

FOR SALE | OFFICE

1907 PARK AVENUE

1907 Park Avenue | South Plainfield, NJ 07080



PROPERTY SUMMARY

Sale Price:	\$1,700,000
Lot Size:	± 0.69 Acres
Building Size:	± 11,800 SF
Building Class:	B
Year Built:	1981
Cross Streets:	East Hendricks Boulevard

PROPERTY OVERVIEW

2 Story Class B Medical/Office Building with Elevator for Sale

LOCATION OVERVIEW

Located one block from Maple Avenue and centrally located between Route 22, I-287, the Garden State Parkway, and the New Jersey Turnpike.

PROPERTY HIGHLIGHTS

- 7 unit multi-tenanted building
- Access from two streets, Park Avenue and East Hendricks Boulevard
- Constructed in 1981
- Over 50 parking spaces
- OBC1 zoning
- Taxes \$26,752.17 (2016)
- Bathrooms are central and also in suites
- Elevator in building

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

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



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | OFFICE

1907 PARK AVENUE

1907 Park Avenue | South Plainfield, NJ 07080



FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

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

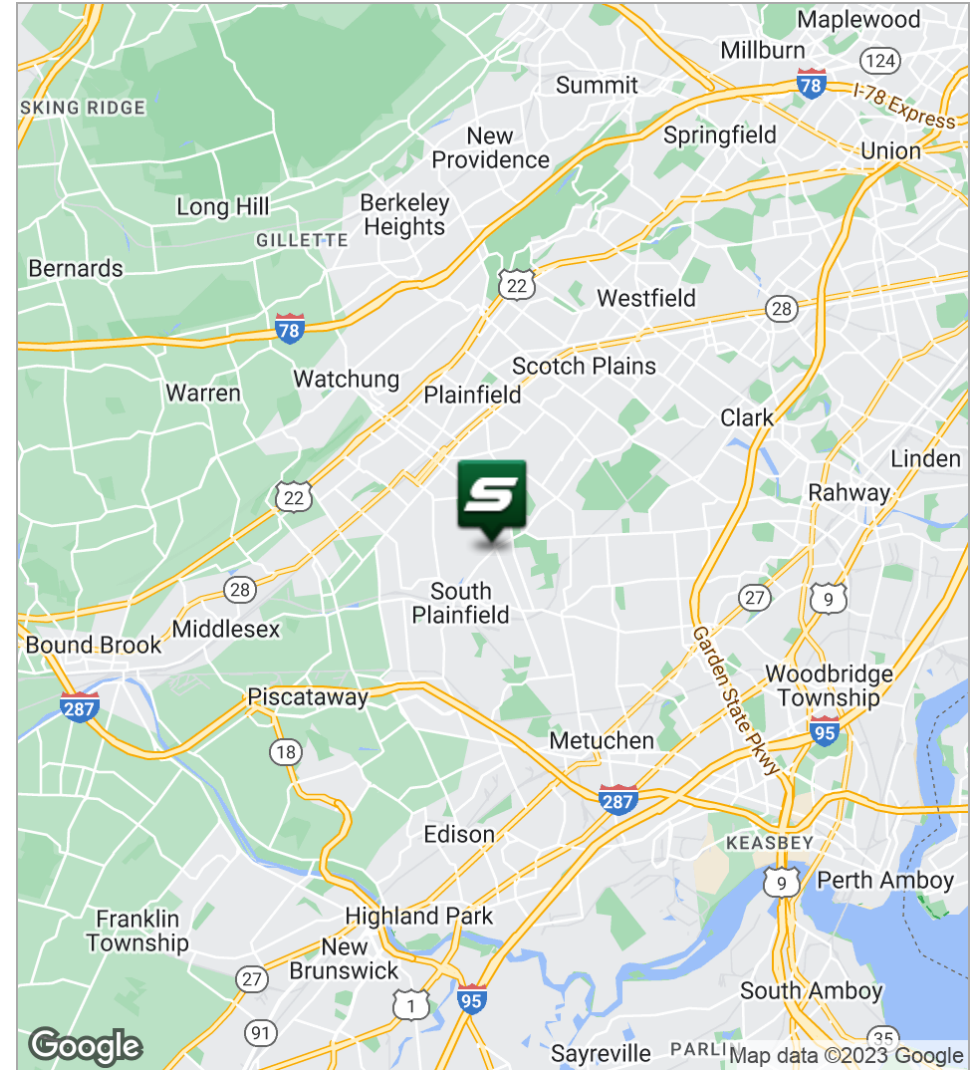
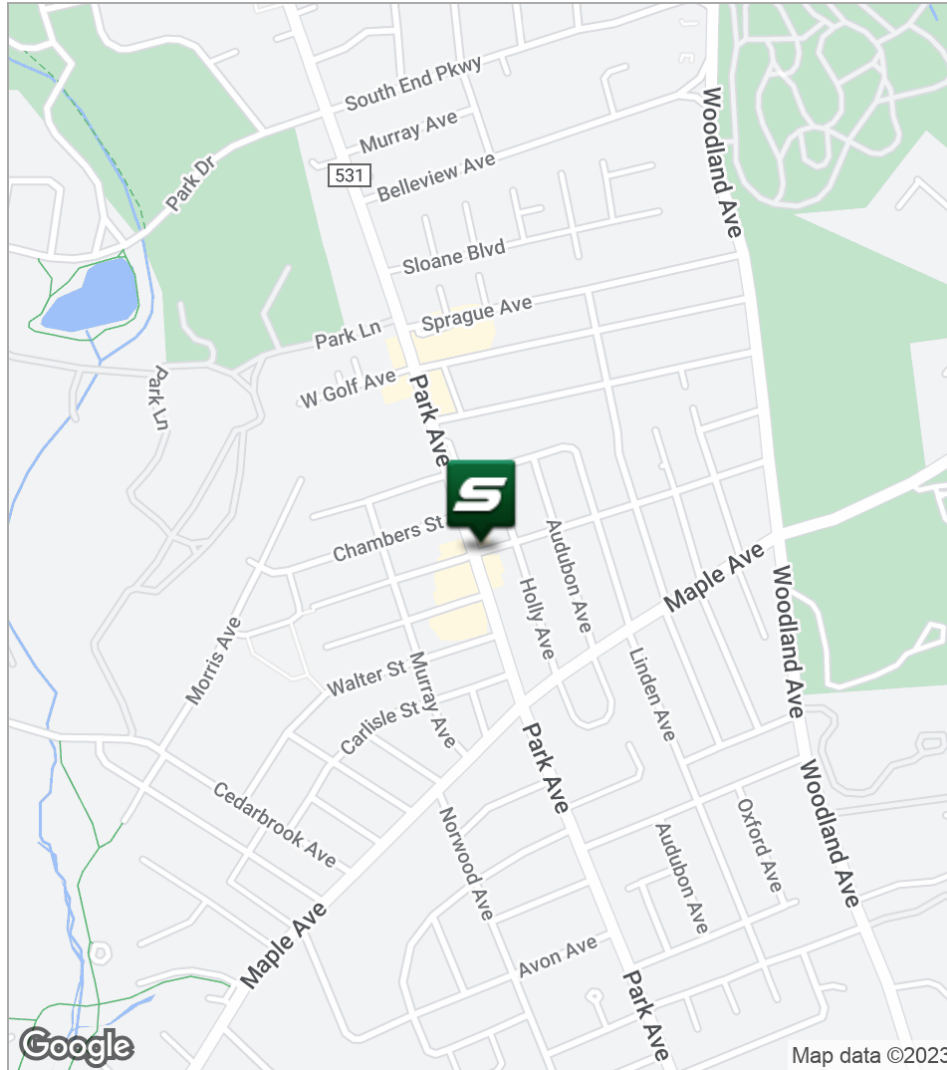


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | OFFICE

1907 PARK AVENUE

1907 Park Avenue | South Plainfield, NJ 07080



FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

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

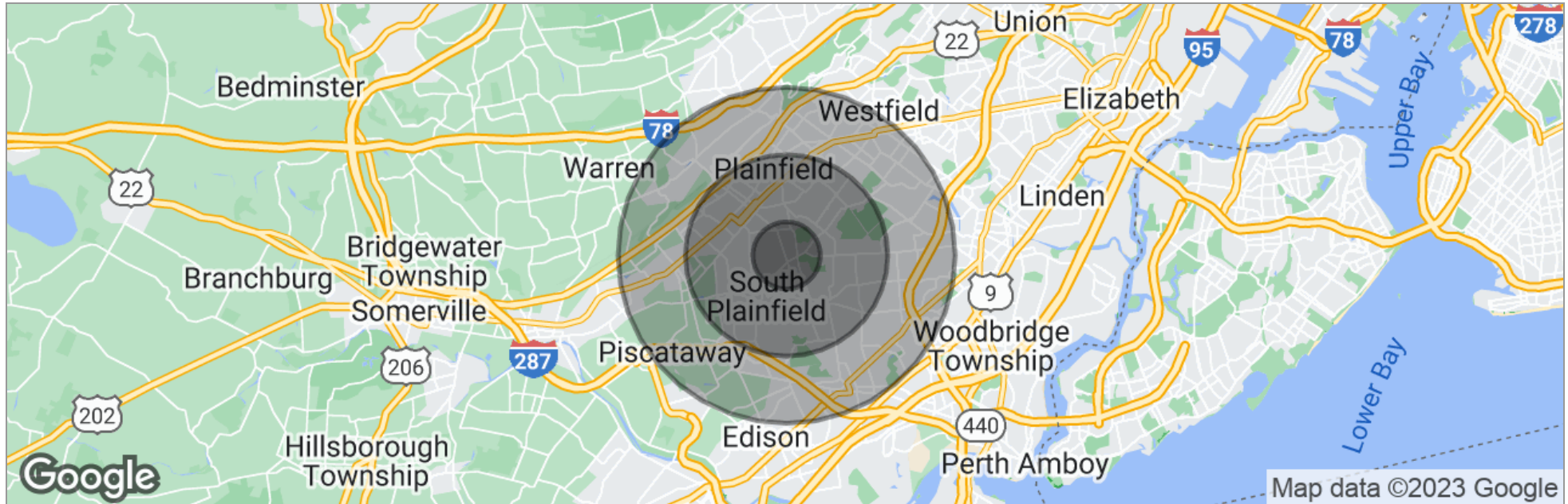


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | OFFICE

1907 PARK AVENUE

1907 Park Avenue | South Plainfield, NJ 07080



	1 Mile	3 Miles	5 Miles
Total Population	9,816	102,250	263,366
Population Density	3,125	3,616	3,353
Median Age	43.5	38.9	40.3
Median Age (Male)	42.8	38.6	39.4
Median Age (Female)	45.7	39.6	40.9
Total Households	3,554	34,984	92,954
# of Persons Per HH	2.8	2.9	2.8
Average HH Income	\$113,420	\$107,469	\$125,685
Average House Value	\$507,291	\$493,312	\$484,921

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

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



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE | OFFICE

1907 PARK AVENUE

1907 Park Avenue | South Plainfield, NJ 07080



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.

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

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

