

Commercial Agent Complete Report



MLS#:	4025171	Section:	Kuker Building	LP:	\$1,450,000 / PSqFt:\$1.00
Status:	Active		Office	OLP:	\$1,450,000
ZIP:	08823-1243*	ZN:	Retail	SP:	
RZIP:	08823			SpSqf:	\$0.00
Block:	48*	BSqFt:	8320	FSOL:	S
Lot:	3*	ASqF:	8320	LD:	05/04/2026
Suite #:	all	OSqFt:	8320	XD:	10/31/2026
Bldg #:		Acres:	0.80*	FSD:	
#Units:	8	LtSz:	210X166.5	UCD:	
#Apts:			AVG.*	AntCd:	
TFB:		CLR:		CD:	
#1Br:		ZnCpl:	Yes	ADM:	1
#3Br:		GSMLS.com:	Yes	DOM:	1
YB/Desc/Ren:	1987 / Approximate /	THB:		OCD:	
Type:	Office/Retail	#2Br:		SDA:	
		#4Br:			

Directions: **Route 27 1000 feet south of Finnegans Lane.**Remarks: **Fully Occupied Commercial Building. Highway location. First Floor: 3 Commercial/Retail Units. Second Floor: 4 Office Units. Real Estate Office (Business not for sale): 2 Stories - 6 Rooms - All Separate HVAC. CAM includes water & sewer except for real estate office. Lots of parking!**

GENERAL INFORMATION

#Lav: 6	MaxHt: 7	Bay: 0	Ceil: 8	#Docks: 0
			#Strs: 2	TPrk: 38
Bsmt: Yes/Full			Locat: Highway Location	
Const: Wood			Parking: Hard Surface, Parking Lot-Exclusive	
DocSav: Building Plans, Leases			Roof: Asphalt Shingle	
Equip: Restrooms - Private, Restrooms - Public, Sign - Building, Sign - Freestanding, Smoke Detector			Salinc: Building & Land	
Exter: Vinyl Siding				
Floor: Carpeting, Laminate, Wood				

UTILITIES

Heat: 4+ Units	Sewer: Public Sewer
Cool: 4+ Units, Central Air	Utilities: See Remarks
Fuel: Gas-Natural	Water: Public Water

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$19,117* / 2025*	TaxRt: 1.678* / 2025	BldAsmt: \$387,000*	LndAsmt: \$720,000*	TotAsmt: \$1,107,000*
GOI: \$139,584	TOE: \$	NOI:	UtilPay: Tenant	MFE:
CapRt:	CAM:	FarmAsm:	OTP: Fee Simple	Easement: Unknown /

Seller's Lender Approval Required (for example, Short Sale): **No**

LEASE INFORMATION

Tenant Pays: **Electric, Heat, Maintenance-Common Area**

SHOWING INFORMATION

Owner: Peter Kuker Real Estate Inc*	Posses: Closing
Instr: Please show during office hours with 24 hours notice. Call	
Showingtime to arrange viewings.	Sign No
Show: See Showing Instructions	

LISTING OFFICE INFORMATION

ListOff: KUKER & KESSLER REAL ESTATE (0129)	Ph: 732-297-8282	Email: jonkess34@gmail.com
ListAgt1: JONATHAN KESSLER (212217)	Ph: 732-672-4699	Fax: 732-297-8267
LType: Exclusive Right to Sell	BREL: Seller Agent	