

	Address	City	Property Info	Sale Info
1	955 Route 1 S	Avenel	3,700 SF Retail Building	Sale Price: \$550,000
2	1348-1352 St Georges Ave	Avenel	2,882 SF Retail Building	Sale Price: \$675,000

	Address	City	Property Info	Sale Info
3	526 Inman Ave	Colonia	3,040 SF Retail Building	Sale Price: \$725,000

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	Address	City	Property Info	Sale Info
4	361 New Brunswick Ave	Fords	10,000 SF Retail Building	Sale Price: \$1,495,000
5	485-491 New Brunswick Ave	Fords	3,398 SF Retail Building	Sale Price: \$550,000

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	Address	City	Property Info	Sale Info
6	891 Green St	Iselin	14,200 SF Retail Building	Sale Price: \$1,500,000
7	670 Us Highway 1 N	Iselin	7,200 SF Retail Building	Sale Price: an undisclosed price
8	780 US Highway 1 N	Iselin	6,400 SF Retail Building	Sale Price: an undisclosed price

Sort By: City = Woodbridge

	Address	City	Property Info	Sale Info
9	400 Green St	Woodbridge	12,130 SF Retail Building	Sale Price: \$1,300,000
10	96 Main St	Woodbridge	4,000 SF Retail Building	Sale Price: \$1,850,000
11	587 Main St	Woodbridge	6,000 SF Retail Building	Sale Price: \$3,450,000
12	800 Rahway Ave	Woodbridge	11,919 SF Retail Building	Sale Price: an undisclosed price
13	545 Route 9 N	Woodbridge	4,048 SF Retail Building	Sale Price: an undisclosed price

1 400 Green St

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
12,130 SF Retail Freestanding Building Built in 1940
Property is for sale at \$1,300,000 (\$107.17/SF)

Investment Information

Sale Price: \$1,300,000
Price/SF: \$107.17
Cap Rate: -

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

Days On Market: 1,218



Investment Notes

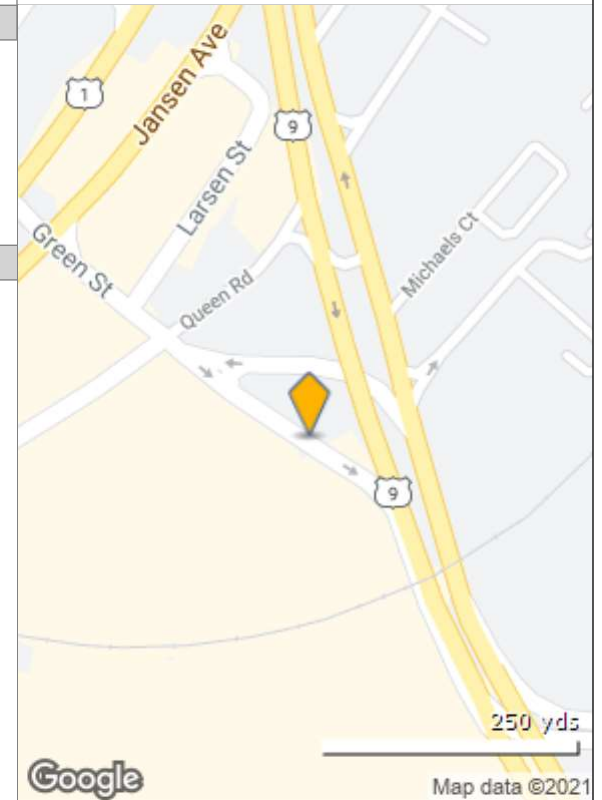
13' Clear Ceiling Heights
Gas Heat
60 car parking
2 overhead doors
1 truck dock
1.09 acres
B-3 Retail zoning

Center Information

Center Type: Freestanding	Center Size: 12,130 SF
Bldg Status: Built 1940	Zoning: B-3
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1.09 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 12,130 SF	
Bldg Vacant: 0 SF	
Owner Occupied: Yes	
Tenancy: Single Tenant	

Loading Docks: 1 ext Ceiling Height: 13'

Traffic Count: 27,000 cars per day on US Route 9
Parking: 60 Surface Spaces are available; Ratio of 4.95/1,000 SF
Parcel Number: 25-00404-281-00001-032



2 891 Green St - INDUS STAR AUTO

Iselin, NJ 08830 - North Edison/Woodbridge Submarket
14,200 SF Retail Auto Repair Building Built in 2005
Property is for sale at \$1,500,000 (\$105.63/SF)

Investment Information

Sale Price: \$1,500,000
Price/SF: \$105.63
Cap Rate: -

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

Days On Market: 6



Investment Notes

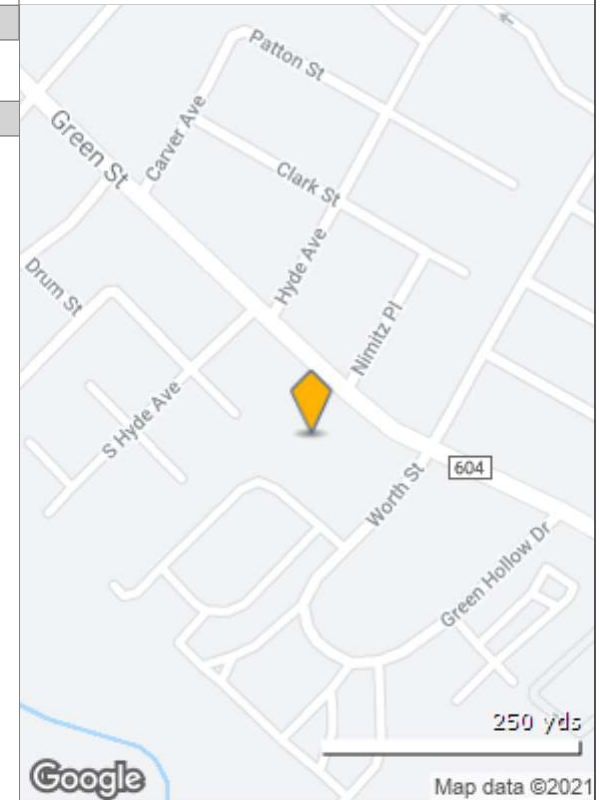
Flourishing running 5 bay auto repair business. Owner retiring.

Center Information

Center Type: Auto Repair	Center Size: 14,200 SF
Bldg Status: Built 2005	Zoning: R 6
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 0.33 AC
Stories: 1	Lot Dimensions: 121x118
Elevators: -	CAM: -
Total Avail: 14,200 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: - Ceiling Height: 15'

Street Frontage: 121 feet on Green St
Parking: 12 Surface Spaces are available; Ratio of 0.85/1,000 SF
Parcel Number: 25-00380-0000-00011



3 526 Inman Ave - Wells Fargo Bank NA

Colonia, NJ 07067 - North Edison/Woodbridge Submarket
3,040 SF Retail Bank Building Built in 1973
Property is for sale at \$725,000 (\$238.49/SF)

Investment Information

Sale Price: \$725,000
Price/SF: \$238.49
Cap Rate: -

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

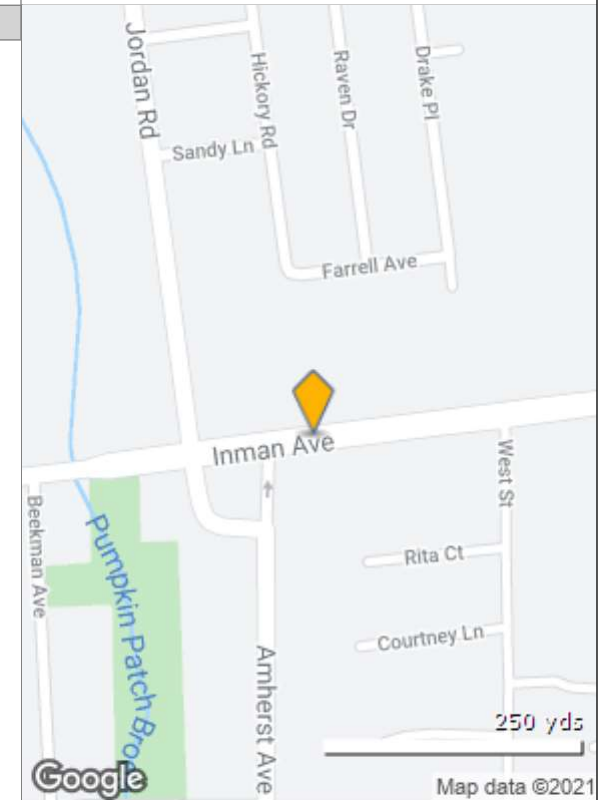
Days On Market: 91



Center Information

Center Type: Bank	Center Size: 3,040 SF
Bldg Status: Built 1973	Zoning: IAV
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: 1.29 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 3,040 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Parcel Number: 25-00509-01-00026



4 96 Main St

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 4,000 SF Retail Storefront Retail/Residential Building Built in 1903
 Property is for sale at \$1,850,000 (\$462.50/SF)

Investment Information

Sale Price: \$1,850,000
 Price/SF: \$462.50
 Cap Rate: 3.86%

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

Days On Market: 3,191



Investment Notes

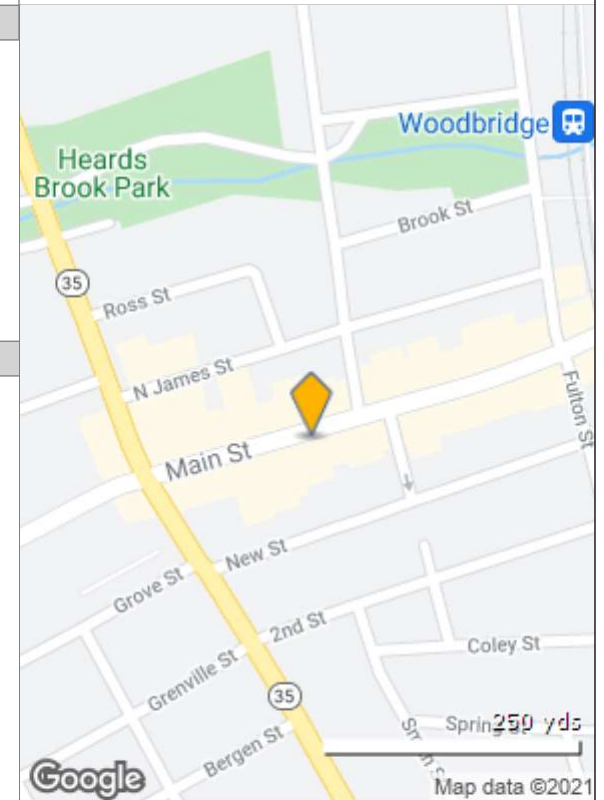
Great investment opportunity.

- Located on Main Street in the heart of busy downtown Woodbridge.
- Two (2) retail units approximately 900 SF each.
- Unit (1) is a Mexican Restaurant.
- Unit (2) is vacant and completely renovated-Owner may ease back if requested.
- Two three-bedroom apartments on second floor currently occupied.
- Ample parking in rear of building and on street.
- Building is gas heated and all units are separately metered.
- Close to trains, bus, GSP, NJTPK, all major highways, Woodbridge Center Mall, variety of shops and restaurants, Metro Park, churches, and many other amenities.
- Price is firm \$1,850,000

Center Information

Center Type: Storefront Retail/Residential	Center Size: 4,000 SF
Bldg Status: Built 1903	Zoning: B-2;
% Leased: 75.0%	Owner Type: Woodbridge
Rent/SF/Yr: For Sale	Land Area: 0.09 AC
Stories: 2	Lot Dimensions: 41x100
Elevators: -	CAM: -
Total Avail: 1,000 SF	
Bldg Vacant: 1,000 SF	
Owner Occupied: -	
Tenancy: -	

Parcel Number: 25-00544-0000-00093



5 587 Main St - Sovereign Bank

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 6,000 SF Retail Bank Building Built in 1980
 Property is for sale at \$3,450,000 (\$575.00/SF)

Investment Information

Sale Price: \$3,450,000
 Price/SF: \$575.00
 Cap Rate: -

Sale Status: Active
 Sale Conditions: Investment Triple Net
 Sale Type: Investment

Days On Market: 65



Investment Notes

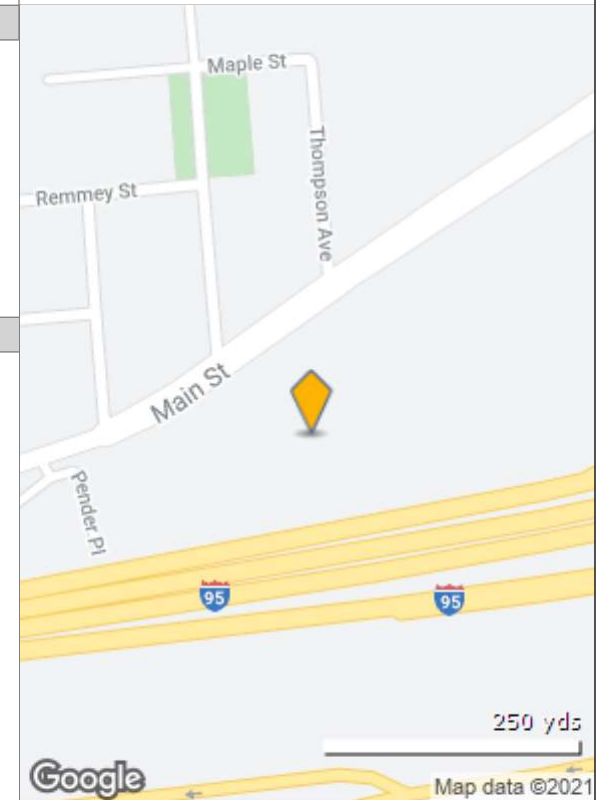
Jason Maier, NJ Lic #1537436

Stan Johnson Company is pleased to exclusively offer for sale the fee simple interest asset located at 587 Main Street in Woodbridge, New Jersey (the "Property"). The six remaining years of income are guaranteed by Santander Bank (NYSE: SAN) with Landlord responsibilities limited only to a one-time tenant-elected roof replacement of up to 60% of the total cost. The Property is situated on a 2.59-acre parcel, rare for a bank of its size, providing investors a unique value-add and future redevelopment opportunity. The Property boasts a close proximity to New York City and possesses a strategic location along the New Jersey Turnpike / I-95, connecting Philadelphia and New York City. This heavily trafficked route backs up to the Property, providing visibility from nearly 200,000 vehicles daily. In addition, the Property draws from the affluent, heavily populated suburb of Woodbridge, and the more than 330,000 local residents. Founded in 1902, Santander Bank (NYSE: SAN) is one of the country's largest retail and commercial banks with \$89.5 billion in assets and over \$67 billion in deposits. The company is rated A- by Standard & Poor's and Baa1 by Moody's.

Center Information

Center Type: Bank	Center Size: 6,000 SF
Bldg Status: Built 1980	Zoning: B-3,
% Leased: 100.0%	Owner Type: Woodbridge
Rent/SF/Yr: For Sale	Land Area: 2.59 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Street Frontage: 188 feet on Main
 Parking: 70 Surface Spaces are available; Ratio of 10.00/1,000 SF
 Amenities: Drive Thru
 Parcel Number: 25-00190-0000-00001-00A2



6 361 New Brunswick Ave

Fords, NJ 08863 - North Edison/Woodbridge Submarket
10,000 SF Retail Service Station Building Built in 1935
Property is for sale at \$1,495,000 (\$149.50/SF)

Investment Information

Sale Price: \$1,495,000
Price/SF: \$149.50
Cap Rate: -

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

Days On Market: 239



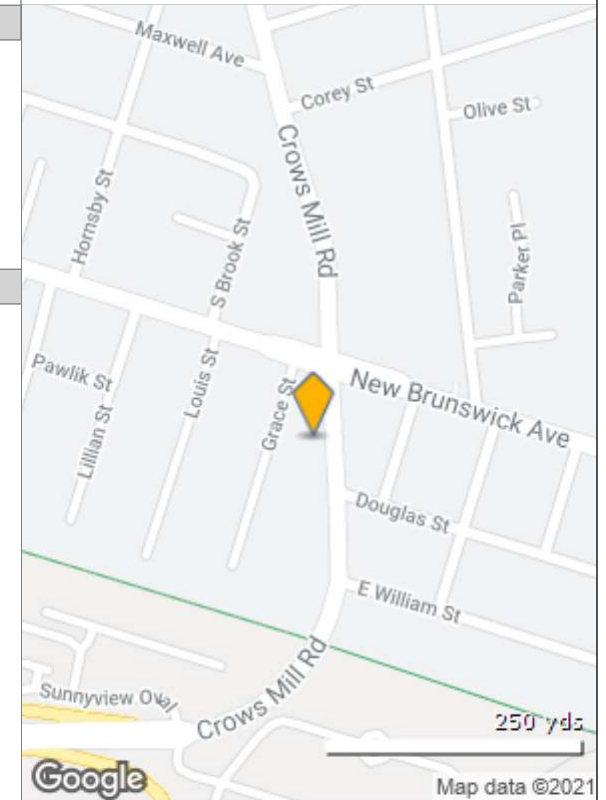
Investment Notes

Available:
7,500 SF Commercial/Retail (First Floor); 500 SF Mezzanine Office; 2,000 SF Office/Residential(Second/Third Floor)
Potential Rental Income includes 2-3 Bedroom/2 Bathroom Apt
Zoning: NBA-C New Brunswick Avenue Commercial Rehabilitation Zone
Utilities: City Water/City Sewer. Natural Gas Heat
Electric: 3 Phase, Heavy Power
Plumbing: City Sewer/Bathrooms on all levels
Loading: 6 overhead garage doors of varying sizes

Center Information

Center Type: Service Station	Center Size: 10,000 SF
Bldg Status: Built 1935	Zoning: NBA-C
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.23 AC
Stories: 3	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 10,000 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: -	

Parcel Number: 25-00054-03-00001



7 485-491 New Brunswick Ave

Fords, NJ 08863 - North Edison/Woodbridge Submarket
 3,398 SF Retail Storefront Building Built in 1950
 Property is for sale at \$550,000 (\$161.86/SF)

Investment Information

Sale Price: \$550,000
 Price/SF: \$161.86
 Cap Rate: -
 Sale Status: Active
 Sale Conditions: -
 Sale Type: Owner User
 Days On Market: 212



Investment Notes

Commercial building for sale in Fords

Center Information

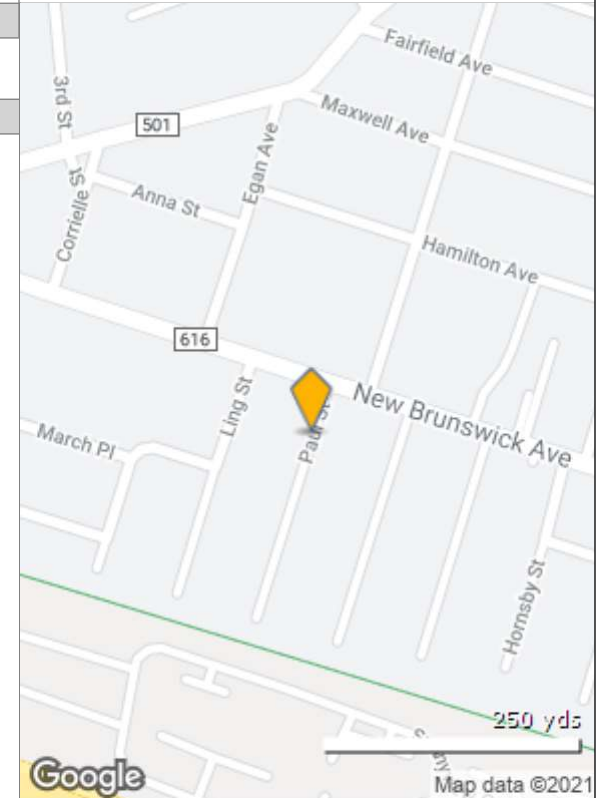
Center Type: Storefront	Center Size: 3,398 SF
Bldg Status: Built 1950	Zoning: NBA-C
% Leased: 100.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.11 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 3,398 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

Loading Docks: None Ceiling Height: -

Street Frontage: 80 feet on New Brunswick Ave
 61 feet on Paul St

Parking: 6 free Surface Spaces are available; Ratio of 1.77/1,000 SF

Parcel Number: 25-00059-02-00232



8 800 Rahway Ave - Ariana's Grand

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 11,919 SF Retail Restaurant Building Built in 1996
 Property is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
 Price/SF: -
 Cap Rate: -

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

 Days On Market: 114



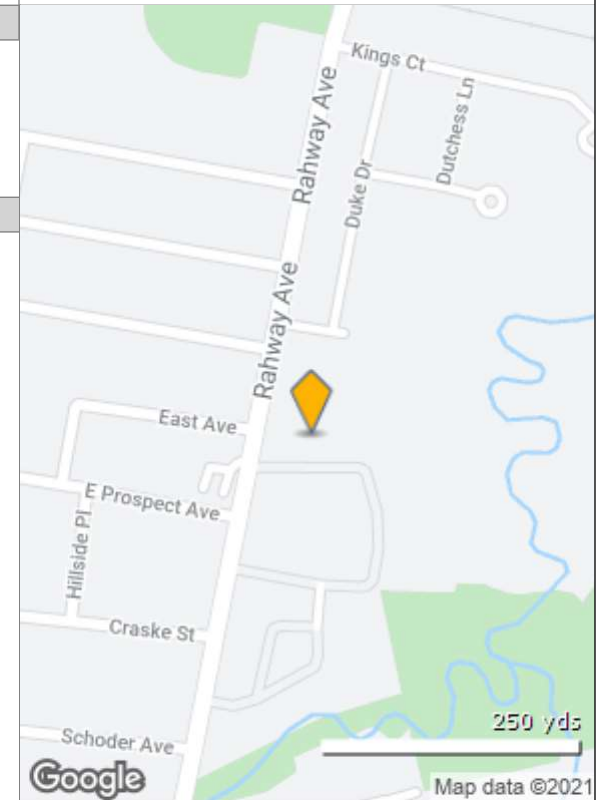
Investment Notes

Featured for sale is a long-standing catering facility in a prominent location. Both business and property being sold together. The fully renovated facility features a large ball room, cocktail room, bridal suite, multiple sets of restrooms, and as well as additional private rooms and a full kitchen on the lower level. This venue also offers the unique advantage of having the ability to host large scale events outdoors. This Business includes liquor license, kitchen, inventory, and more. Call for further details and pricing.

Center Information

Center Type: Restaurant	Center Size: 11,919 SF
Bldg Status: Built 1996	Zoning: MF
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 4.55 AC
Stories: 2	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 11,919 SF	
Bldg Vacant: 11,919 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Street Frontage: 117 feet on Rahway Avenue
 Traffic Count: 0 cars per day on Rahway Avenue
 Parking: Ratio of 0.00/1,000 SF
 Parcel Number: 25-00592-0000-00001



9 955 Route 1 S

Avenel, NJ 07001 - North Edison/Woodbridge Submarket
 3,700 SF Retail Storefront Retail/Residential Building Built in 1977
 Property is for sale at \$550,000 (\$148.65/SF)

Investment Information

Sale Price: \$550,000
 Price/SF: \$148.65
 Cap Rate: -

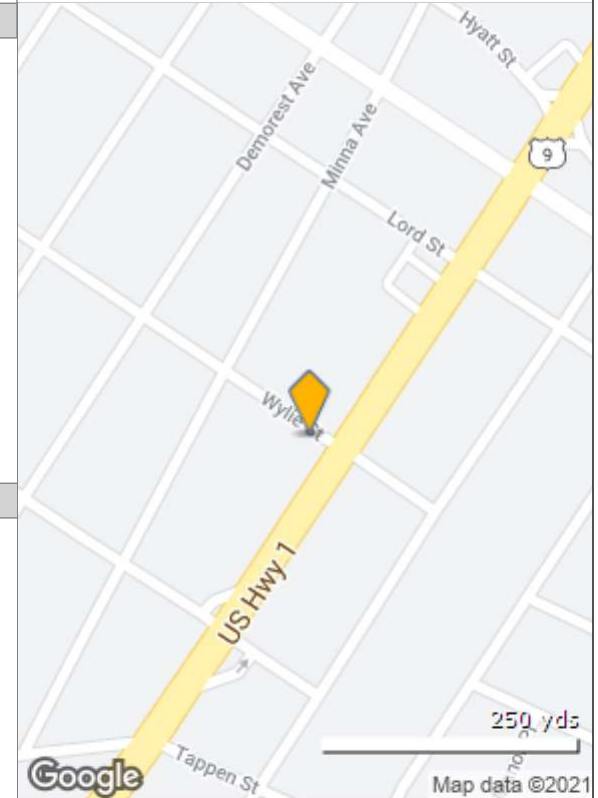
Sale Status: Active
 Sale Conditions: -
 Sale Type: Investment Or Owner User

Days On Market: 98



Investment Notes

±15,002 Sq. Ft. Lot with Approx. 3,600 Sq. Ft. Existing Residential/Motel Development Site
 OR Conversion to Most General Commercial Uses Possible
 OR Current Use is Operational Motel Business
 Zoning: Route 1 Redevelopment. Current Use is 10 Unit Motel- 8 Efficiencies and 2 Apartments: 1BR & 3BR both w/Kitchens.
 Approximately 3,600 Sq. Ft. of Existing Buildings— 2,400 Single Story Motel & 1,200 Sq. Ft. 2 Family Home.
 Redevelopment Opportunity— Zoning Allows All General Commercial Uses.
 Utilities: Gas, City Water, & Sewer All Direct on Route 1/9 and Currently Existing On Site.
 Taxes:
 \$ 16,312.00 (2020)
 Sale Price:
 \$ 550,000.00
 This Listing Is Available and Has Been Put on the Marker 9-23-21. Property being sold as is, where is only contingent on Environmental.
 DO NOT DISTURB the property without speaking with broker prior, as there is an operational motel business on site with employees and



Center Information

Center Type: Storefront Retail/Residential	Center Size: 3,700 SF
Bldg Status: Built 1977	Zoning: Commercial/
% Leased: 100.0%	Owner Type: Rb1 Redev
Rent/SF/Yr: For Sale	Land Area: 0.34 AC
Stories: 2	Lot Dimensions: 150x100
Elevators: -	CAM: -
Total Avail: 3,600 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Multiple Tenant	

Street Frontage: 210 feet on Route 1 & 9
 325 feet on Wylie Street

Parking: Ratio of 0.00/1,000 SF
Parcel Number: 25-00825-0000-00049

10 545 Route 9 N

Woodbridge, NJ 07095 - South Edison Submarket
4,048 SF Retail Freestanding Building Built in 1980
Property is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/SF: -
Cap Rate: -

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

Days On Market: 91



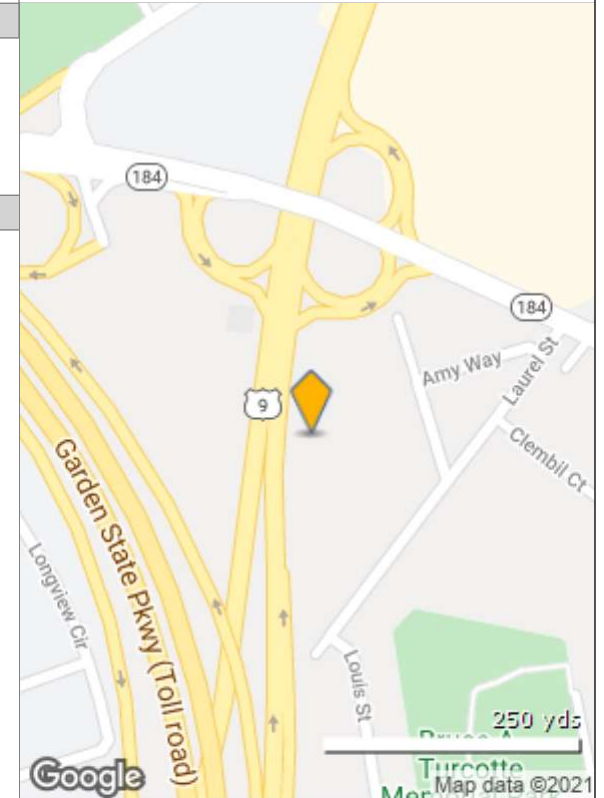
Investment Notes

4,048 SF building on 0.85 AC
Currently "Antonio's Pasta" food processing facility
Taxes: \$25,000
25 parking spaces
Zoning B-3

Center Information

Center Type: Freestanding	Center Size: 4,048 SF
Bldg Status: Built 1980	Zoning: B-3
% Leased: 0.0%	Owner Type: -
Rent/SF/Yr: For Sale	Land Area: 0.85 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 4,048 SF	
Bldg Vacant: 4,048 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Street Frontage: 82 feet on Route 9
Parking: Ratio of 6.18/1,000 SF
Amenities: Signage
Parcel Number: 25-00008-04-00001-02



11 1348-1352 St Georges Ave

Avenel, NJ 07001 - North Edison/Woodbridge Submarket
2,882 SF Retail Storefront Retail/Office Building Renovated in 2014 Built in 1954
Property is for sale at \$675,000 (\$234.21/SF)

Investment Information

Sale Price: \$675,000
Price/SF: \$234.21
Cap Rate: -

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

Days On Market: 86



Center Information

Center Type: Storefront Retail/Office	Center Size: 2,882 SF
Bldg Status: Built 1954, Renov 2014	Zoning: B-3
% Leased: 100.0%	Total Avail: 2,882 SF
Rent/SF/Yr: For Sale	Owner Type: No
Stories: 1	Land Area: 0.17 AC
Elevators: -	Lot Dimensions: -
	Tenancy: Multiple Tenant
	CAM: -

Loading Docks: None Ceiling Height: -

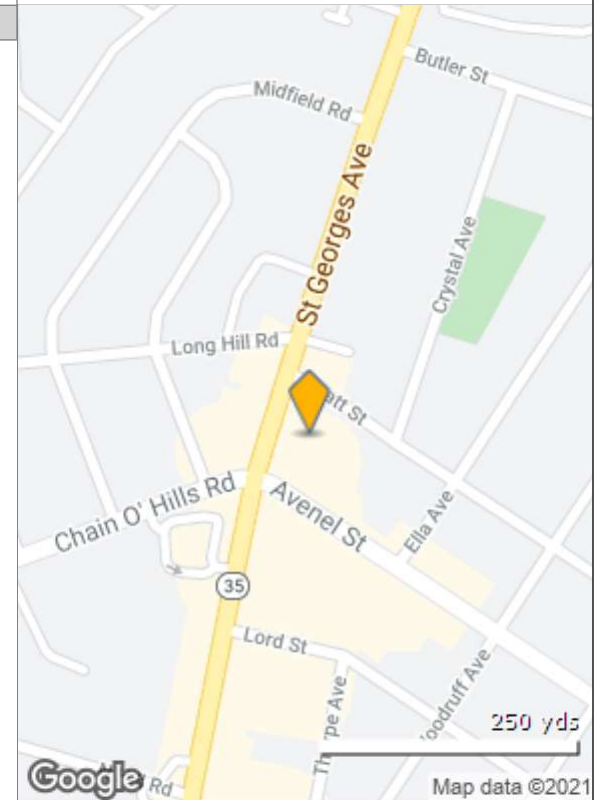
Street Frontage: 172 feet on Hyatt St
116 feet on St Georges Ave

Traffic Count: 0 cars per day on Hyatt St
0 cars per day on St Georges Ave

Parking: 20 free Surface Spaces are available; Ratio of 6.94/1,000 SF

Amenities: Freeway Visibility

Parcel Number: 25-00814-0000-00031



12 670 Us Highway 1 N

Iselin, NJ 08830 - North Edison/Woodbridge Submarket
7,200 SF Retail Building Built in 2000
Property is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/SF: -
Cap Rate: -

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

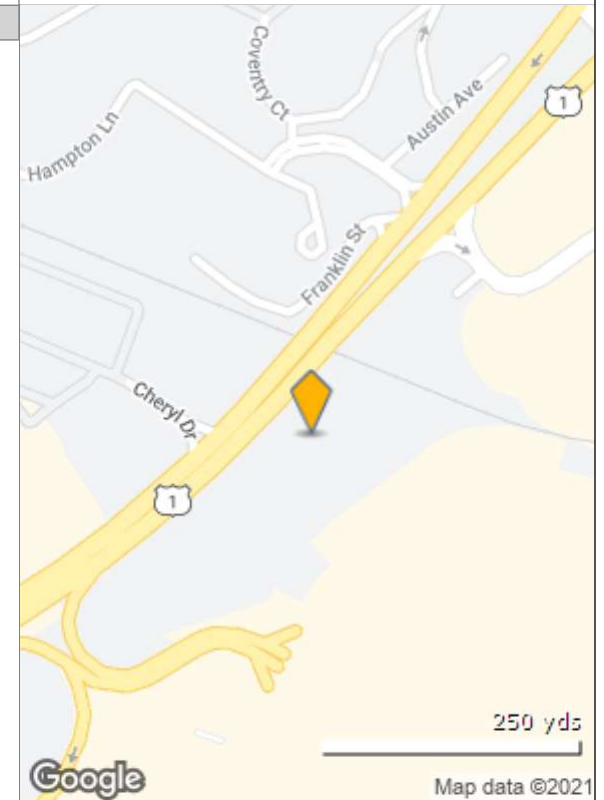
Days On Market: 895



Center Information

Center Type: Retail	Center Size: 7,200 SF
Bldg Status: Built 2000	Zoning: B-4
% Leased: 100.0%	Owner Type: No
Rent/SF/Yr: For Sale	Land Area: -
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: -	

Street Frontage: 200 feet on Route 1
Parking: 62 Surface Spaces are available; Ratio of 7.11/1,000 SF
Parcel Number: 25-00384-01-00010-01



13 780 US Highway 1 N

Iselin, NJ 08830 - North Edison/Woodbridge Submarket
6,400 SF Retail Restaurant Building Renovated in 2016 Built in 1998
Property is for sale at an undisclosed price

Investment Information

Sale Price: For Sale
Price/SF: -
Cap Rate: -

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

Days On Market: 1,085



Investment Notes

Established turn key restaurant and sports bar with liquor license. 1st & 2nd Floor seating with expansive rear bar and patio. Seating capacity: Main Floor- 200 - Lower Level 60 - Mezzanine 25 Outside Patio- 150

Center Information

Center Type:	Restaurant	Center Size:	6,400 SF
Bldg Status:	Built 1998, Renov 2016	Zoning:	R1R
% Leased:	100.0%	Total Avail:	6,400 SF
Rent/SF/Yr:	For Sale	Bldg Vacant:	0 SF
Stories:	2	Owner Occupied:	-
Elevators:	-	Tenancy:	-
		Lot Dimensions:	-
		CAM:	-

Street Frontage: 100 feet on Route 1
Parking: Ratio of 0.00/1,000 SF
Parcel Number: 25-00404-06-00028-01

