

LITTLE SILVER, NJ

FOR SALE

PRICE REDUCTION



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32 & 38
CHURCH STREET

32 & 38 CHURCH STREET | LITTLE SILVER, NJ

DRONE IMAGERY

ASKING: \$2,500,000.00

BUILDING 2

BUILDING 1

- 2 Buildings For Sale
- Unique, Highly Desirable, and Affluent Community
- The Buildings are Being Sold with No Tenants
- Ideal for Medical and Medical Staffing/Back Office, Medical Spa, Corporate Headquarters, Restaurant and Legal Services
- 35± Private Parking on Site



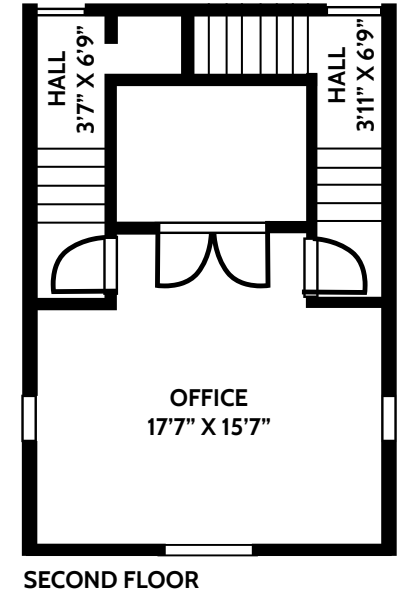
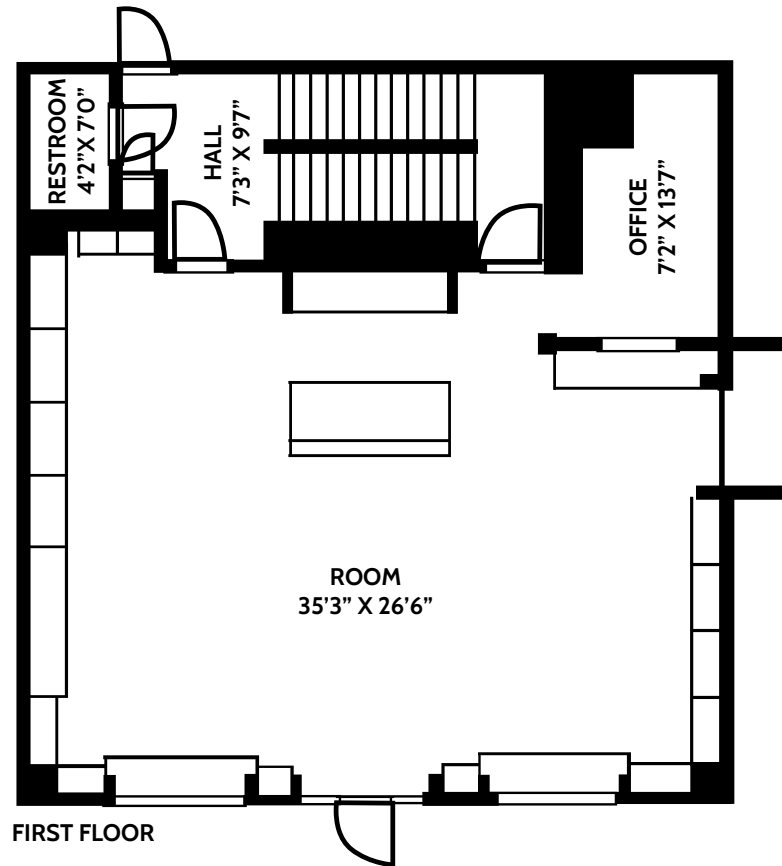
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32 CHURCH STREET | FLOOR PLANS

BUILDING #1

1,929 SF± with Two Floors

- First Floor is Structured for Retail
- Can Be Converted to Auxiliary Office to Larger Building
- 1 to 3 Fixtured Lavatory



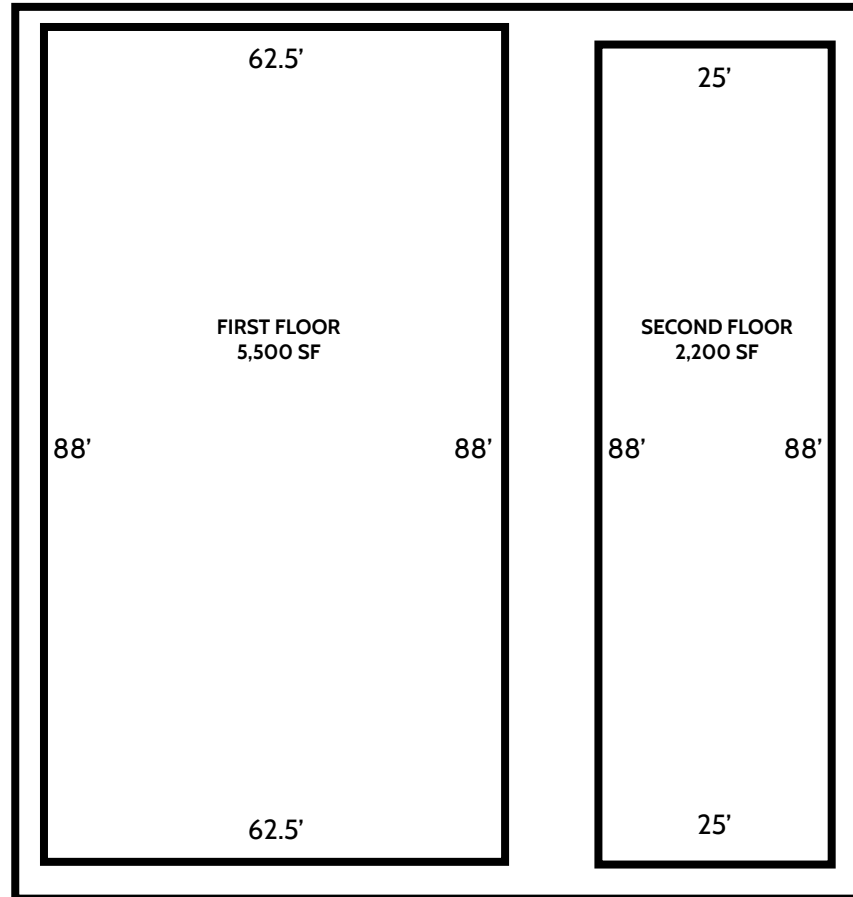
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38 CHURCH STREET | FLOOR PLANS

BUILDING #2

7,700 SF± with Two Floors

- First Floor, 5,500 SF with:
 - Two Locker Rooms
 - 6 Toilets
 - 2 Sinks
 - 2 Sets of Lockers
 - 6 Shower Stalls
 - Small Professional Kitchen
- Second Floor, 2,200 SF with:
 - Open Floor Plan
 - Private Office
 - 1 to 3 Fixture Lavatory



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DOWNTOWN DISTRICT

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DEMOGRAPHICS | 5 MILES



2022 POPULATION
147,903



HOUSEHOLDS
57,269



DAYTIME POPULATION
152,784



AVG HOUSEHOLD INCOME
\$161,296



BUSINESSES
7,815

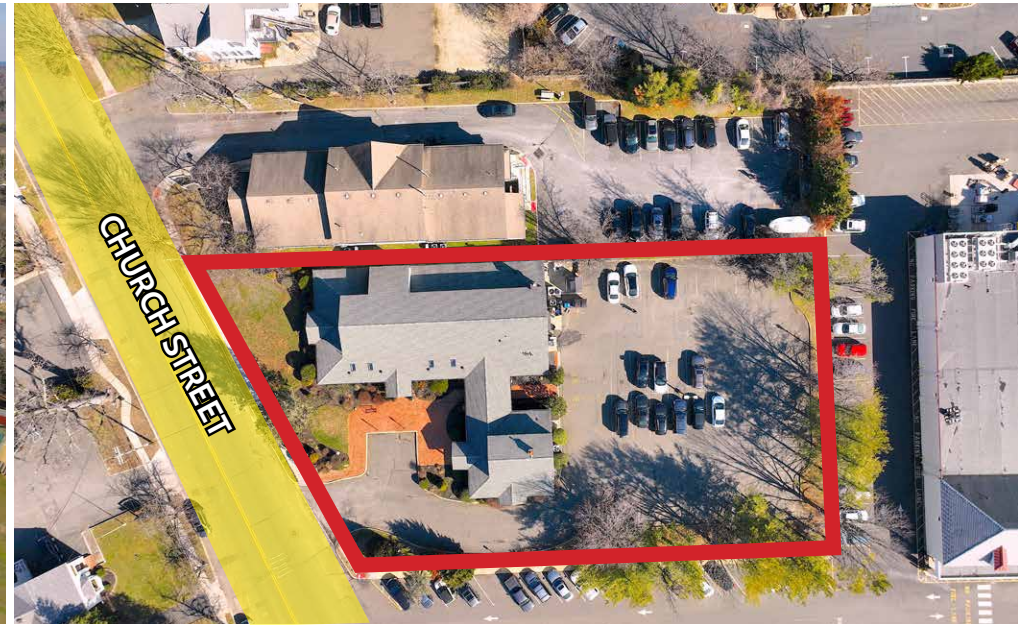
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CHURCH STREET

**35± PARKING
SPACES**



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INTERIOR IMAGES



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INTERIOR IMAGES



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FOR MORE INFORMATION, PLEASE CONTACT:

BILL HOWARD

908.614.8931

bill@bennettrealtyllc.com

JOEL DICKER

908.610.8488

joel@bennettrealtyllc.com



BENNETT REALTY & DEVELOPMENT LLC • LICENSED REAL ESTATE BROKERS NJ, NY, CT, PA • 51 MAIN STREET, HOLMDEL, NJ 07733 • 732.837.4060 • WWW.BENNETTREALTYLLC.COM
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