

Union Elizabeth City (2904)

702 N Broad St

List Price: \$799

Commercial Agent Complete Report



MLS#: **3975009**
 Status: **Active**
 ZIP: **07208-2310***
 RZIP: **07208**
 Block:
 Lot:
 Suite #: **First**
 Bldg #: **700**
 #Units: **4**
 #Apts:
 TFB:
 #1Br:
 #3Br:
 YB/Desc/Ren: **1978 / Renovated / 2025**
 Type: **Office Building Complex, Office/Retail, See Remarks**

Section: **Westminster** LP: **\$799 / PSqFt:\$39.00**
 ZN: **office** OLP: **\$999**
 BSqFt: **28000** SP:
 ASqF: **3500** SpSqf: **\$0.00**
 OSqFt: **200** FSOL: **L**
 Acres: **0.40** LD: **07/13/2025**
 LtSz: **.5** XD: **07/09/2027**
 CLR: **Brick** FSD:
 ZnCpl: **Yes** UCD:
 GSMLS.com: **Yes** AntCd:
 THB: CD:
 #2Br: ADM: **19**
 #4Br: DOM: **19**
 OCD:
 SDA: **No**

Directions: **Near DeWitt and North Broad St**Remarks: **Ideal for Salon, Artist, Maker Space, Co-working Medical Law or any Professional use. Tons of Parking; Short Term leases will be considered. Turn Key office suites available, Utilities, FIOS Internet and Cleaning negotiable and may be Included in one low monthly fee. Easy parking, elevator, on major street near train and bus lines,**Agent Remarks: **Easy to Show. text your biz card to 9739857192 (any day except Saturday) Will consider short or long term leases; flexible. Dayton Equities' Owner is affiliated with the Realtor & Real Estate Brokerage Firm.**

GENERAL INFORMATION

ATPrk: **15** Bay: **0** Ceil: **11** #Docks: **0**
 #Lav: **2** MaxHt: **9** #OH Doors: **0** #Strs: **1** TPrk: **55**
 Bsmt: **No/** Locat: **Business District, Freestanding, Residential Area**
 Const: **Brick/Block** LtDes: **Irregular Lot, Open Lot, Skyline View**
 DocSav: **Building Plans, Financial Statement, Survey** Parking: **Common, Driveway-Shared, Off-Street Parking, Parking Lot-Shared**
 Equip: **Passenger Elevator(s), Furniture, Office Equipment, Restrooms - Private,** Roof: **Flat**
Security System, See Remarks, Smoke Detector, Sprinkler System Salinc: **Lease Only**
 Exter: **Concrete Board**
 Floor: **Laminate, Tile**
 Prior Use: **LAB salon or professional office / medical**
 Permitted Use: **Almost any salon, Office medical or professional**

UTILITIES

Heat: **Forced Hot Air, Radiators - Hot Water** Sewer: **Public Sewer**
 Cool: **2 Units, Central Air** Utilities: **Electric, Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**
 Service: **Fiber Optic, Garbage Included**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$ /** TaxRt: **/** BldAsmt: **\$** LndAsmt: **\$** TotAsmt: **\$**
 GOI: **\$** TOE: **\$** NOI: UtilPay: **Other** MFE:
 CapRt: CAM: FarmAsm: OTP: **Condominium** Easement: **No /**
 Explncl: **Property Management, Snow Removal, Trash Removal** Seller's Lender Approval Required (for example, Short Sale): **No**

LEASE INFORMATION

LndLrd Wrk: **9739857192** Free Rent: **See Remarks** LseTyp: **Modified** Avail: **Immediately, Vacant**
 LseTrm: **Negotiable** T/L Com:
 Pre Rent Req: **Negotiable**
 Leselnc: **Building Insurance, Heat, Janitor Services, See Remarks, Taxes**
 Tenant Pays: **See Remarks**
 Owner Pays: **Association Fee, Heat, Hot Water, Sewer**

SHOWING INFORMATION

Owner: **Dayton Equities** OwnerPh: **9086241222**
 Instr: **Use Showing Time Prefer Showings on Office Hours or Sundays.** Posse: **negotiable**
 Show: **Owner is Licensed RE Agent, Text Agent, Text Owner/Tenant, Vacant** Sign **No**

LISTING OFFICE INFORMATION

ListOff: **YALE KENT, LLC. (5178)** Ph: **908-624-1222** Email: **clients@yalekent.com**
 ListAgt1: **STEPHEN BUCH (300028)** Ph: **908-624-1222** Fax: **908-354-7440**
 LType: **Exclusive Right to Sell** BREL: **Seller Agent** Seller May Consider Concessions: **Yes**