

FOR SALE | RETAIL

# 2080 MORRIS AVENUE

2080 Morris Avenue | Union, NJ 07083



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$429,900
<b>Lot Size:</b>	± 0.31 Acres
<b>Building Size:</b>	± 1,100 SF
<b>Cross Streets:</b>	Union Terrace and Johnson Place

## PROPERTY OVERVIEW

Back on the Market -- 100% Occupied Mixed-Use Building for Sale -- Priced Reduced!

## LOCATION OVERVIEW

Located on Morris Avenue, just west of Union center and Stuyvesant Avenue. Convenient access to Route 22, I-78, and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Recently renovated
- Property contains one store and two apartments
- Lot measures 54' x 128'
- One-half mile from the heart of Union center.
- NOI +/- \$33,800
- See Income and Expense information under documents on property website

FOR MORE INFORMATION, PLEASE CONTACT:

**Brian Murphy** | P: 732.623.2156 | C: 732.539.3098 | [murphy@sitarcompany.com](mailto:murphy@sitarcompany.com)

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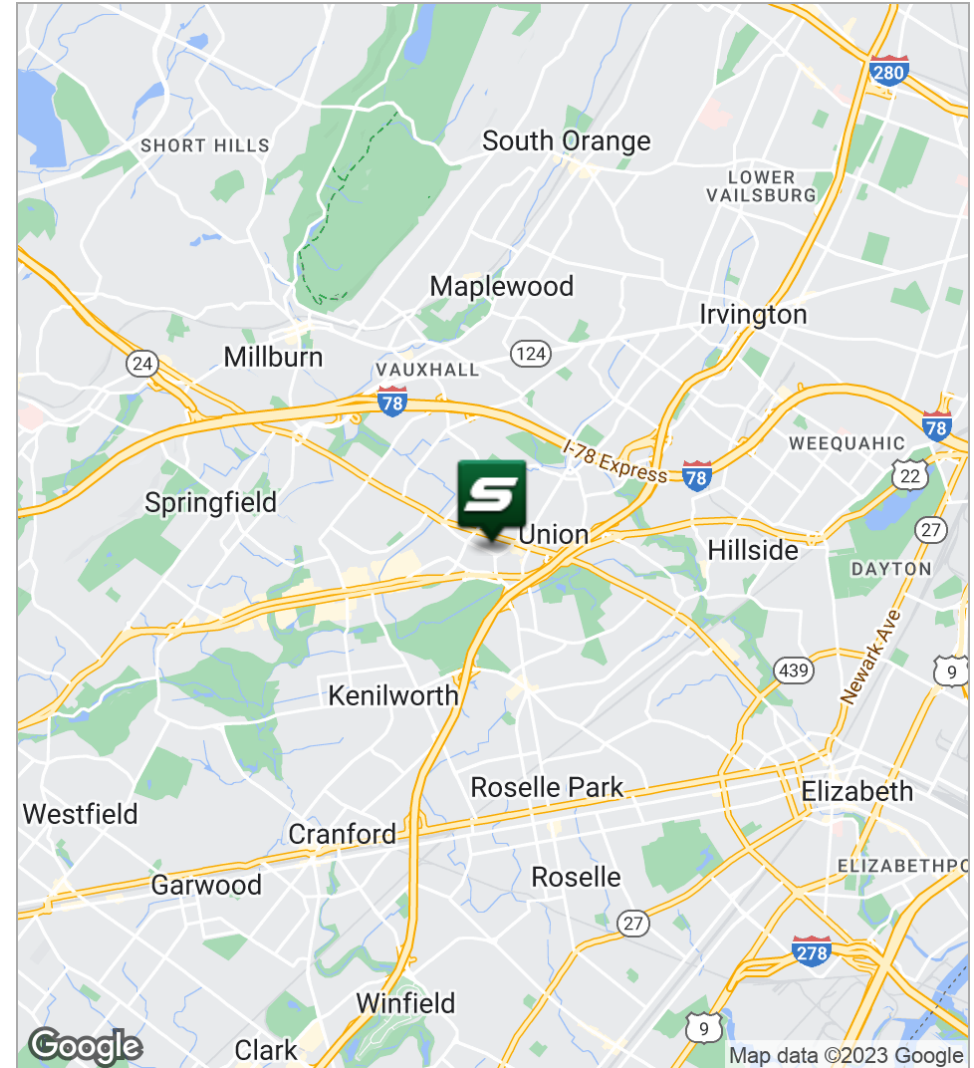
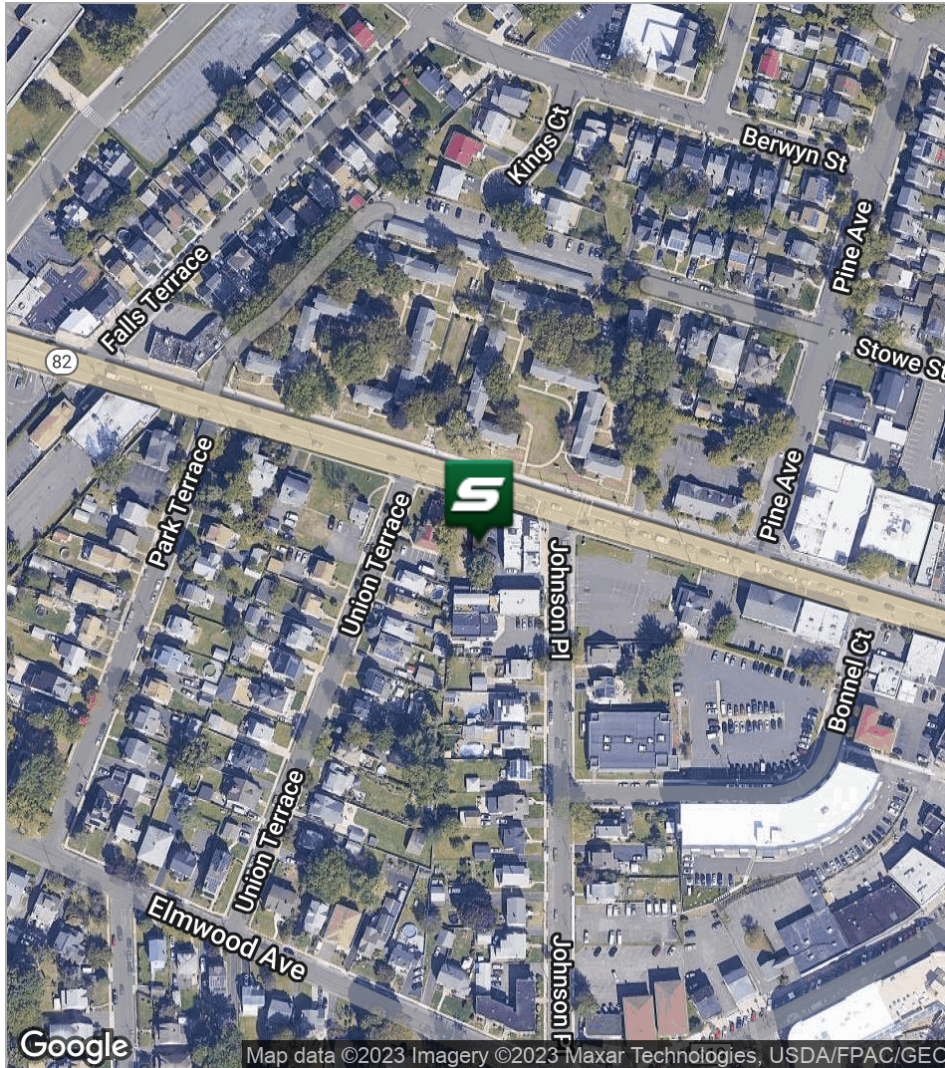
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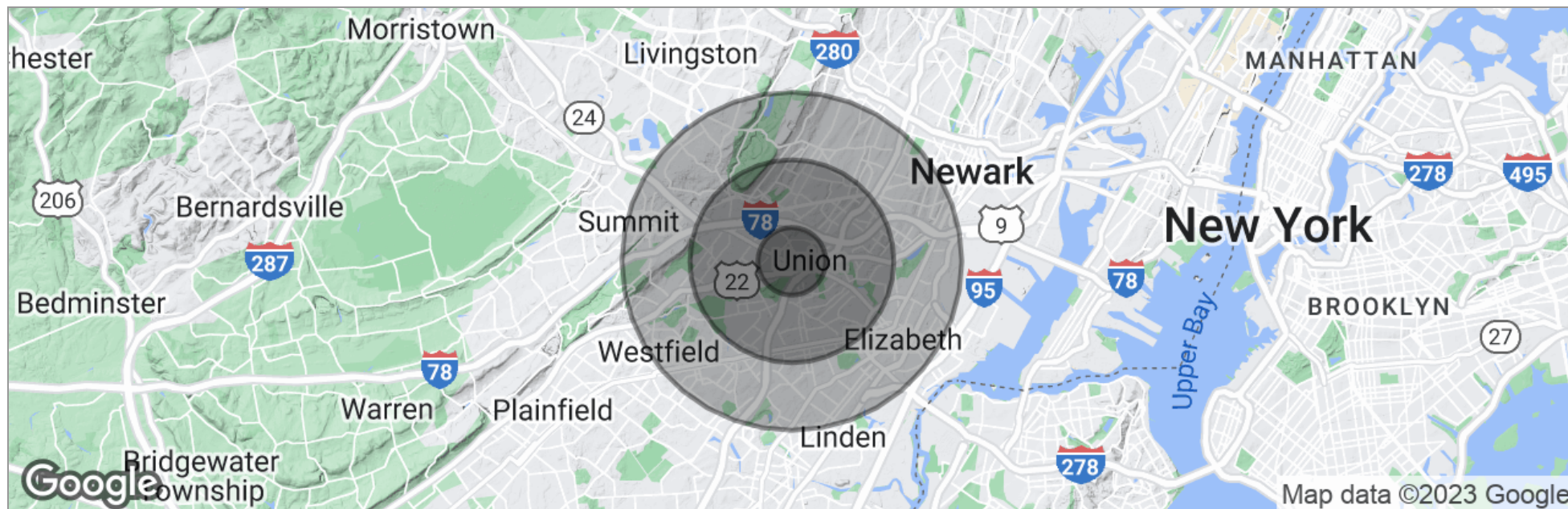
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	1 Mile	3 Miles	5 Miles
Total Population	18,952	194,265	608,683
Population Density	6,033	6,871	7,750
Median Age	39.0	38.5	37.1
Median Age (Male)	37.5	36.6	35.4
Median Age (Female)	39.4	40.1	38.6
Total Households	6,524	68,368	216,641
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$88,947	\$91,338	\$83,342
Average House Value	\$369,349	\$412,983	\$439,288

\* 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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