

1130 Route 202 Raritan NJ 08869

Somerset County

EXCLUSIVE FOR SALE

1,600 SF OFFICE CONDO



PROPERTY DESCRIPTION

1,600 SF fully renovated second floor office condo featuring custom millwork throughout, an inviting reception area, floor to ceiling glass enclosed conference room, private office, spacious bullpen/work area and kitchenette. Can be combined with adjoining unit currently for sale for a total of 3,200 SF

OFFERING SUMMARY

Price for Sale:	\$249,000.
Building size:	6,400 SF
Taxes:	\$7,209. (2025)
Block, Lots:	Blk: 2 Lot: 23
Parking:	Blacktop, Common
Zoning:	P-1-Office Building District

PROPERTY HIGHLIGHTS

- **Located on Route 202 with high visibility and traffic exposure.**
- **Minutes to Routes 22, 287 & 78.**
- **Convenient to NJ Transit rail service (Raritan/Somerville stations)**
- **Ample on-site parking**

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	5,589	24,469	47,262
Median Age:	38.5	41.8	42.9
Total Population	13,308	65,638	128,056
Average HH Income	103,793	136,492	146,707

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