



## Offering Memorandum

501-513 North Avenue

DUNELLEN, NJ 08812

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Exclusive Broker

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Brokerage, Inc.

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## Listing Details

**Building Size:** +/-9,000

**Sale Price:** Call for pricing

**Location:** Downtown Dunellen, at corner of North Avenue and Bound Brook Road

## Exceptional Investment Opportunity!

This single story building is a rare find in the heart of Dunellen. Featuring three units and situated on a triangular property. This property offers both strong current cash flow and excellent value-add potential for redevelopment.

## Property Details:

(3) Three tenants total

(2) Two automotive repair shops (1) One party planning tenant

Separate Utilities. Tenants cover their own costs, minimizing owner expenses.

Separate parcel across the street for parking or development.

Block 65 Lot 1 - +/- 9,000 SF building - 189x101 triangular

Block 50 Lot 2 - Land - Parking - 167x121

Seller remediated property in 2023; no contamination at this time.

## Why Invest?

Upside Potential

High Demand Location - Dunellen is going through a revitalization property designated in transit village area.

## Location Perks:

Walking distance to Dunellen NJ Transit Train Station.

Convenient access to public transportation, highways, shopping, and dining.

Train rides from Downtown Newark & NYC – Ideal for commuters.

## Seize This Investment Opportunity!

Whether you're looking for steady rental income or a value-add property, 501-513 North Avenue offers a buyer a great opportunity.

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## Exterior



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## Financial Information

- Tenant:**
- Set the Stage
  - +/- 3,800 SF
  - Been a tenant for over one year
  - Separately metered for utilities
  - Rent income - please inquire with broker

- Tenant:**
- European Auto Repair
  - +/- 4,000 SF
  - Been a tenant for over seven years
  - Separately metered for utilities
  - Rent income - please inquire with broker

- Tenant:**
- Melo's Automotive Repair
  - +/- 1,300 SF
  - Been a tenant for over three years
  - Separately metered for utilities
  - Rent income - please inquire with broker

- Taxes:**
- Block 65 Lot 1: +/- \$16,995 annually
  - Block 50 Lot 2: +/- \$7,330 annually

- Annual Expenses:**
- Taxes: \$24,325
  - Insurance: \$8,400
  - Sewer: \$600
  - Water: \$480

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## Key Facts

