

Little Silver Fully Furnished Office *For Lease*



ADDRESS:	34 Sycamore Avenue, Unit 2F, Little Silver						
DESCRIPTION:	Second floor office condo consisting of approximately 750 (+/-) rentable square feet with three offices, reception area and a kitchenette.						
	This space can be delivered furnished.						
ZONING:	B1						
PARKING:	Shared on site in private lot.						
HVAC:	Separately controlled and metered gas fired FHA and A/C. HVAC was completely replaced in June 2017						
AVAILABLE:	Immediately						
ASSESSMENT:	<table><tr><td>Land</td><td>\$ 68,100</td></tr><tr><td>Improvements</td><td><u>\$105,800</u></td></tr><tr><td>Total</td><td>\$173,900</td></tr></table>	Land	\$ 68,100	Improvements	<u>\$105,800</u>	Total	\$173,900
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Improvements	<u>\$105,800</u>						
Total	\$173,900						
2018 TAXES:	\$3,450						
SALE PRICE:	\$169,000						
LEASE PRICE:	\$1,750 per month + plus utilities Minimum of a 2 year lease						

This information is provided for informal discussion purposes only and is subject to error, modification and withdrawal without notice. All information should be independently confirmed.

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