

FOR SALE

519 MILLBURN AVENUE
SHORT HILLS, NEW JERSEY
3,580 SF BUILDING

BRUCE JEFFERY
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MILLBURN AVE.



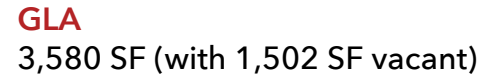
JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.662.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



519 MILLBURN AVE, SHORT HILLS NJ



NOI PROPOSED
\$85,790

EXPENSES	TAXES
\$32,644	\$18,988.70

ZONING
COMMERCIAL

FRONTAGE
45'

NOTES
Close proximity to Walgreens, Wendy's, ShopRite,
Trader Joe's, CVS and Train Station

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PROPOSED RENT ROLL
519 Millburn Avenue
December 2025

Tenant	Sq. Ft.	Monthly Rent	Rent PSF	Annual Rent	Pro Rata	CAM / TAX	CAM / SQ Ft	Lease Commences	Lease Expires	Options	Next Increase	Security Deposit
Stone & Tile Design - Unit A	2,077	\$ 4,010.08	\$ 23.17	\$ 48,120.96	59.00%	\$ 1,463.58	\$ 8.46	11/22/14	2/28/25	1 5-yr	3/1/26	\$ 9,452.72
Proposed	1,502	\$ 3,254.33	\$ 26.00	\$ 39,052.00	42.00%	\$ 1,141.52	\$ 9.12					
Totals:	3,579	\$ 7,264.41		\$ 87,172.96	100.00%	\$ 2,605.10						\$ 9,452.72
						(b) x 12						
						\$ 31,261.20						
(a) Total Annual Base Rents:	\$87,172.96											
(b) Annual CAM / Taxes:	\$31,261.20											
Total Gross Income:	\$118,434.16											
(c) Less Expenses:	\$32,644.00											
Current N.O.I:	\$85,790.16											
						Annual Expenses						
								2021	2022	2023	2024	PP/SF
						Taxes	\$	18,226.89	\$ 18,273.92	\$ 18,396.18	\$ 18,640.71	\$ 5.21
						Insurance	\$	4,062.08	\$ 2,932.00	\$ 2,827.41	\$ 3,013.00	\$ 0.84
						Tax (Special Improvement)	\$	667.75	\$ 667.76	\$ 677.16	\$ 677.16	\$ 0.19
						Repair / Maintenance	\$	960.00	\$ 1,225.00	\$ 718.63	\$ 2,993.63	\$ 0.84
						Roof Repairs	\$	-	\$ 3,672.00		\$ -	\$ -
						Landscaping	\$	186.55	\$ -		\$ 970.25	\$ 0.27
						Accounting	\$	2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 0.56
						Fire	\$	848.23	\$ 1,315.95	\$ 1,422.26	\$ 1,369.11	\$ 0.38
						Snow Removal	\$	980.98	\$ 429.15	\$ 159.93	\$ 831.66	\$ 0.23
						Sewer	\$	528.00	\$ 564.00	\$ 564.00	\$ 594.00	\$ 0.17
						HVAC	\$	-	\$ -	\$ 266.56	\$ -	\$ -
						Subtotal	\$	27,792.73	\$ 31,079.77	\$ 27,022.73	\$ 31,089.52	
						Management / Admin (5%)	\$	1,389.64	\$ 1,553.99	\$ 1,351.14	\$ 1,554.48	\$ 0.43
						Total	\$	29,182.37	\$ 32,633.76	\$ 28,373.87	\$ 32,644.00	\$ 9.12

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