

LIVINGSTON, NJ
PETSMART "MASTER TENANT"
6TH AVENUE ELECTRONICS "SUBLEASE"
 Traffic Light Corner Of Rt. 10 & Okner Parkway

*investment property
 for sale*



Lease

Lease Term	20 Years
Lease Commencement	7/1/1995
Lease Expiration	6/30/2015
Options	2 5-Year Renewal Terms
Net Operating Income	
Current	\$470,628
Renewal 1	\$574,166
Renewal 2	\$700,483

Property

18,178 sf Free Standing Retail Building

POSSIBLE EXPANSION OF BUILDING & PARKING AREA

2.20 Acres Of Land

75 Car Parking

Asking Price \$5,900,000

Cap Rate 8.0%

Assumable Mortgage

Tenant

PetSmart, Inc., the nation's largest speciality retailer with over 1,100 stores, a net worth of more than \$1.1 Billion, and is traded on the Nasdaq as PETM. PetSmart sublets the space to 6th Avenue Electronics.

The property is located 1/2-mile west of Route 10 and Okner Parkway. Retailers in the area include Home Depot, Toys R Us, Best Buy, Dick's Sporting Goods, Friday's, Thomasville Furniture, as well as numerous national, regional, and local tenants.

Exclusive Broker

Lew Finkelstein

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