



460 Highway 520  
Marlboro, NJ 07746  
For Sale: \$3,250,000

Type:	Commercial
Web#:	520372
Square Footage:	32,598

Opportunity to buy a turnkey grocery store business (anchor tenant) in a highly active shopping center on County Road 520 in Marlboro with phenomenal lease terms (available upon request). Contact for pricing. WOULD CONSIDER OTHER USES Currently in Year 3 of 30 with four-5 year renewals. There is a pharmacy paying rent There is a florist paying rent Co-tenants include, but are not limited to: Dunkin' Donuts, Wells Fargo (pad site), The Max, Carvel, MA+THNASIUM Over \$5 million has been put into the store. Itemized equipment list upon request. 32,598 SF 26,000 and change of it is selling area 11 check-out lanes, 11 aisles, 3 docks, 6 walk-in boxes and 3 freezers. Many pix and videos available upon request. Please no walkthroughs without advance notice nor any discussions with employees or patrons.

### Listing Details

Asking Price: \$3,250,000	Status: Withdrawn	Type: Commercial
Web ID: 520372	Last Update: 3/28/2022	Added: 2,176 Day(s) Ago

### Property Details

Address: 460 Highway 520	City: Marlboro	State: NJ
Zip: 07746	County: Monmouth	Square Footage: 32,598
Total Bathrooms: 0		

### Location Details

Water Front: No	Water Access: No
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### Broker Details

Triforce Commercial Real Estate LLC	Jason Horowitz
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