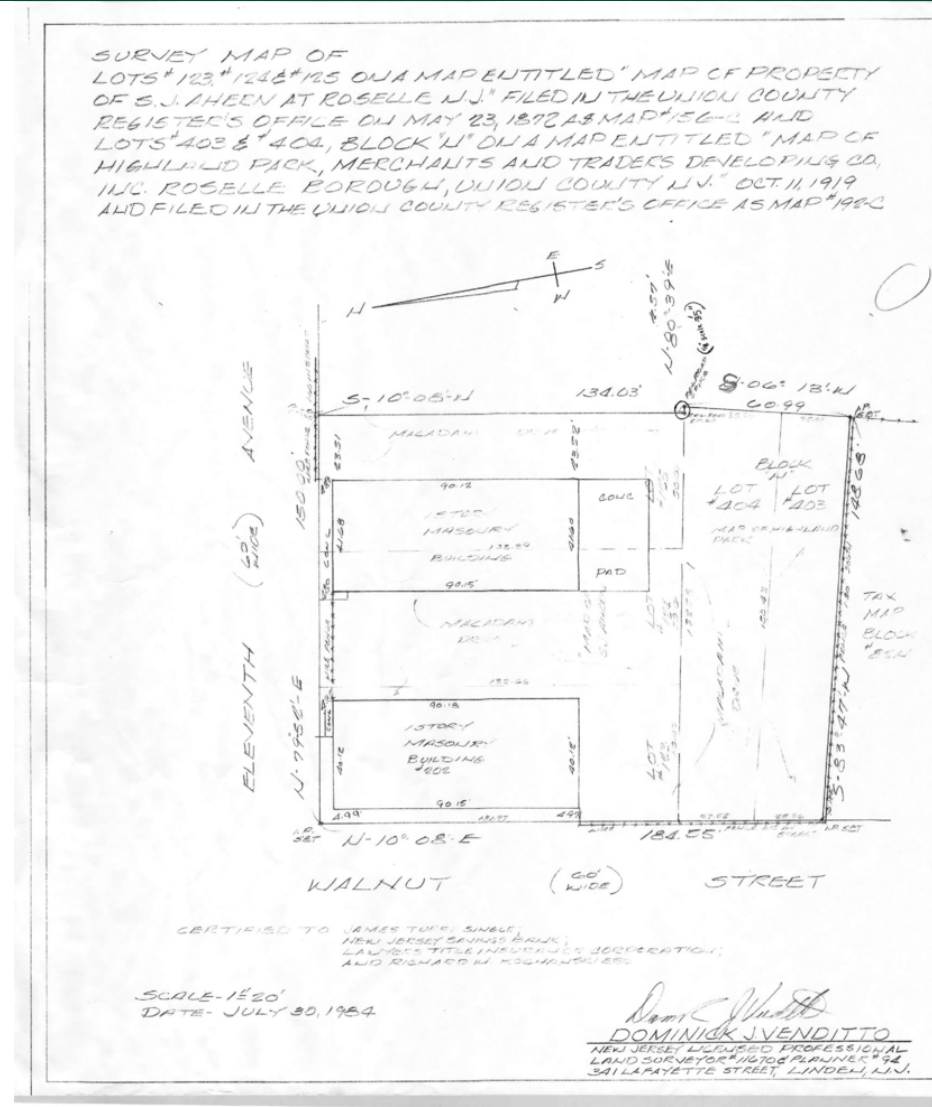


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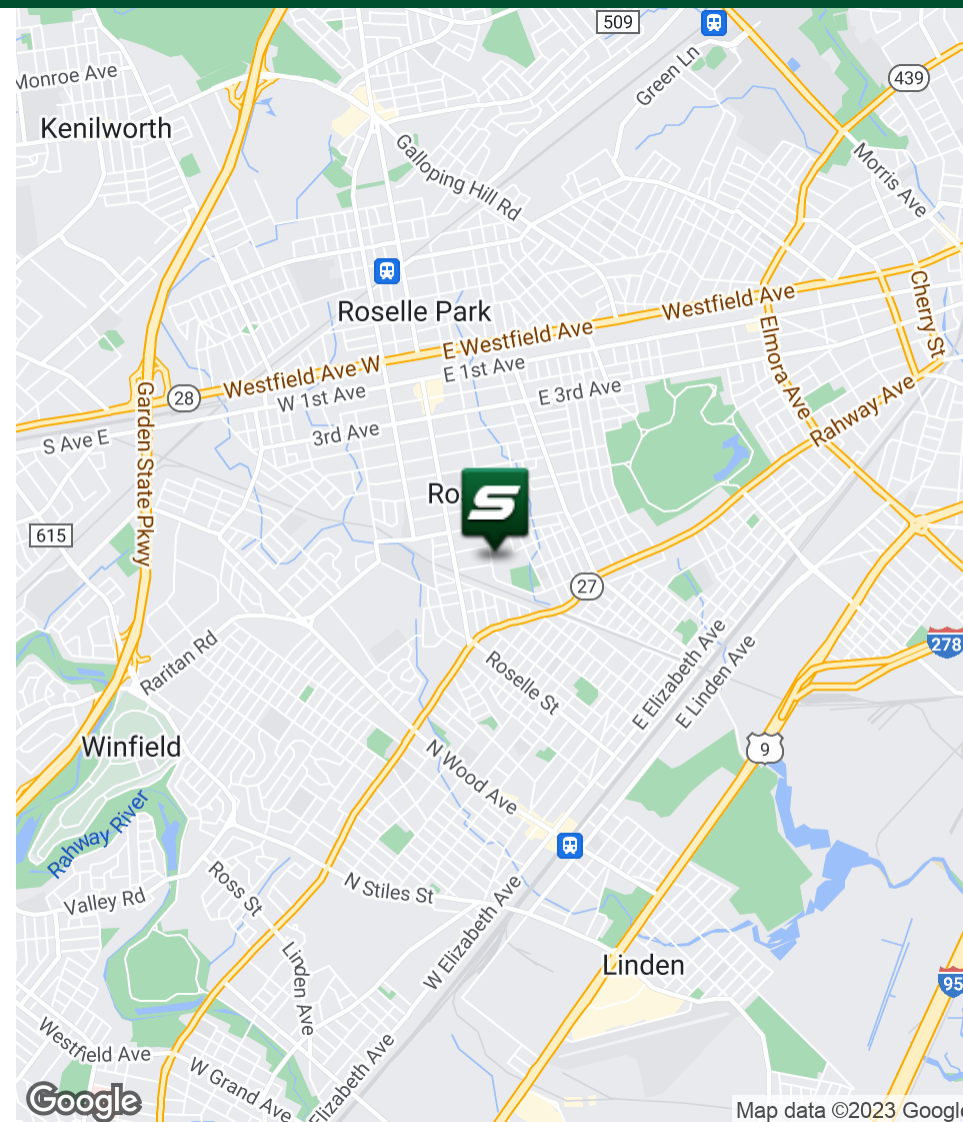
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202-210 EAST 11TH AVENUE

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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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