

OFFICE FOR SALE

Office Building For Sale

184 Eagle Rock Avenue, Roseland, NJ 07068

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Office Building For Sale

PROPERTY HIGHLIGHTS

- Delivered vacant
- Can be divided for multiple tenants
- Parking lot located behind building
- Great visibility on Eagle Rock Avenue
- Beautiful downtown location
- 2023 assessment \$566,900
- 2023 property tax \$13,124

LOCATION DESCRIPTION

Located on Eagle Rock Avenue in close proximity to Route 280

OFFERING SUMMARY

SALE PRICE:	\$649,000
LOT SIZE:	±12,879 SF
BUILDING SIZE:	±2,200 SF

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Gregg Nowell | O: 732.623.2143 | C: 732.859.5365 | nowell@sitarcompany.com

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR 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 OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

OFFICE FOR SALE

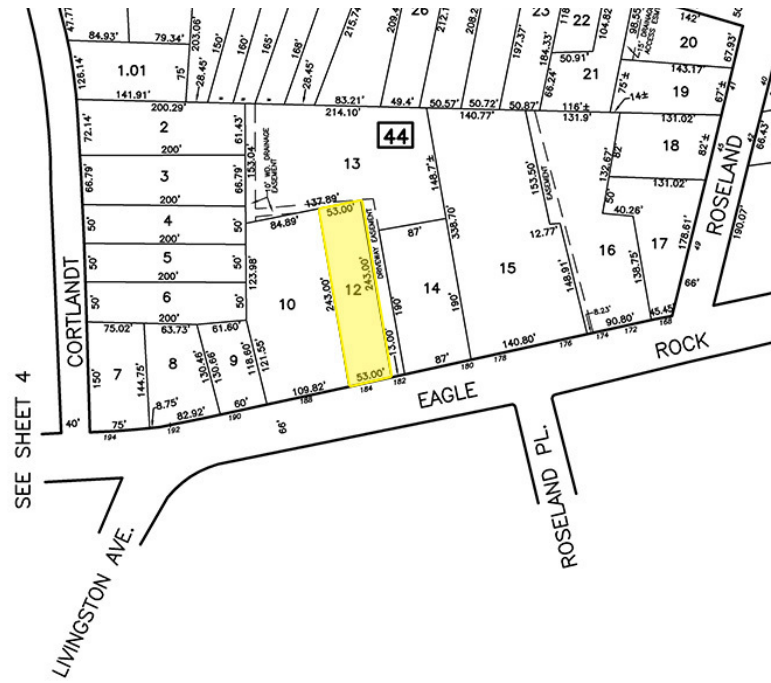
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ADDITIONAL PHOTOS



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LOCATION MAP



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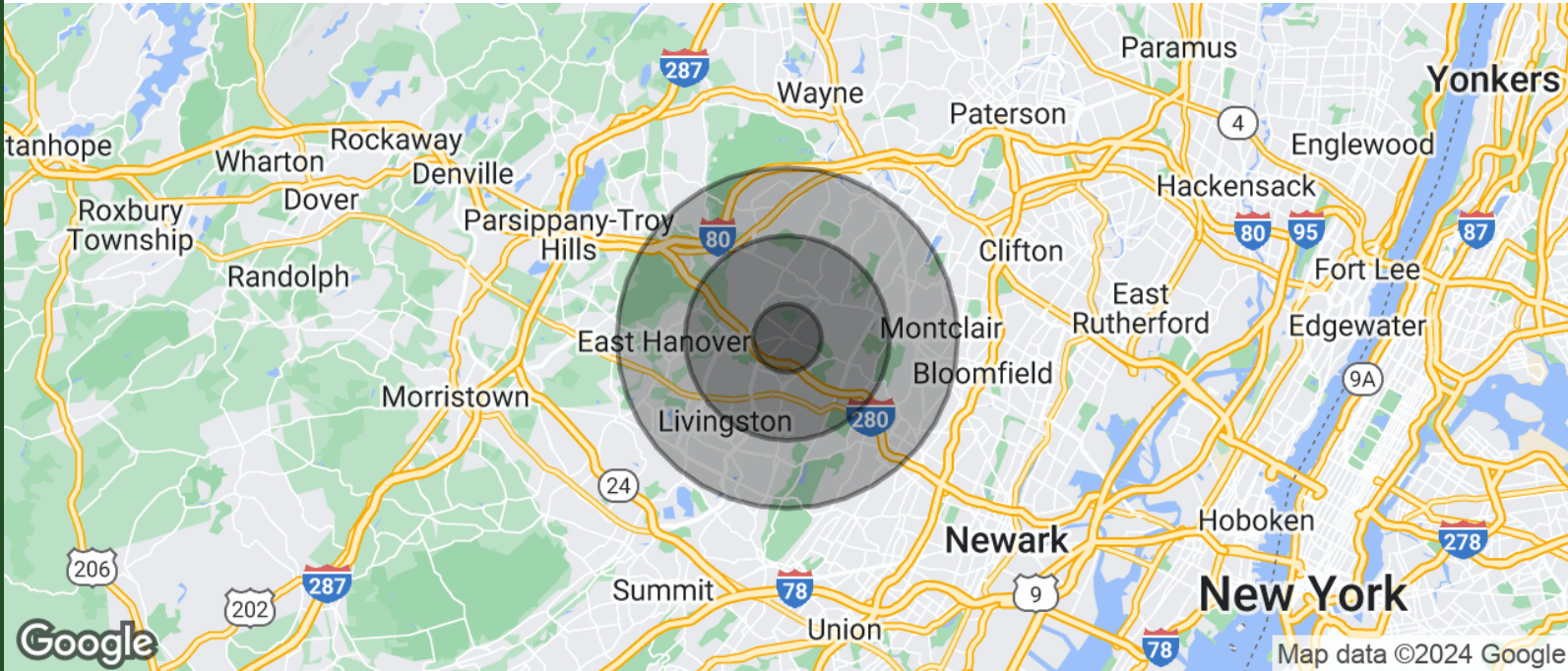
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,124	71,819	225,803
AVERAGE AGE	43.8	45.9	43.0
AVERAGE AGE (MALE)	40.7	43.4	41.1
AVERAGE AGE (FEMALE)	46.2	47.4	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,320	27,442	87,229
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$184,394	\$171,442	\$152,974
AVERAGE HOUSE VALUE	\$618,141	\$545,974	\$500,258

* Demographic data derived from 2020 ACS - US Census

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OUR SERVICES

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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