



COMMERCIAL PROPERTY BUILDING

FOR SALE & LEASE

**±8,890 SF OUT OF 21,207 SF BUILDING (50% OWNERSHIP SHARE)**

880 - 910 Amboy Avenue, Edison, NJ 08837

*For More Information, Contact the Exclusive Brokers*

**CHRISTOPHER CHIUSOLO**

*Sales Associate*

cchiusolo@blauberg.com

973.379.6644 x139

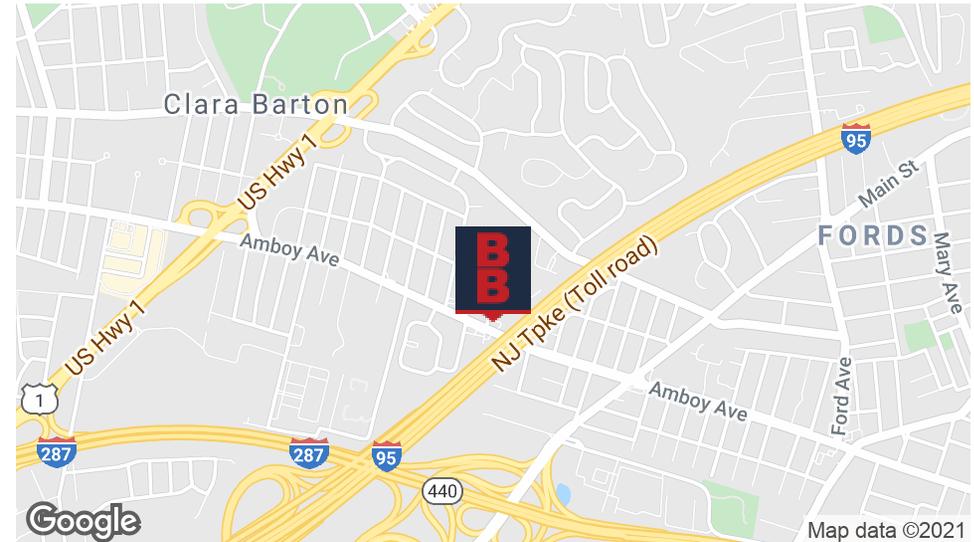


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Less Than 1 Mile to NJ Turnpike  
 Approx. 2.5 Miles to Garden State Parkway  
 Approx. 18 Miles to Newark Liberty International Airport  
 Approx. 27 Miles to Holland Tunnel

## OFFERING SUMMARY

Sale Price for All 7 Units:	\$1,495,000
Lease Rate:	\$1,550.00 - 2,475.00 per month (NNN)
Available SF:	1,150 - 1,650 SF
Lot Size:	0.55 Acres
Building Size:	21,206 SF

## PROPERTY HIGHLIGHTS

- ±21,207 SF Retail / Office / Apartment (3-Story Building)
- Off-Street Parking Available for 18 Cars
- ±0.55-AC Lot at the Intersection of Amboy Avenue and Pleasant Avenue
- ±10,000 SF Typical Floor Size
- 100 Feet on Amboy Avenue, 96 Feet on Pleasant Avenue
- Built in 2004
- ±5,610 SF Still Available
- ±3,280 SF Leased
- \*\*\*50% Ownership Share and ±8,886 SF Rentable Ownership\*\*\*

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**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
880 Amboy Ave	Available	1,150 SF	NNN	\$1,550 per month
882 Amboy Ave	Available	1,300 SF	NNN	\$1,950 per month
884 Amboy Ave	Available	1,650 SF	NNN	\$2,475 per month
886 Amboy Ave	Available	1,650 SF	NNN	\$2,340 per month
888 Amboy Ave	-	1,226 SF	Leased	\$1,750 per month

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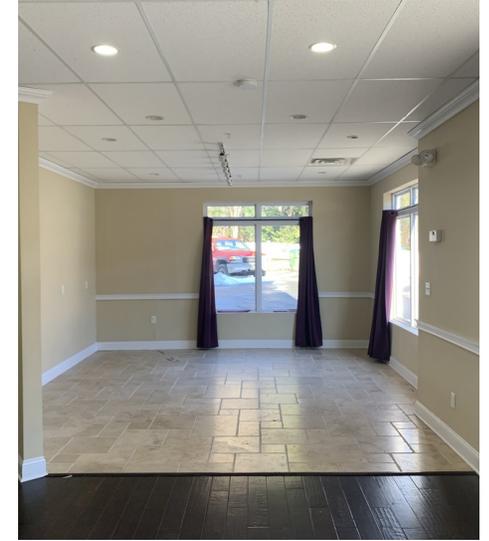
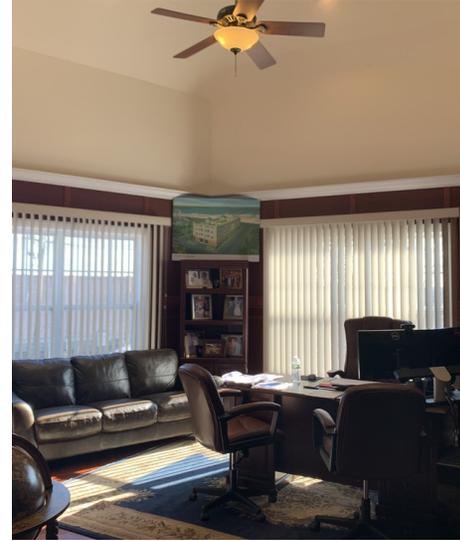
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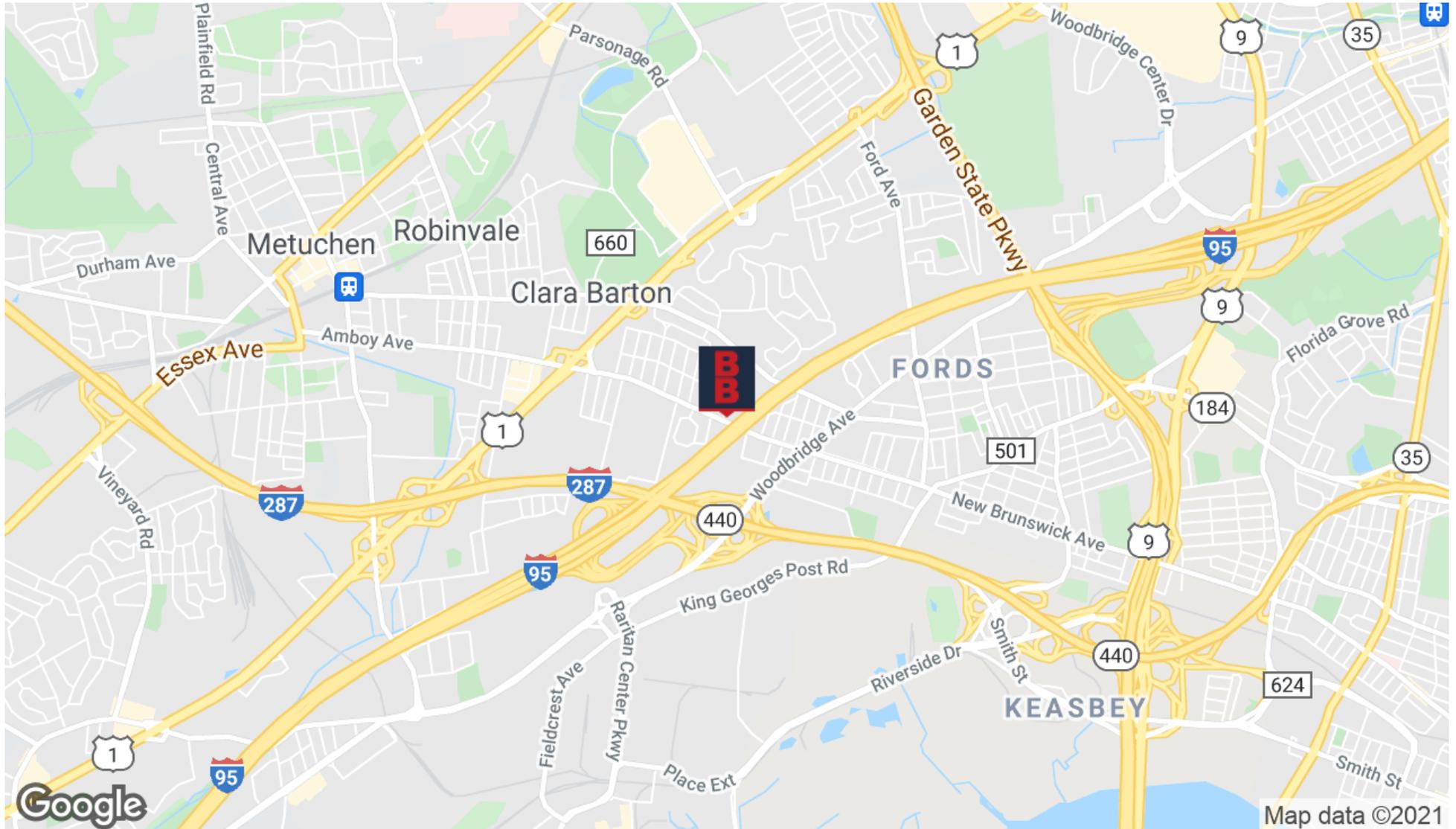
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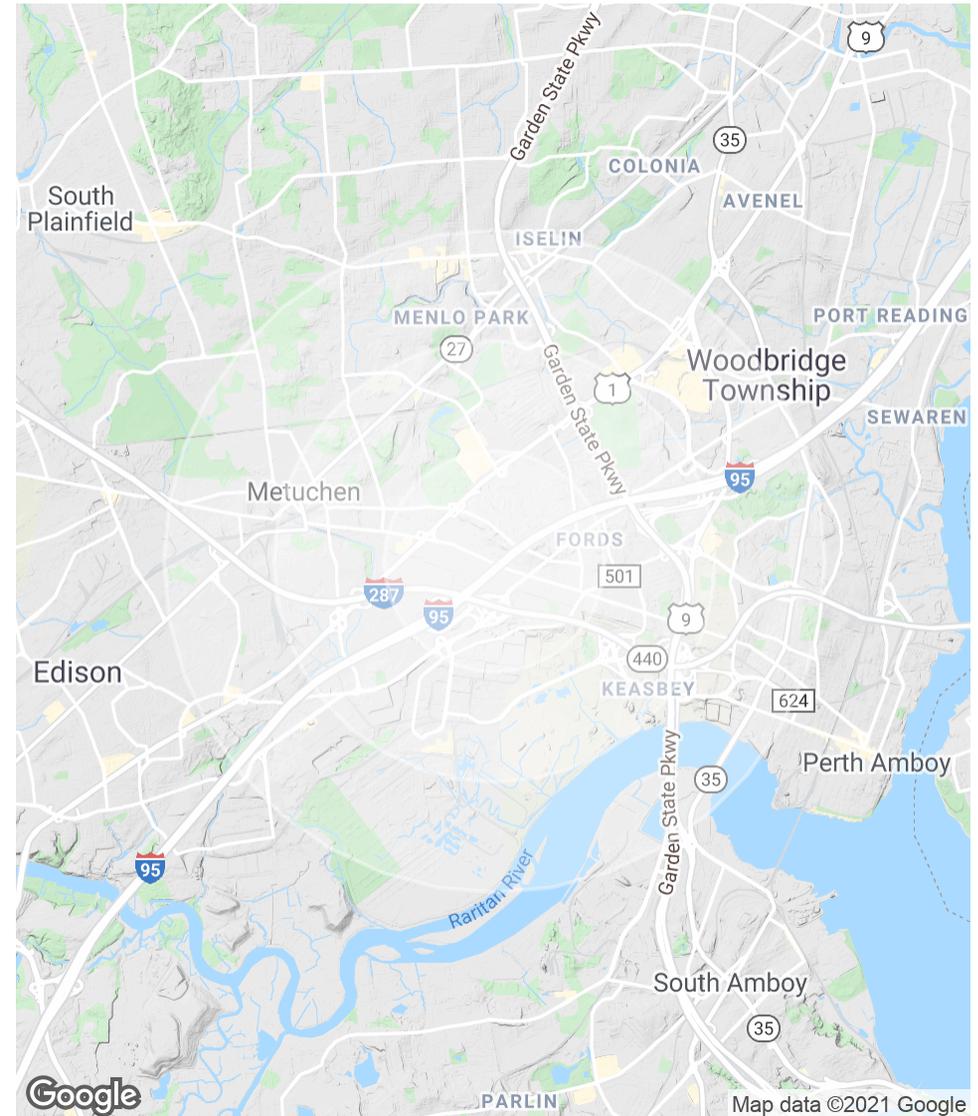
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,870	49,743	99,872
Average age	40.4	39.5	38.6
Average age (Male)	40.0	39.5	38.1
Average age (Female)	41.2	40.0	39.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,223	18,173	36,653
# of persons per HH	2.7	2.7	2.7
Average HH income	\$86,181	\$93,035	\$94,514
Average house value	\$344,457	\$364,966	\$385,600

\* Demographic data derived from 2010 US Census



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## PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, sales associate for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

## EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

## MEMBERSHIPS

Elks Club Member

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