

FOR SALE | HOSPITALITY

FAIRBRIDGE HOTEL & CONFERENCE CENTER



195 Davidson Ave | Somerset, NJ 08873



PROPERTY SUMMARY

Sale Price:	\$4,500,000
Lot Size:	± 9.35 Acres
Building Size:	± 59,394 SF
Zoning:	CB
Cross Streets:	Grant Street

PROPERTY OVERVIEW

Fairbridge Hotel & Conference Center for Sale subject to long term ground lease

LOCATION OVERVIEW

Conveniently located directly off of I-287, near the Palace banquet hall and Somerset Corporate Business Park and 5 miles from Rutgers University and all the businesses and attractions of downtown New Brunswick,

PROPERTY HIGHLIGHTS

- 4 stories
- 284 beautifully appointed guest rooms
- 7,000 square feet of flexible banquet/meeting space – with a total capacity of up to 400 people and the latest in technology
- 14 flat screen high definition televisions
- Amenities include complimentary high-speed wireless internet, business center, gift shop, outdoor swimming pool, state-of-the-art fitness center and guest laundry
- Leasehold interest for sale only
- Lease term with options expires 2080

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com
Suzanne Crosby | P: 732.283.9000 X4715 | C: 732.861.1390 | crosby@sitarcompany.com

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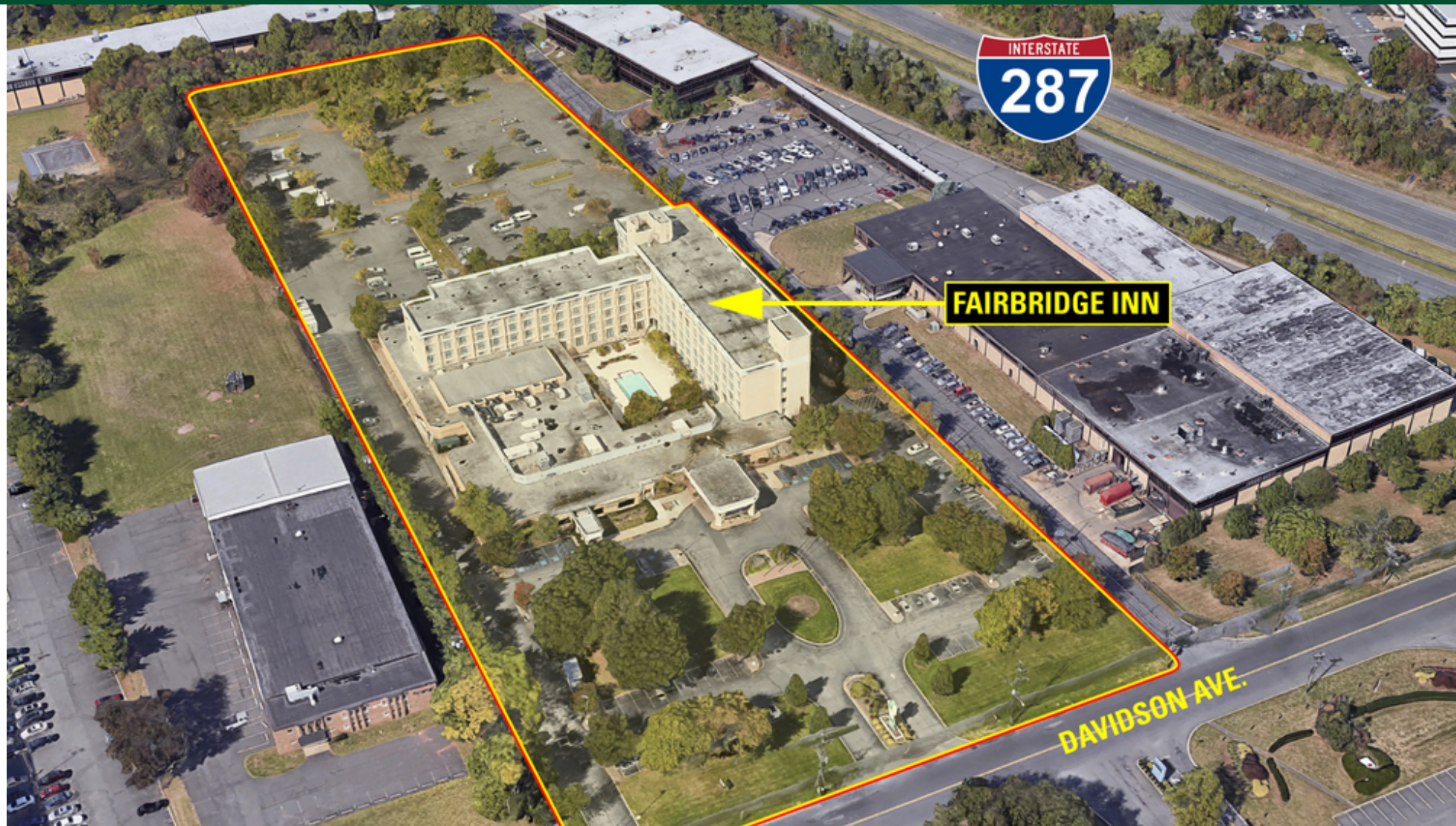
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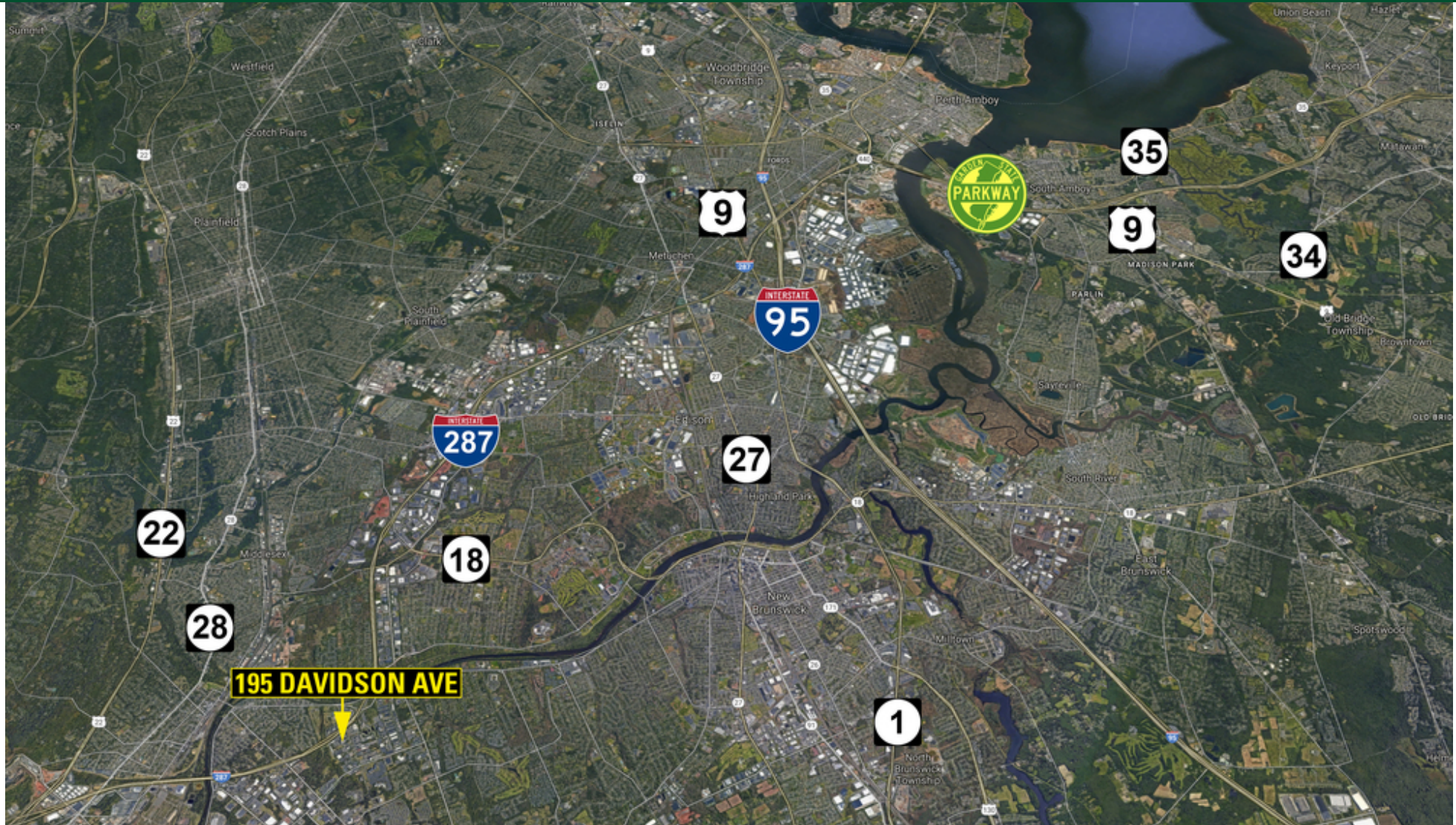
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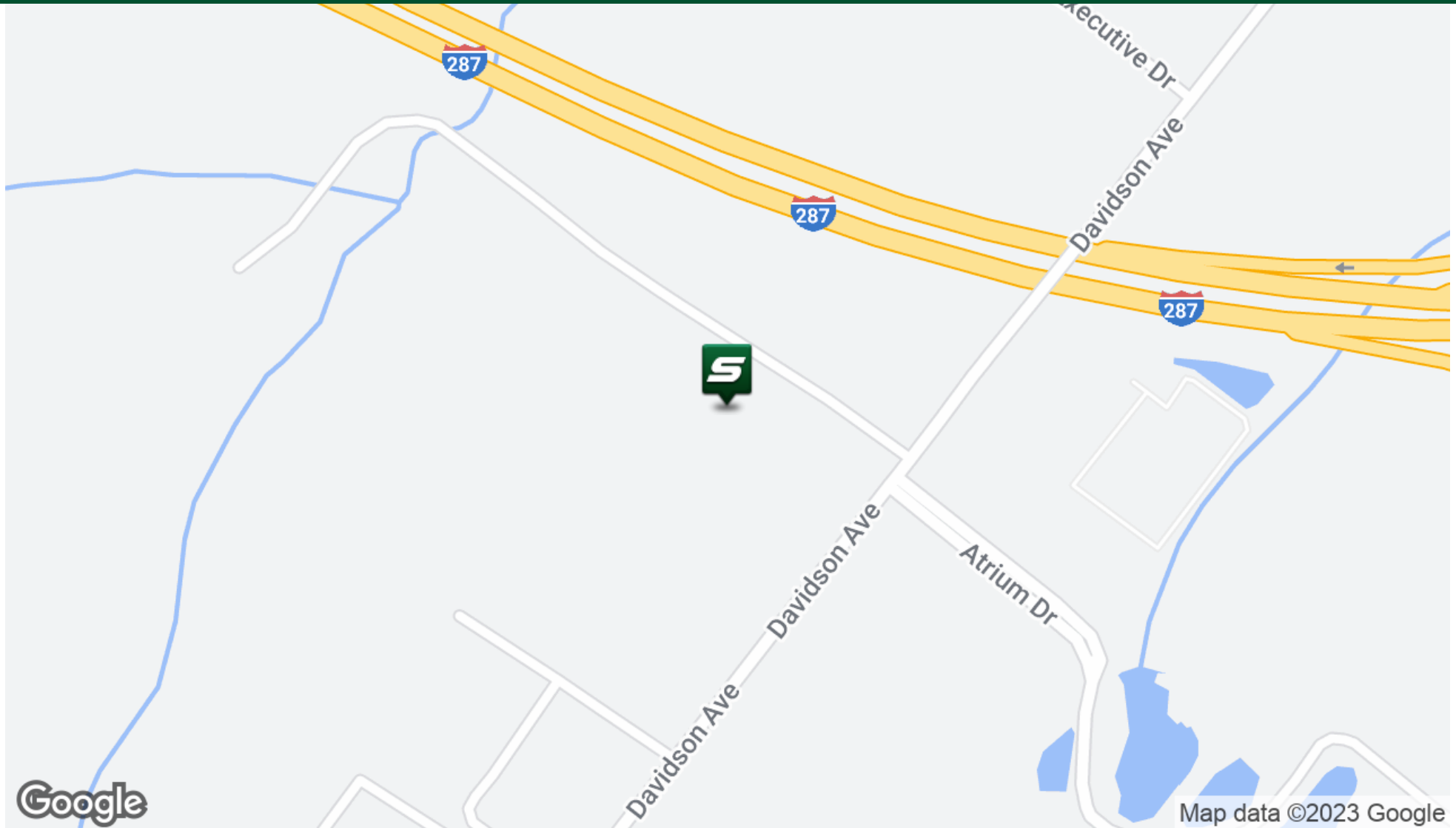
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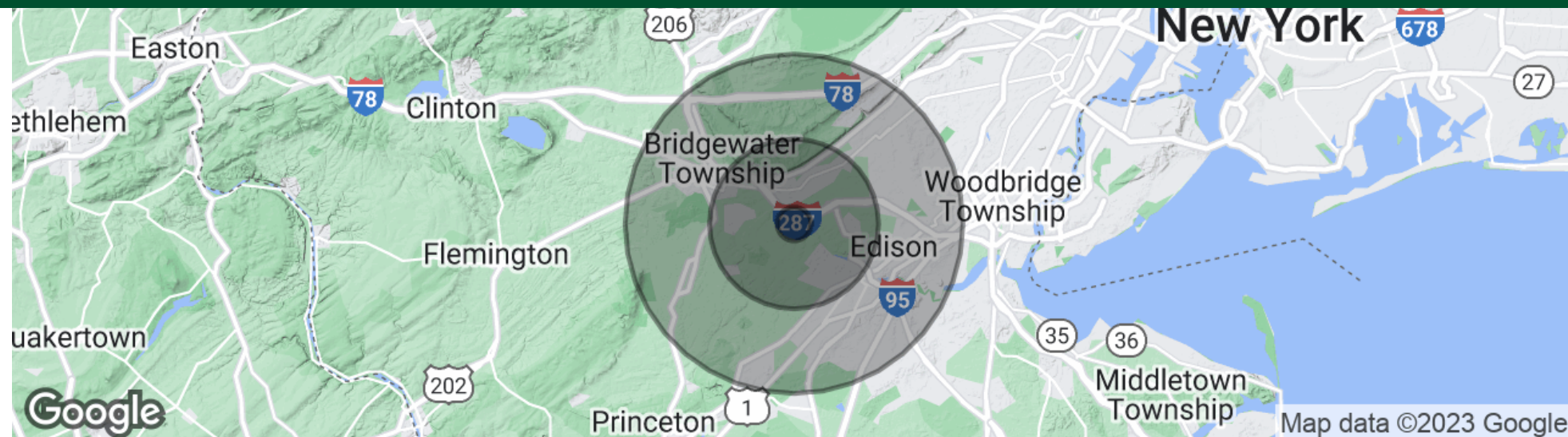
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,775	161,378	721,602
Median age	45.2	38.7	36.3
Median age (Male)	44.0	37.2	35.1
Median age (Female)	46.1	39.9	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,940	56,967	243,403
# of persons per HH	2.5	2.8	3.0
Average HH income	\$99,629	\$99,720	\$101,542
Average house value	\$427,561	\$404,844	\$419,997

* 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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