

412 E. Bay Avenue Manahawkin, New Jersey



INVESTMENT PROPERTY FOR SALE

PROPERTY SPECS:

Property Type:	Retail
Total Building Size:	1,260 SF
Sale Price:	\$465,000 (7% cap rate)
Net Operating Income (NOI):	\$32,710
Taxes:	\$6,397
Land Area:	.37 acres (147 x 110)
Parking:	12 cars
Utilities:	Gas
Zoning:	MU (Mixed Use Zone)
Water/Sewer:	City
Roof Age:	2018
Traffic Count:	11,262 cars daily

Comments: Fully leased single tenant investment building for sale. Tenant has 4+ years left on initial lease with an option in place. Building fully renovated in 2018.

For more information, please contact:

Brian Wilson, SIOR
bwilson@resource-realty.com

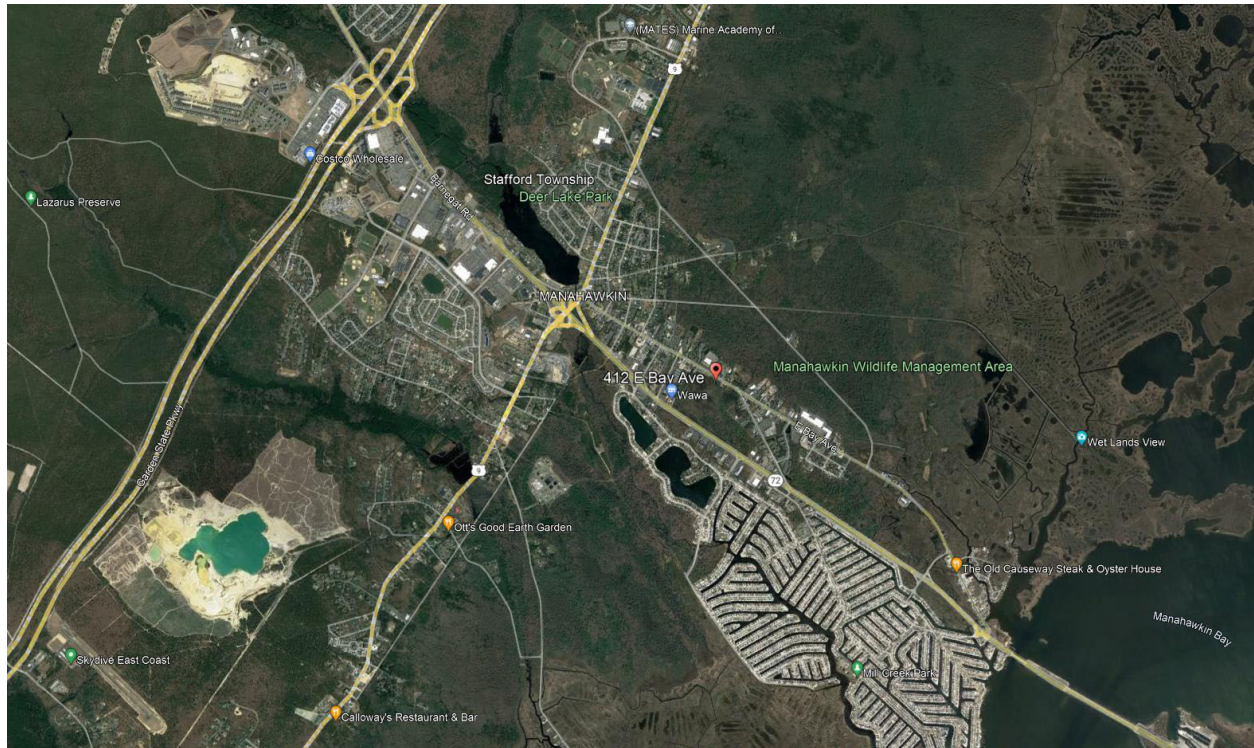
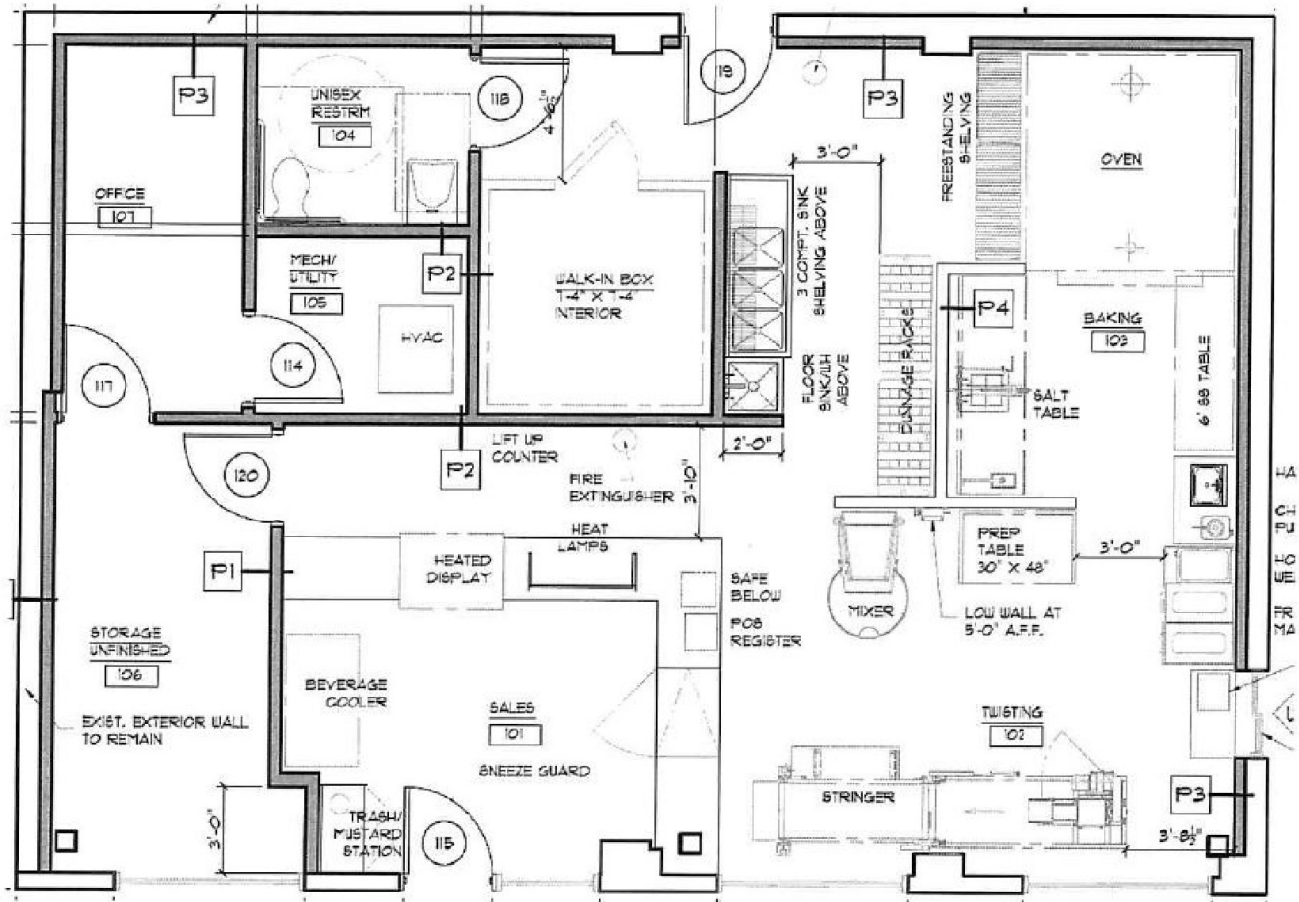
973-299-0900

Exclusive Leasing Agent:



Resource Realty
Corporate Real Estate Services

www.resource-realty.com



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