

## Office/Shop/Yard Space

# 9,720 SF Building FOR SALE



## Description

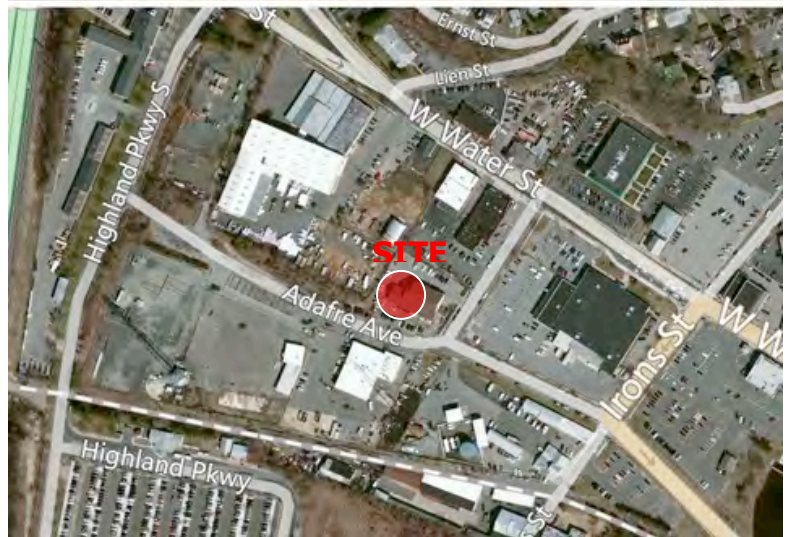
Former Corporate Offices for United Water of Toms River Inc. The highest and best use for the property after Hurricane Sandy would be to complete renovations of the lower level of the existing building to retain the existing offices as located on the upper level of this # 2 Story Commercial building located ¼ mile from the Garden State Parkway close to Downtown Toms River, and to renovate the grade level space to be “shop space” and additional storage for a “new use” something geared toward the “trades”, ie: HVAC company, Electrician, Contractor, Etc. The building is equipped with all IT equipment, Computer lines, T-1 Phone lines, etc. all in place. The subject property is located in a Redevelopment zone therefore the upside potential for future growth to increase equity. An ideal concept for this use should be divided as follows:

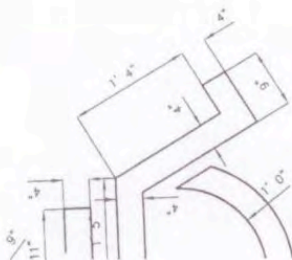
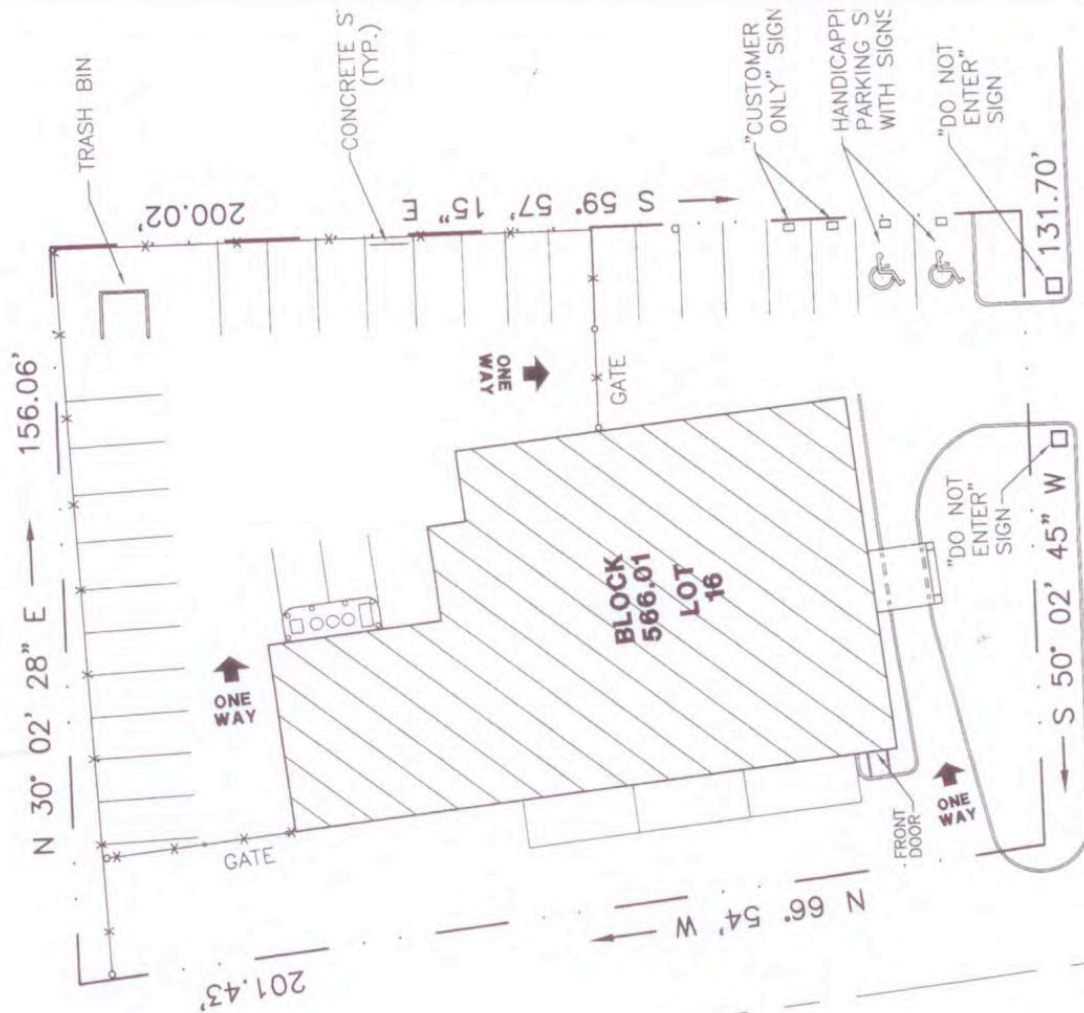
- Lower Level - Shop Space/Storage Area
- Upper Level - Finished Office
- Space/Conference Room
- Yard Space - Fenced

**15 Adafre Ave • Toms River, NJ 08753**

## Description

- Price to Sell: \$590,000.00 “AS IS”; Reduced Assessed at \$ 834,000.00
- Property Size: (364.78' ft. x 158.31' +/-) (.662) +/-
- Acres “Fenced” w/ locked gates
- New Addition: Added to original building in 1985 creating office space
- SHOP: The shop space has a 1,000 lb overhead crane
- OH DOORS: The shop space consists of # 3 overhead doors – two OH doors on south side of building first is 12' x 14' & second is 11' x 12' wide +/-; third OH Door on the north side is 12' ft. x 11' ft.
- Zoning: (VB)-Village Business Zone
- Real Estate Tax: \$ 18,000.00 per year +/- 2013





**PARKING SYMBOL**  
SCALE