



# EXCLUSIVE LISTING RETAIL PROPERTY FOR SALE

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## 18 JAMES STREET, TOMS RIVER NJ



### Property Description:

Investment property for sale

### Size:

3,000 +/- SF

### Taxes:

\$11,400.00 +/- (2020)

### Sale Price:

\$800,000.00

### Comments:

- Retail Property for Sale
- Long term stable tenant
- Parking on site

### Investment Overview:

- Cap rate: 6.94%
- NOI: \$55,540
- Lease term: 25 years, 9.1 years remaining
- NNN Lease with 2% annual increase

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry - representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

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