

	Address	City	Property Info	Sale Info
1	1206 Saint Georges Ave	Avenel	2,745 SF Class C Office Building	Sale Price: \$399,000

	Address	City	Property Info	Sale Info
2	786 King Georges Post Rd	Fords	4,400 SF Class B Office Building	Sale Price: \$849,000

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	Address	City	Property Info	Sale Info
3	1430 Oak Tree Rd	Iselin	4,000 SF Class C Office Building	Sale Price: \$2,700,000

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Sort By: City = Woodbridge

	Address	City	Property Info	Sale Info
4	329 Amboy Ave	Woodbridge	5,000 SF Class B Office Building	Sale Price: \$1,300,000
5	676 Amboy Ave	Woodbridge	6,500 SF Class C Office Building	Sale Price: \$500,000
6	67 Green St	Woodbridge	1,344 SF Class C Office Building	Sale Price: \$580,000
7	123 Green St	Woodbridge	3,800 SF Class C Office Building	Sale Price: \$899,000
8	195 Main St	Woodbridge	4,218 SF Class B Office Building	Sale Price: \$1,500,000
9	1000 Woodbridge Center Dr	Woodbridge	31,437 SF Class B Office Building	Sale Price: \$4,999,999

1 329 Amboy Ave

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
5,000 SF Class B Medical Building Renovated in 2019 Built in 1960
Property is for sale at \$1,300,000 (\$260.00/SF)

Investment Information

Sale Price: \$1,300,000
Price/SF: \$260.00
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Investment Or Owner User

Days On Market: 42

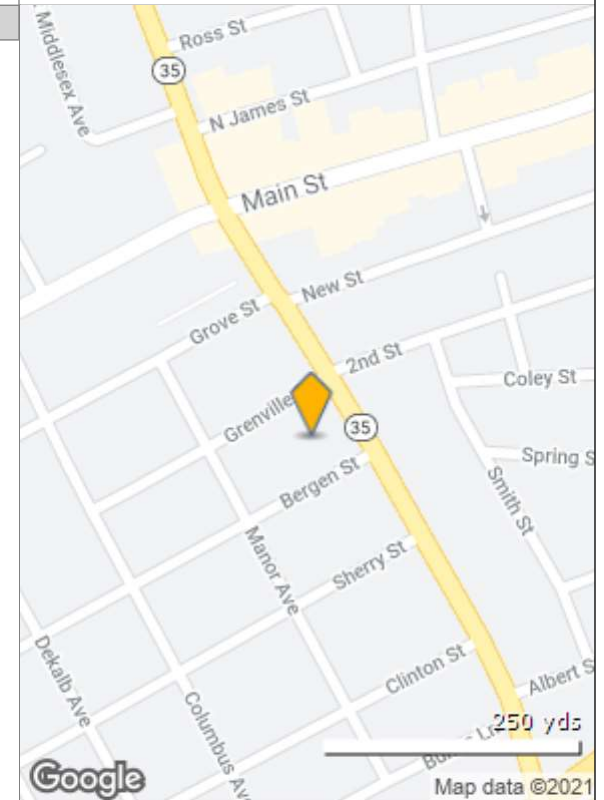


Office Information

Bldg Type: Office	Bldg Status: Built 1960, Renov Nov 2019	RBA: 5,000 SF
Class: B	% Leased: 0.0%	Stories: 1
Total Avail: 5,000 SF	Elevators: -	Land Area: -
Bldg Vacant: 5,000 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 2,900 SF	Zoning: MEDICAL AND	Owner Occupied: No
Building FAR: -	Tenancy: Multiple Tenant	

Parcel Number: 25-00272-0000-00006

Parking: 14 Surface Spaces are available; Ratio of 4.83/1,000 SF



2 676 Amboy Ave

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
6,500 SF Class C Medical Building Built in 1964
Property is for sale at \$500,000 (\$76.92/SF)

Investment Information

Sale Price: \$500,000
Price/SF: \$76.92
Cap Rate: -

Sale Status: Active
Sale Conditions: Business Value Included
Sale Type: Owner User

Days On Market: 77



Investment Notes

Dental & Maxillofacial Surgery Practice For Sale. Fantastic opportunity for new/ experienced dentists to jump into a well-established practice and take the lead. Lots of room for growth located in a prominent professional medical building in a highly desirable region of Middlesex County. The practice is on the main road in an area with dense residential suburbs nearby. This Profitable, large detailed client base Established 40 years of turn-key operation practice with low overhead and consistent income during great recession and pandemic has it all.

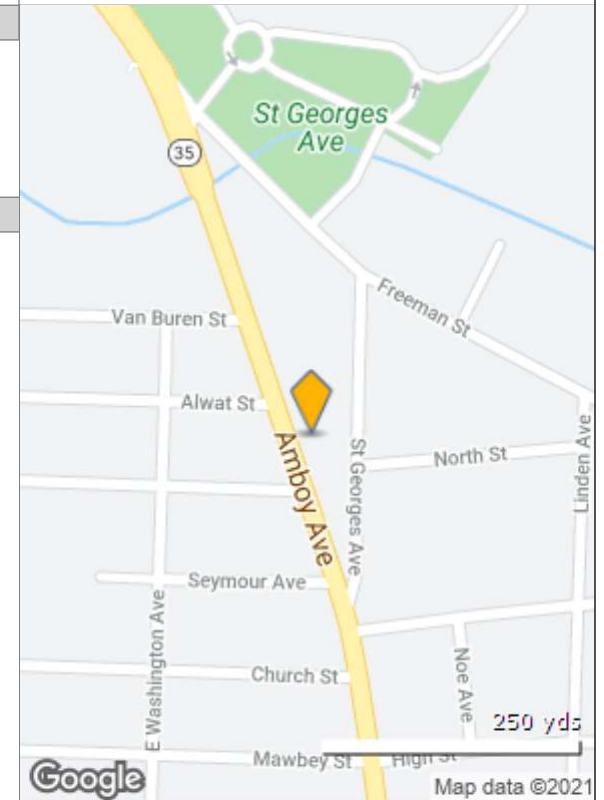
Office Information

Bldg Type: Office	Bldg Status: Built 1964	RBA: 6,500 SF
Class: C	% Leased: 69.2%	Stories: 1
Total Avail: 2,000 SF	Elevators: -	Land Area: 0.62 AC
Bldg Vacant: 2,000 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 6,500 SF	Zoning: R-6	Owner Occupied: No
Building FAR: 0.24	Tenancy: Multiple Tenant	

Parcel Number: 25-00406-27-00017

Parking: 30 Surface Spaces are available; Ratio of 4.61/1,000 SF

Amenities: Signage



3 67 Green St

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
1,344 SF Class C Medical Building Built in 1825
Property is for sale at \$580,000 (\$431.55/SF)

Investment Information

Sale Price: \$580,000
Price/SF: \$431.55
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Owner User

Days On Market: 27

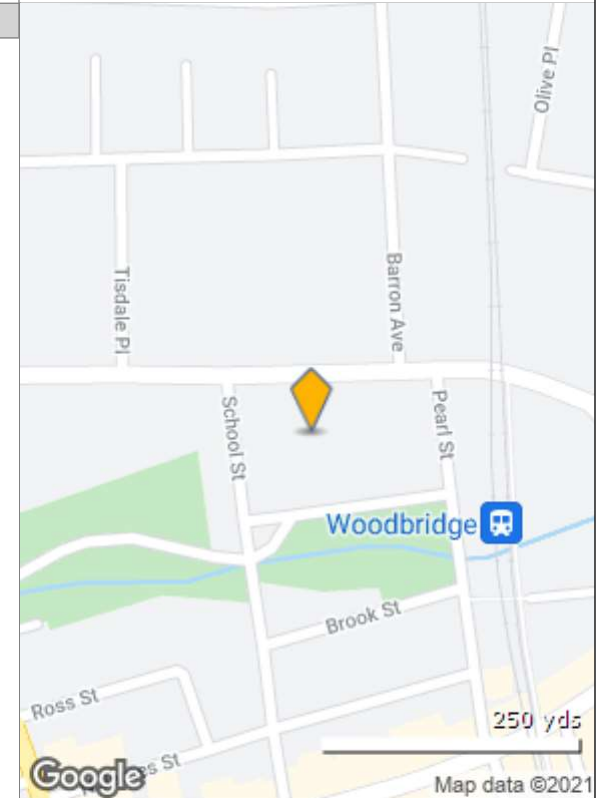


Office Information

Bldg Type: Office	Bldg Status: Built 1825	RBA: 1,344 SF
Class: C	% Leased: 0.0%	Stories: 2
Total Avail: 1,344 SF	Elevators: -	Land Area: 0.23 AC
Bldg Vacant: 1,344 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 763 SF	Zoning: R-6	Owner Occupied: No
Building FAR: 0.13	Tenancy: Single Tenant	

Parcel Number: 25-00549-0000-00008

Parking: 8 Surface Spaces are available; Ratio of 5.95/1,000 SF



4 123 Green St

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
3,800 SF Class C Office Building Built in 1877
Property is for sale at \$899,000 (\$236.58/SF)

Investment Information

Sale Price: \$899,000
Price/SF: \$236.58
Cap Rate: -

Sale Status: Under Contract
Sale Conditions: -
Sale Type: Investment

Days On Market: 237

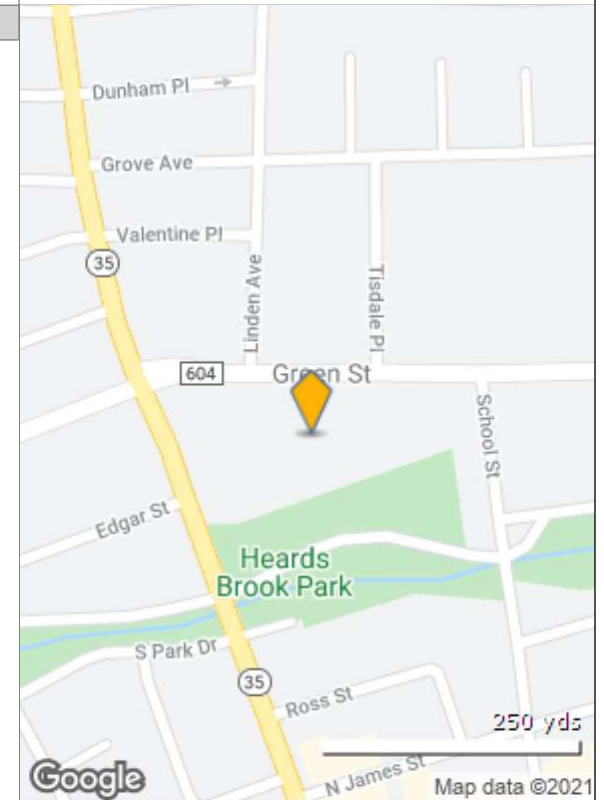


Office Information

Bldg Type: Office	Bldg Status: Built 1877	RBA: 3,800 SF
Class: C	% Leased: 100.0%	Stories: 2
Total Avail: 400 SF	Elevators: -	Land Area: 0.67 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: Other - Private
Typical Floor Size: 1,900 SF	Zoning: R-6	Owner Occupied: No
Building FAR: 0.13	Tenancy: Multiple Tenant	

Parcel Number: 25-00548-0000-00005

Parking: 15 free Surface Spaces are available; Ratio of 3.13/1,000 SF



5 786 King Georges Post Rd

Fords, NJ 08863 - North Edison/Woodbridge Submarket
4,400 SF Class B Office Building Built in 1977
Property is for sale at \$849,000 (\$192.95/SF)

Investment Information

Sale Price: \$849,000
Price/SF: \$192.95
Cap Rate: 8.61%

Sale Status: Under Contract
Sale Conditions: -
Sale Type: Investment

Days On Market: 772



Investment Notes

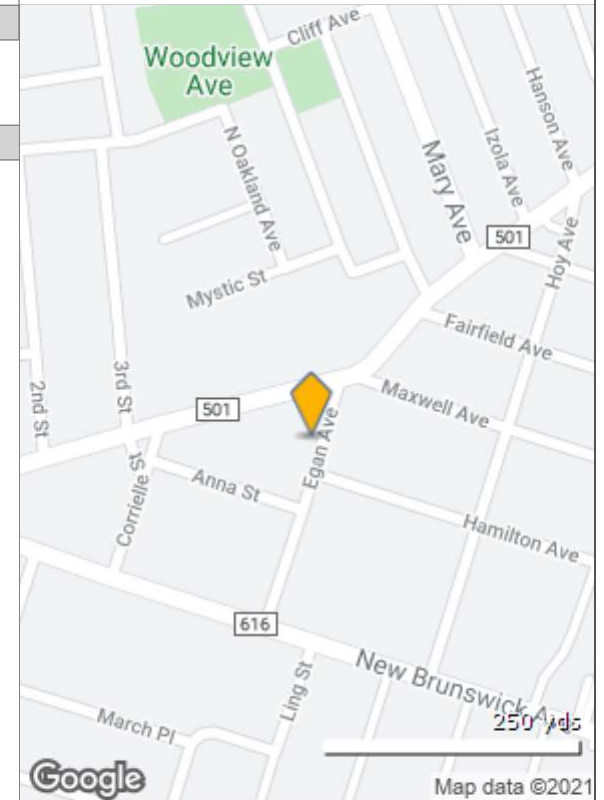
Great Investment Property. In the heart of Fords business district. Well maintained office building fully Leased. There is also a three Bed room house on the property included with the sale and the NOI

Office Information

Bldg Type: Office	Bldg Status: Built 1977	RBA: 4,400 SF
Class: B	% Leased: 63.6%	Stories: 2
Total Avail: 1,600 SF	Elevators: -	Land Area: 0.24 AC
Bldg Vacant: 1,600 SF	Core Factor: -	Owner Type: -
Typical Floor Size: 2,200 SF	Zoning: R-5	Owner Occupied: No
Building FAR: 0.42	Tenancy: Multiple Tenant	

Parcel Number: 25-00019-02-00054-01

Parking: 20 Surface Spaces are available; Ratio of 4.55/1,000 SF



6 195 Main St

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
4,218 SF Class B Office Building Built in 2020
Property is for sale at \$1,500,000 (\$355.62/SF)

Investment Information

Sale Price: \$1,500,000
Price/SF: \$355.62
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Investment Or Owner User

Days On Market: 65



Investment Notes

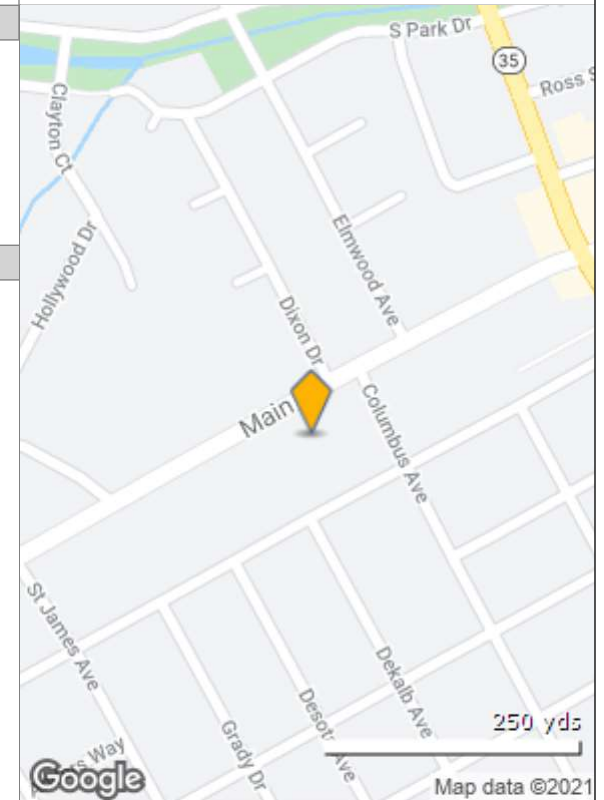
Brand New custom build mixed use building - 2 offices and 2 apartments - full basement
2 - 1 bedroom apartments
1 2 bedroom apartment
Two entrances - Front and Rear
Completed, January 2021
Yearly income \$104,000
Sprinkler system Central Air, FHA heat, multi zone

Office Information

Bldg Type: Office	Bldg Status: Built 2020	RBA: 4,218 SF
Class: B	% Leased: 100.0%	Stories: 2
Total Avail: 3,276 SF	Elevators: -	Land Area: 0.31 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: Corporate/User
Typical Floor Size: 4,218 SF	Zoning: -	Owner Occupied: -
Building FAR: 0.31	Tenancy: -	

Parcel Number: 25-00258-02-00017-02

Parking: Ratio of 0.00/1,000 SF



7 1430 Oak Tree Rd

Iselin, NJ 08830 - North Edison/Woodbridge Submarket
4,000 SF Class C Office Building Built in 1965
Property is for sale at \$2,700,000 (\$675.00/SF)

Investment Information

Sale Price: \$2,700,000
Price/SF: \$675.00
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Investment

Days On Market: 298



Investment Notes

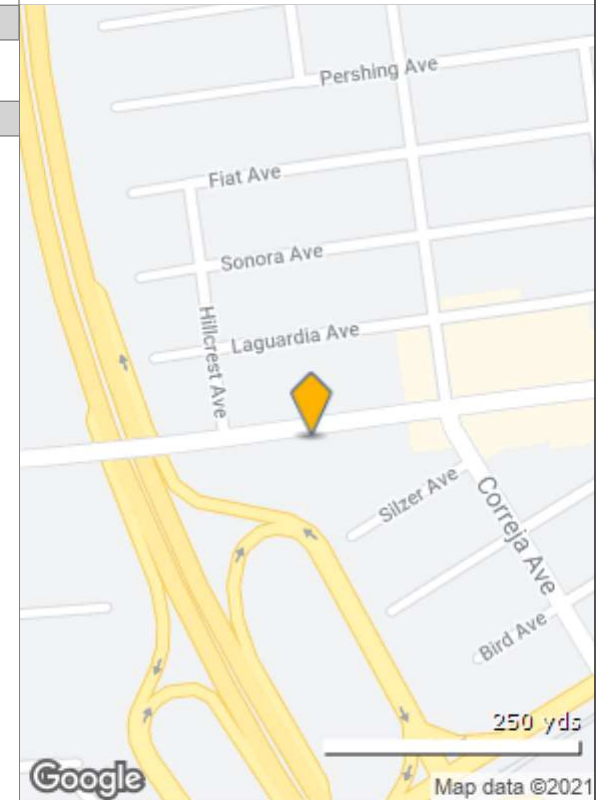
Office building conveniently located near Garden Stat Parkway.

Office Information

Bldg Type: Office	Bldg Status: Built 1965	RBA: 4,000 SF
Class: C	% Leased: 100.0%	Stories: 1
Total Avail: 0 SF	Elevators: -	Land Area: 0.36 AC
Bldg Vacant: 0 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 4,000 SF	Zoning: B-2	Owner Occupied: No
Building FAR: 0.26	Tenancy: Multiple Tenant	

Parcel Number: 25-00442-16-00011, 25-00442-16-00012

Parking: 25 Surface Spaces are available; Ratio of 3.75/1,000 SF



Avenel, NJ 07001 - North Edison/Woodbridge Submarket
 2,745 SF Class C Office Building Built in 1925
 Property is for sale at \$399,000 (\$145.36/SF)

Investment Information

Sale Price: \$399,000
 Price/SF: \$145.36
 Cap Rate: -

Sale Status: Active
 Sale Conditions: -
 Sale Type: Investment Or Owner User

Days On Market: 94



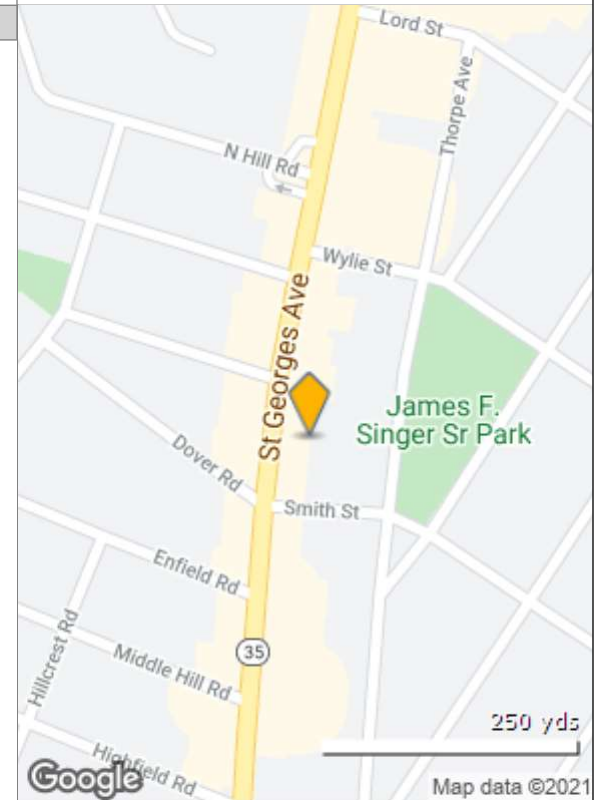
Office Information

Bldg Type: Office	Bldg Status: Built 1925	RBA: 2,745 SF
Class: C	% Leased: 8.9%	Stories: 2
Total Avail: 2,500 SF	Elevators: -	Land Area: 0.17 AC
Bldg Vacant: 2,500 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 900 SF	Zoning: B-3	Owner Occupied: No
Building FAR: 0.37	Tenancy: Multiple Tenant	

Parcel Number: 25-00832-0000-00016

Parking: 12 Surface Spaces are available; Ratio of 4.37/1,000 SF

Amenities: Signage



9 1000 Woodbridge Center Dr - Highview Plaza

Woodbridge Twp - Highview Plaza
 Woodbridge Twp - Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 31,437 SF Class B Office Building Built in 1984
 Property is for sale at \$4,999,999 (\$159.05/SF)



Investment Information

Sale Price: \$4,999,999
 Price/SF: \$159.05
 Cap Rate: -
 Sale Status: Active
 Sale Conditions: -
 Sale Type: Investment Or Owner User
 Days On Market: 384

Investment Notes

Umang Swali's real estate team exclusively presents the opportunity to acquire 1000 Woodbridge Center Drive, Woodbridge NJ. The 31,437 Square Foot Office Building is located in the robust Metropark submarket and will be delivered 61% occupied. Investors can take advantage of long term leases with built in rent increases, with potential to grow the asset's net income through a lease-up program. This is a great opportunity for a business operator who uses office space to own a long term legacy asset, while collecting rent from a great roster of tenants. The location is immersed in major arteries, such as US Highway 1, Garden State Parkway, New Jersey Turnpike, and Route 287. The site sits 8 minutes from Metropark (regional) train station, and 7 minutes from Woodbridge Train Station. Right out front of the building, it is connected to public bus transportation. An uber would cost approximately \$7 to either of the train stations nearby. From there, patrons can get to NYC in 41 minutes, or Philadelphia in 90 minutes. If on the Amtrak, a patron can get to NYC in 20 minutes, and Philadelphia in 60 minutes, or Washington DC in 3 hours. The Newark International Airport is a 20 minute drive. Nearby, the area has two of the largest shopping malls in New Jersey. Menlo Park Mall & Woodbridge Mall are within 4 minutes drive. This gives office patrons over

100 restaurants to lunch at along with hundreds of lifestyle oriented retail shops to visit. In addition, for corporate travelers, there are ample business hotels & lifestyle amenities nearby.

Bldg Type: Office	Bldg Status: Built 1984	RBA: 31,437 SF
Class: B	% Leased: 65.6%	Stories: 2
Total Avail: 19,570 SF	Elevators: 1	Land Area: 2.50 AC
Bldg Vacant: 10,815 SF	Core Factor: -	Owner Type: Individual
Typical Floor Size: 15,719 SF	Zoning: MF	Owner Occupied: No
Building FAR: 0.29	Tenancy: Multiple Tenant	

Parcel Number: 25-00297-0000-00001-02

Parking: 117 Surface Spaces are available; Ratio of 3.72/1,000 SF

