

# 267 MAIN STREET

South Bound Brook, NJ



## TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- LOCATION AND TAX MAP
- REGIONAL MAP
- LOCAL MAP
- NEIGHBORHOOD MAP
- MARKET OVERVIEW
- SURROUNDING RETAIL MAP
- AREA DEMOGRAPHICS
- ZONING INFORMATION
- RESIDENTIAL PHOTOS

## EXECUTIVE SUMMARY

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **267 MAIN STREET** — a turnkey fully renovated walk-up building in South Bound Brook.

267 Main St is a miscellaneous (commercial) property located in South Bound Brook, NJ 08880. This property features 19,323 sq ft lot and 3 licenses for used car, detailing, and repair.

For the surrounding community of South Bound Brook, NJ 08880, the nearby schools are average and include Robert Morris School, Elizabeth Avenue School and Somerset Bible Baptist Christian Academy. The overall crime risk for this area is very low. The natural disaster risk for this area includes very low earthquake risk, low tornado risk, and high flood risk.

Renovated in 2008, approved for used car, sales, repair, and detail, the stand alone building has a 3 bay garage, 2 bathrooms and beautiful office space.

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	267 Main Street South Bound Brook, NJ
Block	77
Lot	4
Lot Dimensions	171 FT x 113 FT (approx.)
Parcel #	19 00077-0000-00004

#### BUILDING INFORMATION

Stories	1
Gross Square Footage	2,800 (approx.)
Zoning	R4
Lot Size	19,323 SF
Total Building Square Feet	2,800 SF (approx.)
Assessment (19/20)	\$200,000
Tax Rate	3.31700%
Taxes (19/20)	\$6,634.00

### VITAL DATA

**PRICE** \$750,000

## EXECUTIVE SUMMARY



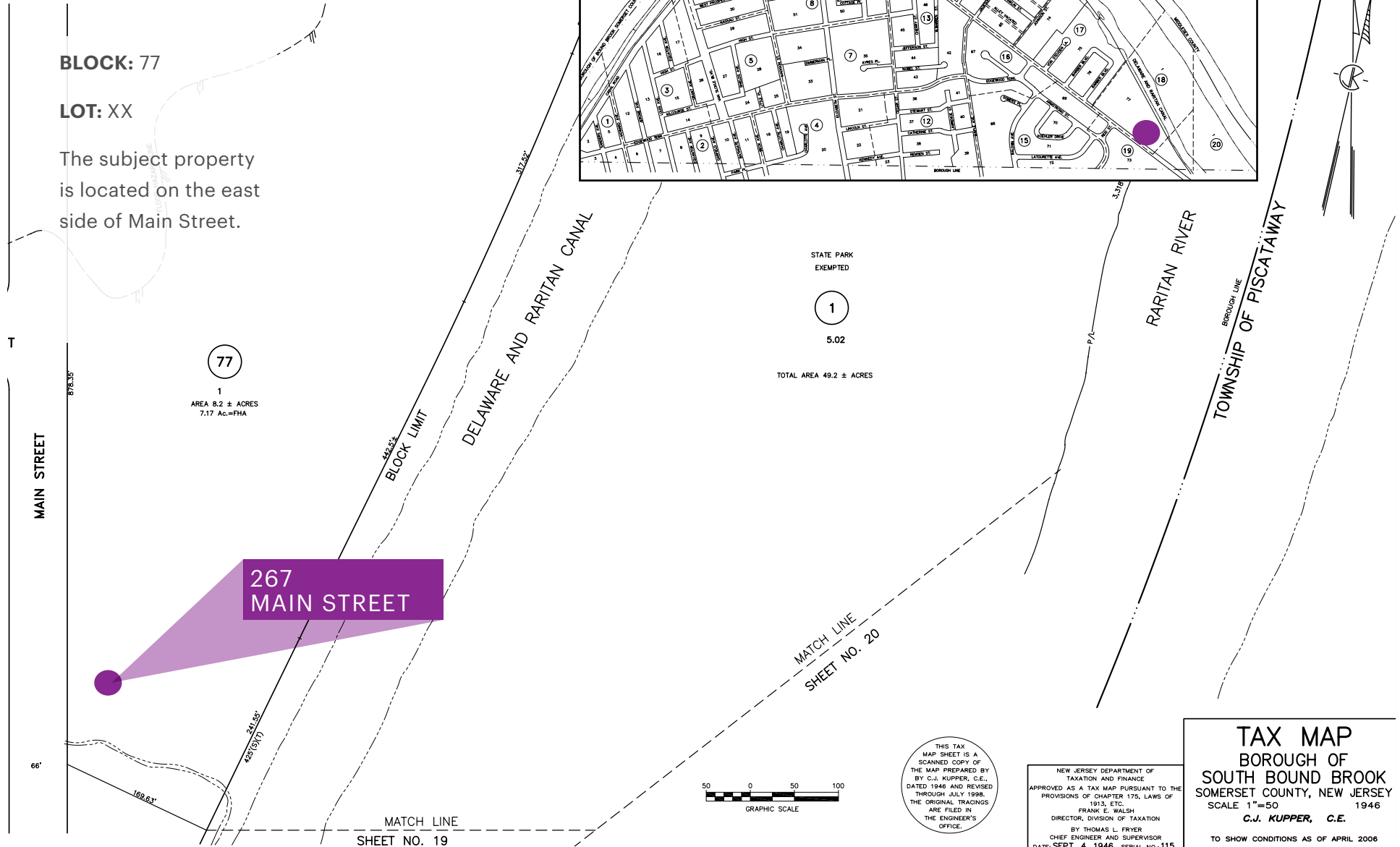
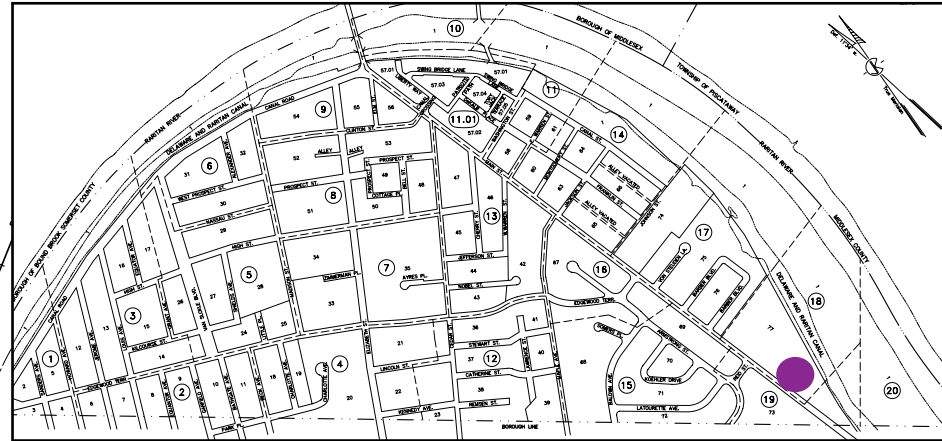
**267 MAIN STREET  
OFFERING MEMORANDUM**

LOCATION AND TAX MAP

**BLOCK: 77**

**LOT: XX**

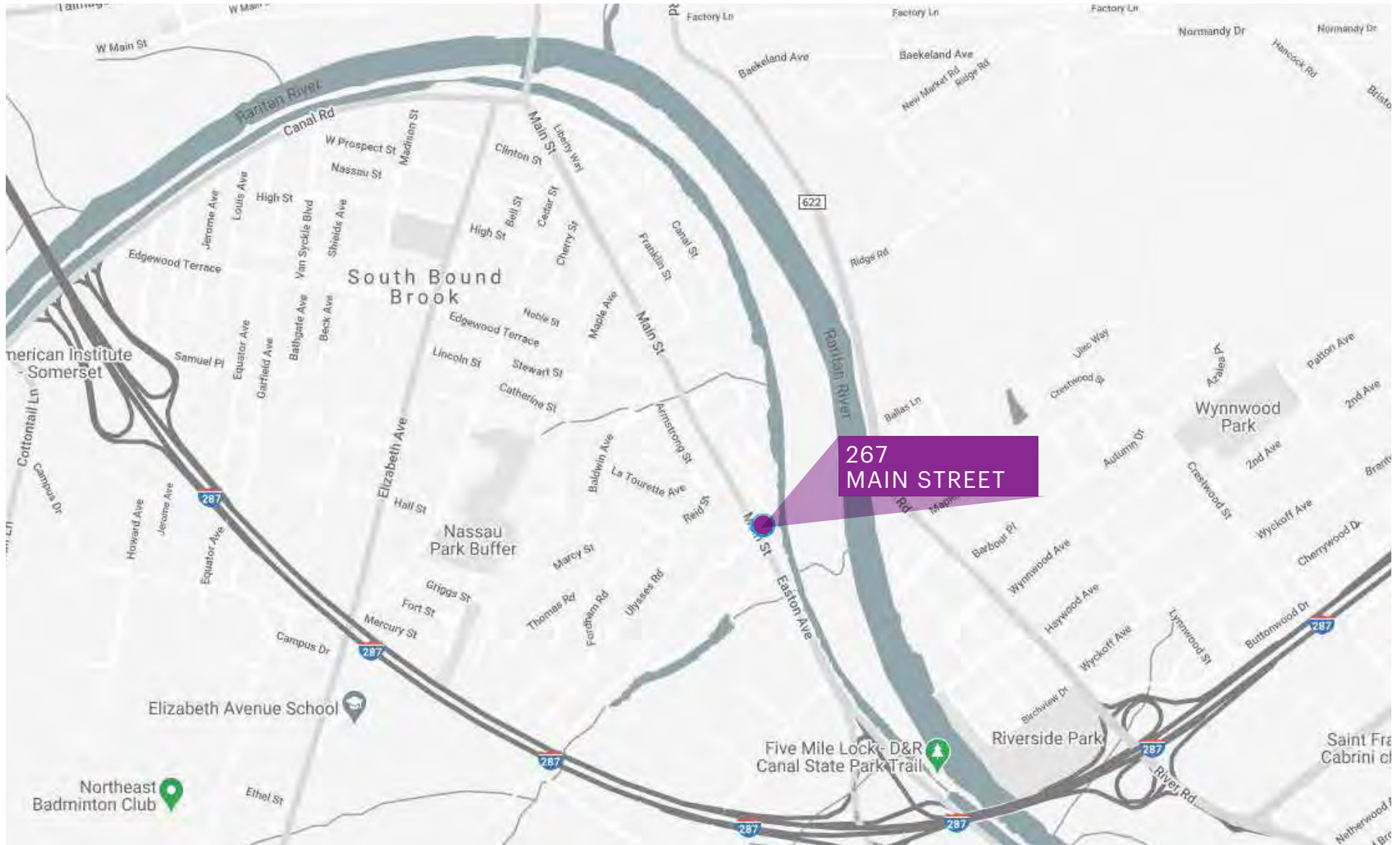
The subject property is located on the east side of Main Street.



## REGIONAL MAP



# LOCAL MAP



# NEIGHBORHOOD MAP



## MARKET OVERVIEW

**SOUTH BOUND BROOK** is a suburban community of 0.9 square miles in size. The Borough is located within Somerset County and is bordered by the following Boroughs: Bound Brook to the north, Franklin Township (Somerset) to the south, and Middlesex Borough/Piscataway (Middlesex County) to the east.

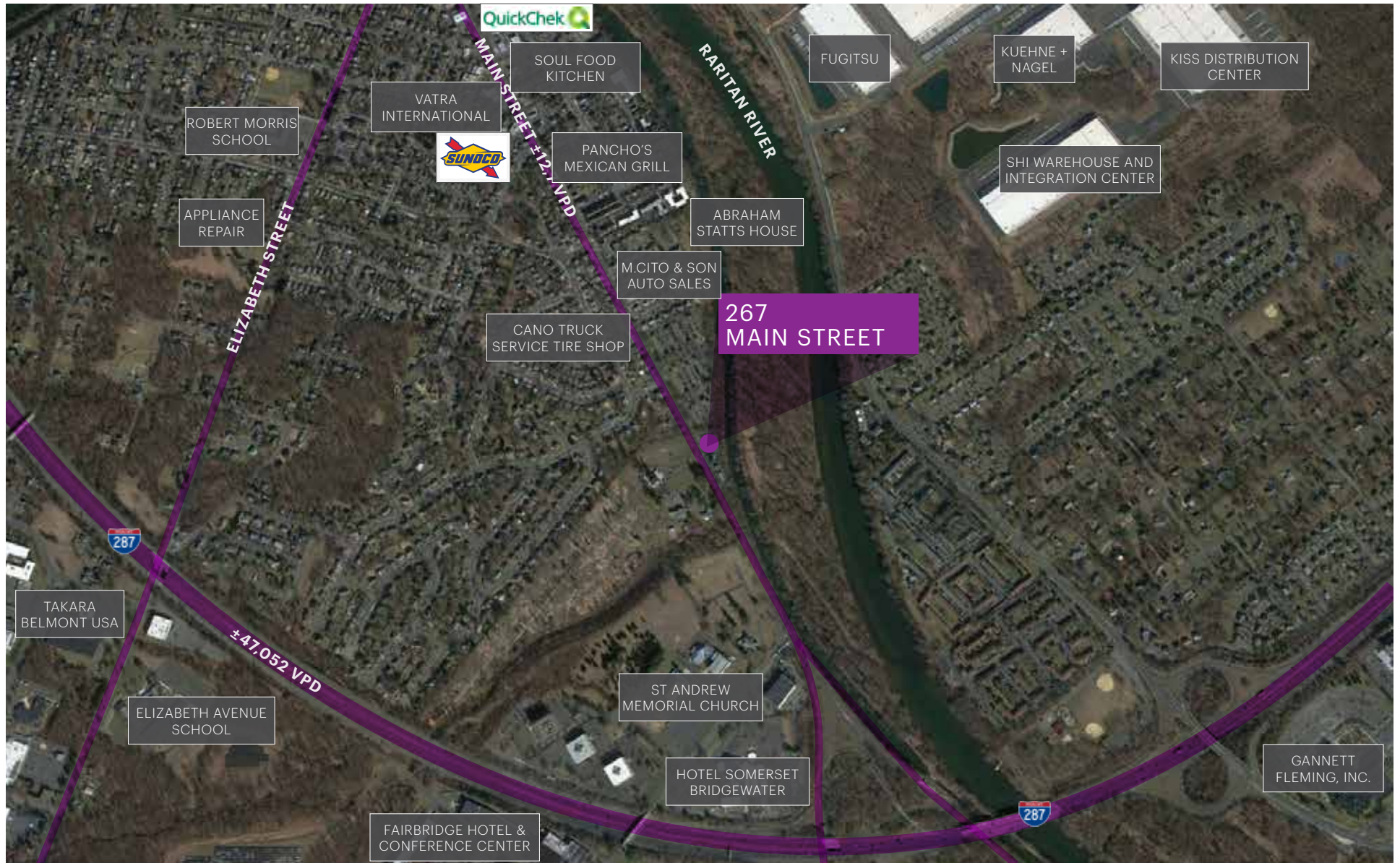
The Raritan River forms the boundaries on all sides except for the Franklin portion. The Raritan River and the Delaware & Raritan Canal system forms a boundary on three sides sitting the Borough on a peninsula of land. The approximate residential population for the Borough is 5,000 with workday population increase of about 200. The only primary transportation route in proximity is Interstate Route 287. A secondary transportation route within the Borough is County Route 527 and County Route 623 which are the Borough's main thoroughfares.

The Abraham Staats House was built c.1740 and served as the headquarters for General Baron von Steuben in 1779 during the second Middlebrook encampment of the American Revolutionary War. The house was added to the National Register of Historic Places in 2002, and noted as representing "one of the finest remaining buildings from the second phase of Dutch immigration and settlement in the Raritan Valley".

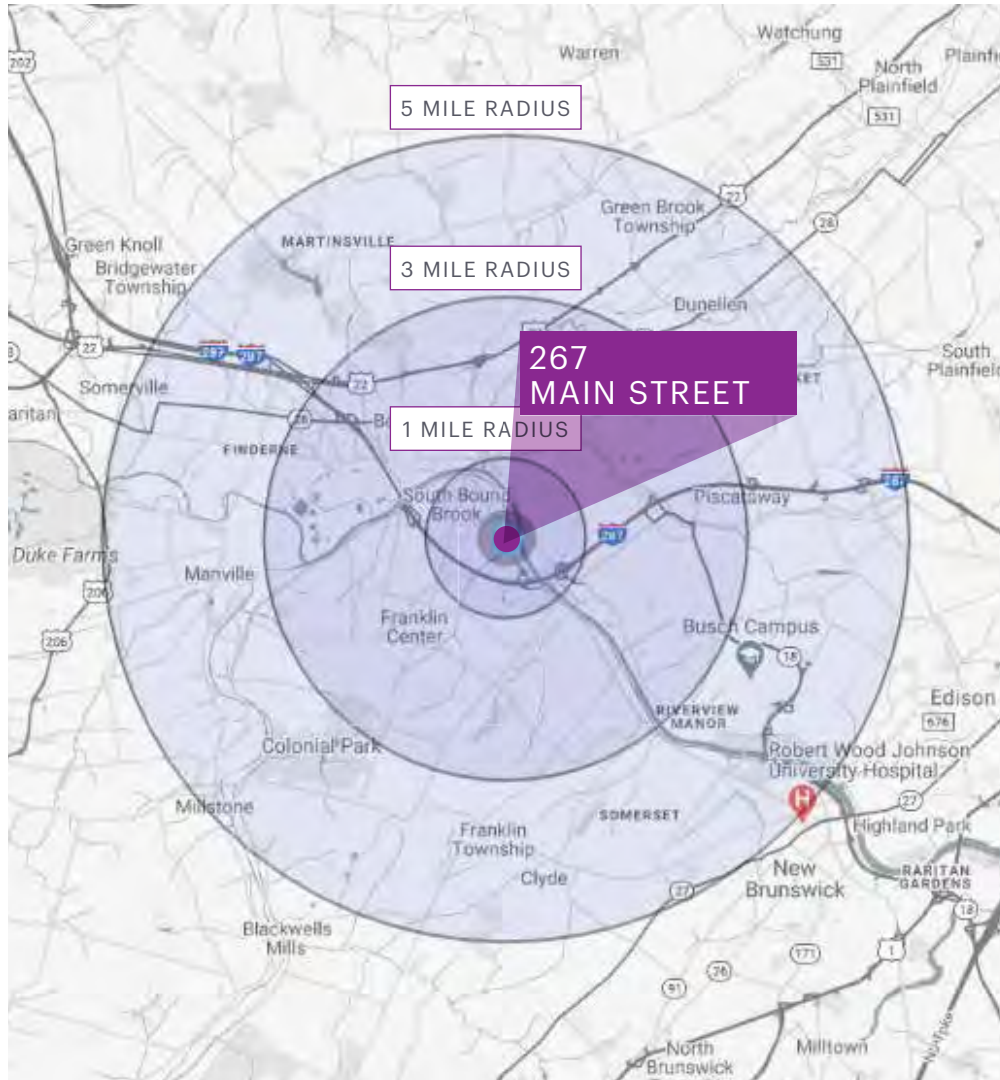
Ukrainian Orthodox Church of the USA is headquartered in South Bound Brook. St. Sophia Ukrainian Orthodox Theological Seminary, St. Andrew's Memorial Church, and a large Ukrainian Orthodox cemetery right behind the church, where graves of many politicians from the Ukrainian People's Republic era can be visited, are located on the south side of the town.



## SURROUNDING RETAIL MAP



## AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	7,744	63,462	185,569
<b>NUMBER OF HOUSEHOLDS</b>	3,204	24,516	65,234
<b>AVERAGE HOUSEHOLD INCOME</b>	\$117,105	\$123,818	\$123,817
<b>MEDIAN HOUSEHOLD INCOME</b>	\$101,093	\$101,795	\$10,410
<b>COLLEGE GRADUATES</b>	2,563 45.2%	20,655 44.2%	57,682 45.6%
<b>TOTAL BUSINESSES</b>	366	3,204	8,050
<b>TOTAL EMPLOYEES</b>	7,805	55,561	116,516
<b>DAYTIME POPULATION</b>	10,359	76,987	185,158

## ZONING INFORMATION

**267 Main Street is zoned R4.** The R4 zoning district provides for the development of a wide range of high-density multi-family housing, including apartments and condominiums.



# CONTACT EXCLUSIVE AGENTS

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