



FOR SALE:

## Investment Property including +/- 6,000 SF on three floors, Multi-Family and Retail Building

Two retail spaces under four apartments with two garage spaces, all fully leased: Zoned MU-08.

Two Blocks from Bradley Beach Train Station.

Located at a signalized intersection.

The garage is freestanding and has one dedicated parking space.

New roof completed in May 2025. 3 of 4 residential units renovated in 2024. Power supply, heaters and water heaters in good operating condition.

Six short blocks to the ocean. The Bradley Beach boardwalk connects directly to the Ocean Grove and then Asbury Park boardwalks.

Large porches for each unit, with rental pricing below that of new construction apartments without porches.

### Demographics

|             | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------|-----------|-----------|-----------|
| Population: | 24,630    | 66,554    | 131,749   |
| HH Income:  | \$113,027 | \$134,635 | \$142,640 |
| Daytime Pop | 20,017    | 62,495    | 127,588   |

### Total GLA

7,545 SF

### Traffic Counts

MAIN ST.

8,808 Cars Per Day



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