



**\*\*NEW NOI\*\***

**49 W. Somerset St**  
**Raritan, New Jersey**



**11-13-15 Knopf St.**  
**Manville, New Jersey**

For further information  
please contact Exclusive Broker:

90 Woodbridge Center Drive, Suite 160  
Woodbridge, NJ 07095

732 985 3000 | [naidb.com](http://naidb.com)

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49 W. Somerset St  
Raritan, New Jersey



This two-story mixed-use property is located along Raritan's main street in the heart of downtown Raritan, just 4 blocks from Raritan Train Station. Current layout features  $\pm 3,700$  sq. ft. of retail space on the first floor and a six room boarding house on the second floor. Ample parking is available along Somerset Street as well as a paved parking lot in the rear of property. The property is situated on .14 acres.

**Zoned B-1 (Central Business District)**    **Real Estate Taxes \$13,000.00**    **Current NOI \$62,555.00**

Raritan is beginning to transition to a transit-oriented commuter hub. Several new apartment complexes have recently been constructed in Raritan, including Crossings at Raritan Station and Lena Apartments. Both are a short walk from downtown Raritan and the Raritan Train Station. Somerset Street is Raritan's central avenue – a downtown area with local restaurants, retail shopping and services, a public library and post office, interspersed with residences and a few office buildings nearby. The NJ Transit train station is only a few blocks from Somerset Street and an easy walk from any neighborhood (a mile or less).



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This fully rented eight unit apartment building is comprised of two (2) two (2) bedroom units and six (6) one (1) bedroom units. Situated on .23 acres, ample onsite parking is available. The property is within walking distance to shopping and restaurants and local area schools. NJ Transit buses are less than .5 miles away and the property is equidistant to Somerville Rail Station (2.6 miles) and Bridgewater Rail Station (2.8 miles).

Manville is well-known for its walkable downtown area filled with dining options and retail shops and services, as well as large parks like Lincoln Park where residents can enjoy tennis courts, baseball fields, and picnic pavilions.

**Zoned** C-Commercial/Townhouse    **Real Estate Taxes** \$23,020.00    **Current NOI** \$96,590.00



## 49 W. Somerset Street, Raritan AREA DEMOGRAPHICS

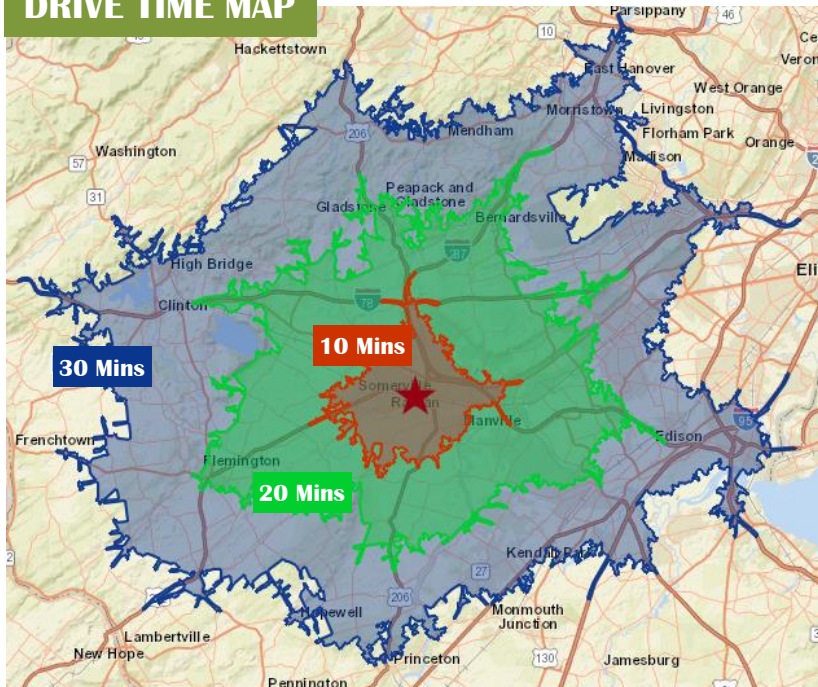


<b>1 Mile</b>	10,697	4,196	\$110,232
<b>3 Miles</b>	58,866	22,134	\$132,243
<b>5 Miles</b>	125,053	46,612	\$142,321

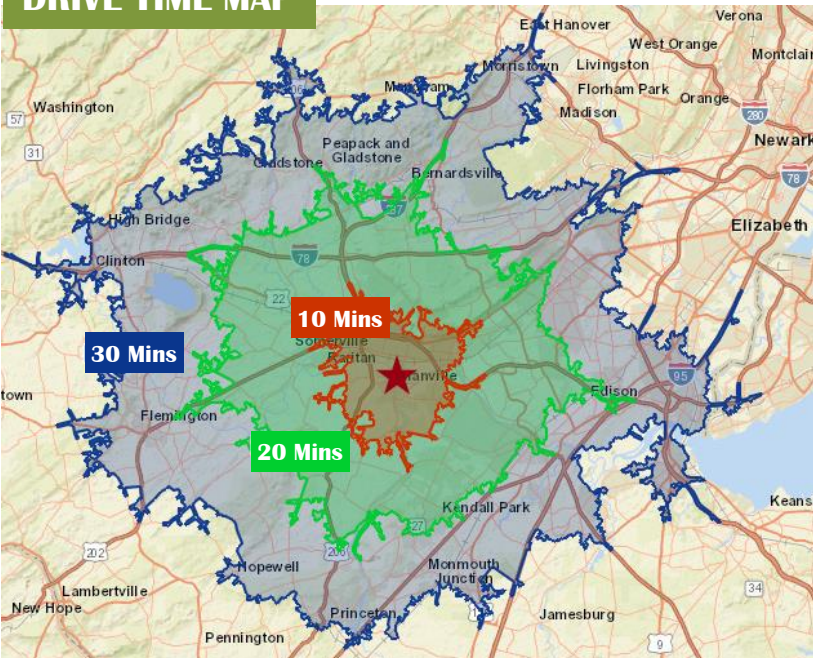
**12,904 VPD**



### DRIVE TIME MAP



### DRIVE TIME MAP



## 11-13-15 Knopf Street, Manville AREA DEMOGRAPHICS



<b>1 Mile</b>	9,151	3,477	\$92,344
<b>3 Miles</b>	56,205	21,607	\$112,133
<b>5 Miles</b>	151,057	54,560	\$133,549

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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