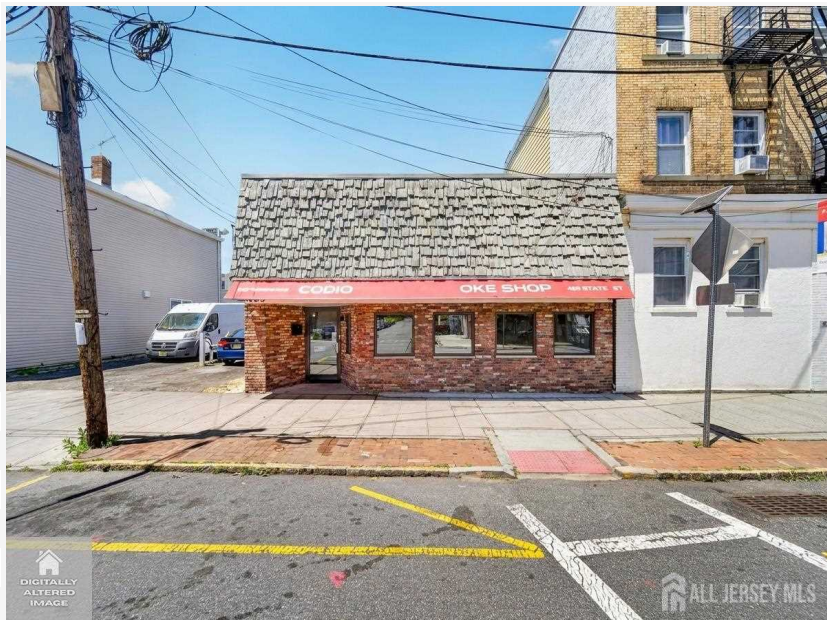


LISTING NUMBER: 2617987R
PROPERTY TYPE: Comm/Industrial
PROPERTY SUB TYPE: Commercial
STATUS: Active
STATUS DATE: 06/22/26
LIST PRICE: \$1,150,000
SELL PRICE: \$
SP%LP:
\$ PER SQFT: \$230.00
COUNTY: Middlesex
PROPERTY FACES:
SALE OR RENT: For Sale
BUILDING NAME:
TAX YEAR: 2025
ANNUAL TAXES: \$17,617
PROP. DISCLOSURE: No



SQ.FEET
5000



YEAR BUILT
1935



LOT SIZE



DOM
9

WOW!! Amazing Opportunity to own a commercial building right in the heart of Perth Amboy. The sale includes an approx. 4500 sq. ft. Commercial Building as well as a 2 Bay Garage that is currently being used as a mechanic shop. Zoned c-1. Can be used for a restaurant, medical facility, lounge, bank, pharmacy, retail, amongst many other uses. The owner has approved architectural plans that allow apartments to be built above the commercial space. Do not miss out on this opportunity... ACT FAST!!

LISTING DATES

Listing Date: 06/22/26
Contract Date:
Closing Date:
Protection Cl. Date:

Entry Date: 06/22/26
Expiration Date: 09/22/26

LISTING AGENT & OFFICE INFORMATION

Agent: JOSEPH DEVIZIO(ID:JOSEDEVI), Phone:732-895-1919, Lic:0568876, joe@joedevizio.com
Office: J.J. ELEK REALTY CO.(ID:ELEK), Phone:732-634-9100, Office Lic.:7800813
Co-Agent:
Co-Office:

LICENSEE NOTE

For Questions Please Text Agent Only. Please Submit All Offers To Joe@joedevizio.Com

GENERAL INFORMATION

Sale Includes:	See Remarks	Square Footage:	5000
Year Built:	1935	Lot Sq Ft (approx):	0
Age Description:		Minim. SqFt Avail:	5,000
Sq Ft Source:	See Remarks	SqFt Avail-How Calc.:	See Remarks
Lot Acres (approx):		Occupancy:	See Remarks
Maximum SqFt Avail:	5,000	# Units in Complex:	1
Type of Property:	Garage,Store W/Office	# Units-Sale/Lease:	1
Lot Size:	42.50 x 100.00	Lot Description:	See Remarks

ADDITIONAL INFORMATION

of Stories: 1.00
Levels: 1 Level
Clearance:

Door Height:
Loading:
Parking Spaces: 2
Parking Desc: Parking-On Site,See Remarks
Exterior: Brick
Flooring: Concrete,Tile
Roof Description: Flat
Interior Features:
Documents Avail: See Remarks
Facilities:
Equipment:
Miscellaneous: Smoke Detector
Mod. /Access. Feat.: No
Access. Feat.:

UTILITIES INFORMATION

Heat: Central Register Heat,Forced Air
Fuel: Natural Gas
Cool: A/C Central - All
Utilities: See Remarks
Water: Public
Water Heater: Gas
Sewer: Public Sewer
Service: See Remarks
Amps:
Volts:

TAX INFORMATION

County:	Middlesex	Tax ID:	16-00230-0000-00007-02
Tax Year:	2025	Annual Taxes:	\$17,617
Zoning:	C-1	Tax Rate:	
Lot:	7.02	Block:	230
Land Assessment:	\$191,700	Building Assess.:	\$344,100
Assessment Year:	2025	Total Assess.:	\$535,800
Owner Name:	Alfredo &Jeanette Ruiz ---	Owner Phone:	-
Complex, Sub., Dev:	Incl		

FINANCIAL INFORMATION

Finance: Cash,Other Financing/See Remarks
Possession: At Closing
Landlord Pays:
Tenant Pays:
Ownership: Fee Simple
Lender Owned:
Potential Short Sale:
Gross Sched. Incme:
Mortgage Balance:
Interest Rate:
Monthly Rent:
Monthly Payment:
Payment Includes:
Annual Expenses:
Ann. Rent Per SqFt:
GrossAnnOper Incl: See Remarks
Cap Rate:

Net Income:**Maintenance Fee:****Maint. Fee Freq.:****Lease/Term:****CAM Charge:** \$0.00**CAM Charge Includ.:** See Remarks**SHOWING INFORMATION**

Listing Date:	06/22/26	Listing Type:	Excl. Right to Sell
Entry Date:	06/22/26	Appointment Phone:	
Showing Date:	06/22/26		
Trans Type:	Sellers/Landlords Agent/Disclosed Dual Agent/Designated Agent if the opportunity arises		
Directions to Prop.:	Gps		
Show:	Text Agent (Text Agent to see property)		

DISSEMINATION OF INFORMATION

Internet Addr. Y/N:	Yes
IDX Y/N:	Yes
Distribution:	Homes.com,Realtor.com,ListHub.com,Crex

MORTGAGE PAYMENT CALCULATOR[Click here for Mortgage Payment Calculator](#)