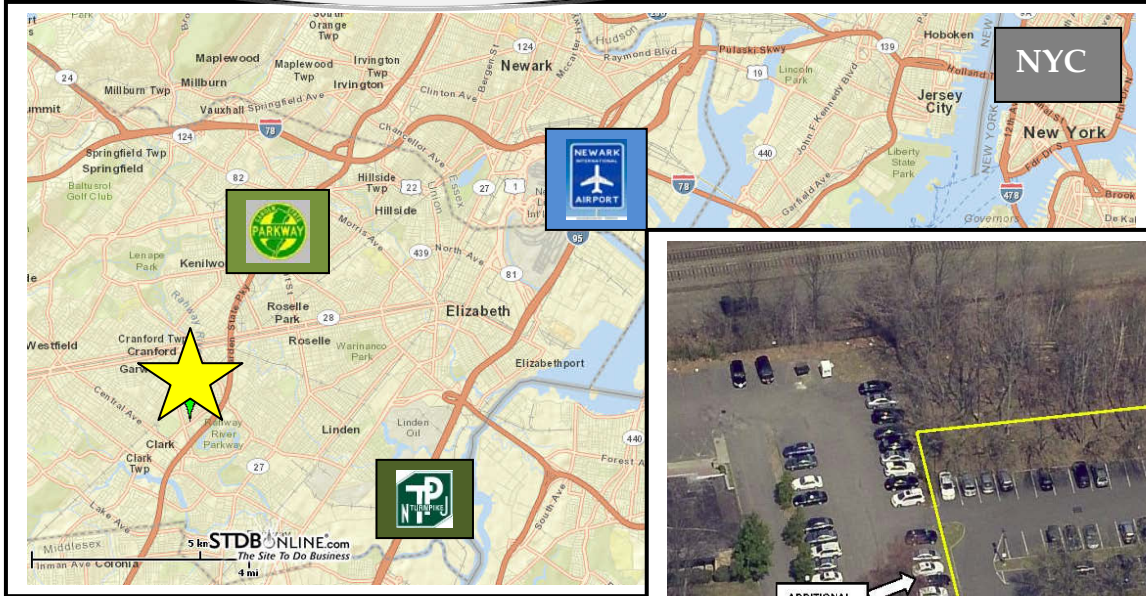


UNION COUNTY

EXCELLENT LOCATION/ NEAR GSP EXIT 137
IDEAL FOR USER/INVESTOR-EASILY DIVISIBLE
DIRECTLY NEXT DOOR TO NEW MULTI
MILLION DOLLAR DEVELOPMENT

FOR SALE OFFICE BUILDING 511 SOUTH AVENUE EAST, CRANFORD



EXCLUSIVE BROKERS



CONTACT:

IAN GRUSD CCIM SIOR

Principal

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C 732.763.6330

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Building Size	11,110 SF
Available space	11,110 SF
# Floors	Two (2)
Lot Size	.57 acres
Parking	25+-cars on site plus street
Zoning	O-2
Asking Sale Price	\$1,850,000
Real Estate Taxes	\$56,308 (2014-under appeal)

Location Close proximity to GS Parkway Exit 137 on well traveled road and 15 minutes to Airport. Easy access to downtown Cranford and train station.

Comments Rare opportunity to purchase an office building of this size in a prime, visible location.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.