

# OFFICE BUILDING FOR SALE





7,826 SF  
OF CLASS "A"  
OFFICE SPACE



**25 SYCAMORE AVE. LITTLE SILVER , NJ 07739**

ASKING PRICE: \$1,699,000

# KEY FACTS

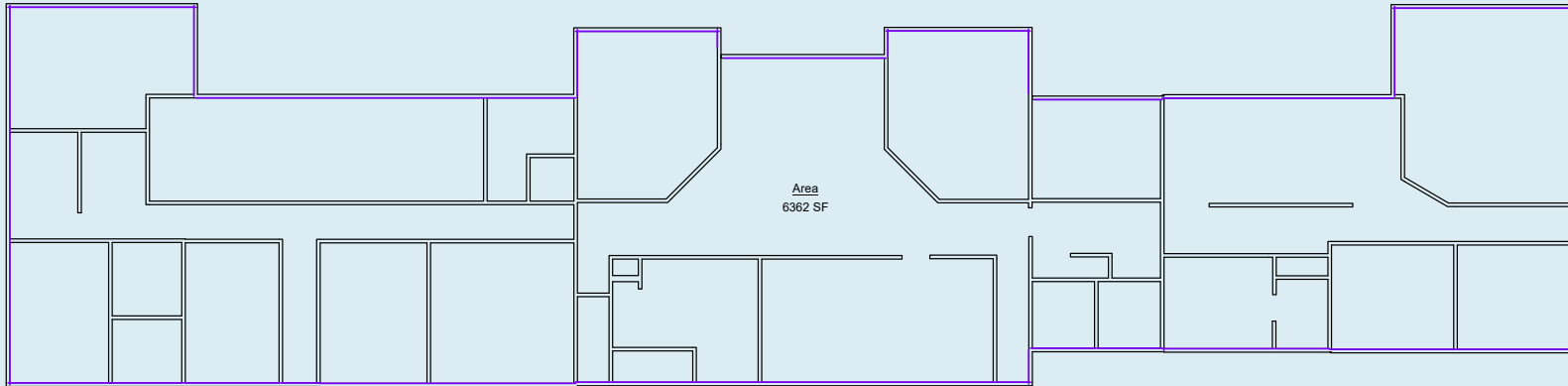
			
<b>1</b> MILES	<b>6,182</b> Total Population	<b>\$83,484</b> Income Per Capita	<b>\$234,880</b> Average Household Income
<b>3</b> MILES	<b>71,032</b> Total Population	<b>\$60,422</b> Income Per Capita	<b>\$155,962</b> Average Household Income
<b>5</b> MILES	<b>146,855</b> Total Population	<b>\$60,452</b> Income Per Capita	<b>\$156,089</b> Average Household Income

## KEY FACTS:

- **7,826 SF OF CLASS A PROFESSIONAL OFFICE SPACE**
- GREAT FOR OWNER/USER
- IMMACULATE BUILDING FULLY REBUILT IN 2006
- TWO FLOORS
- 42 ON-SITE PARKING STALLS
- ON-SITE IRRIGATION
- 4 ZONE GAS HEAT
- 4 ZONE CENTRAL AIR

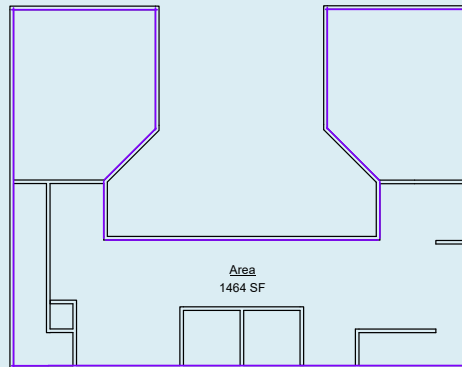
# FLOOR PLANS

## FIRST FLOOR



① Level 1  
1/8" = 1'-0"

## SECOND FLOOR



② Level 2  
1/8" = 1'-0"

Area Schedule	
Level	Area

Level 1	6362 SF
Level 2	1464 SF
Grand total: 2	7826 SF

# INTERIOR



# EXTERIOR



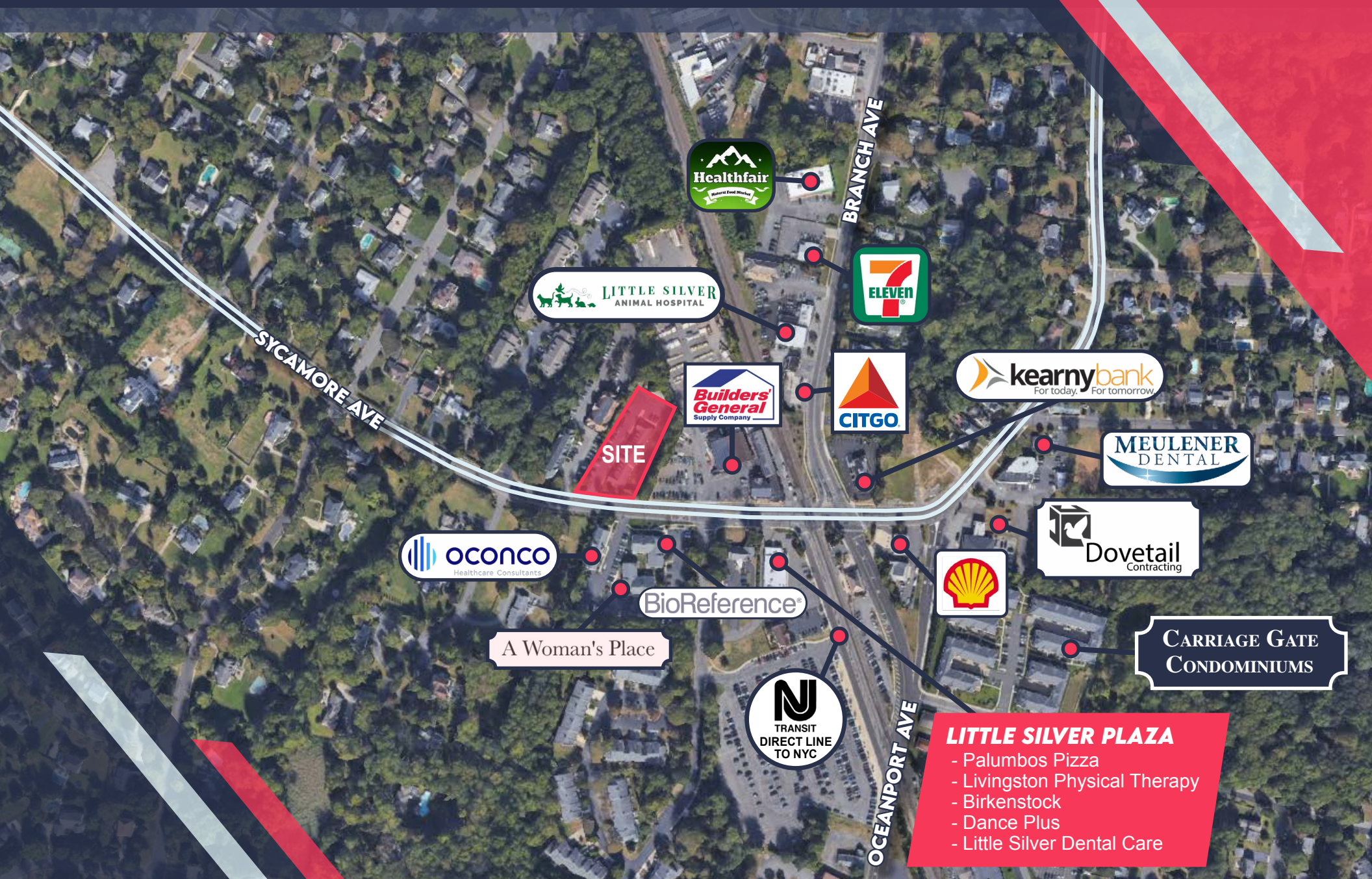
# ACCESSIBILITY



17,427 VPD

SYCAMORE AVE

# MARKET AERIAL



SYCAMORE AVE

BRANCH AVE

OCEANPORT AVE

SITE



A Woman's Place



CARRIAGE GATE CONDOMINIUMS

## LITTLE SILVER PLAZA

- Palumbos Pizza
- Livingston Physical Therapy
- Birkenstock
- Dance Plus
- Little Silver Dental Care

# DRONE







**FOR MORE INFORMATION CONTACT:**

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