

# Freestanding Building For Sale

## DENVILLE, NJ

255 West Main Street

Exclusively Marketed with  Ten·X™



Denville is recognized as the “Hub of Morris County” for its strategic location along major transportation routes at the center of the County. A popular destination for its eclectic downtown, four exclusive lake front communities and diverse shopping, office, professional and medical facilities, Denville residents and visitors alike enjoy a dense suburban feel.

### Building Features

- Free standing +/- 8000 sf building
- Divided into two office suites with separate entrances
- Reception areas, private offices, conference rooms, bullpen areas, kitchens and four restrooms
- Well suited for most professional uses
- Situated on +/- 1.2 acres
- Private on-site parking
- Building generator
- Minutes from downtown Denville shopping, restaurants and offices
- Easy access to Routes 80, 46 and 53

### For More Information Contact:

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C: 973.216.1395  
O: 973.884.4444 ext. 11



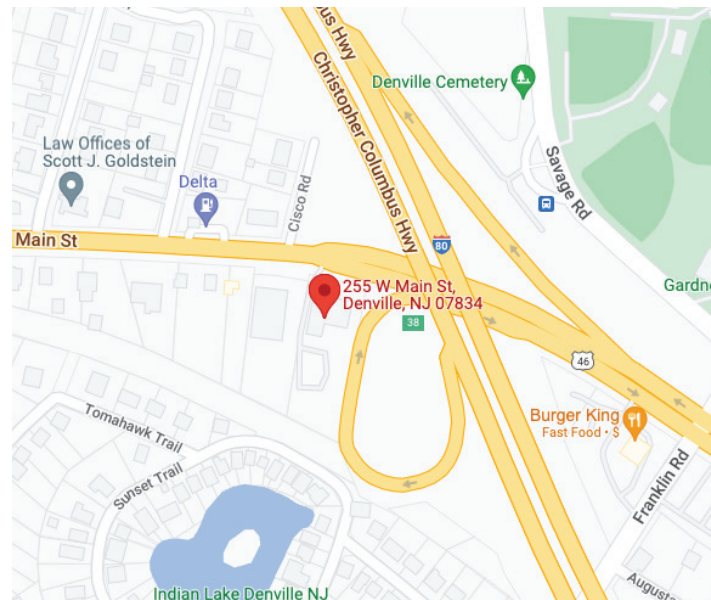
**NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927**

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## DENVILLE, NJ

### 255 West Main Street



**Newmark Associates CRE is exclusively marketing 255 West Main Street in Denville New Jersey with Ten-X. The property is presently vacant, and below is a pro-forma estimate of Net Operating Income.**

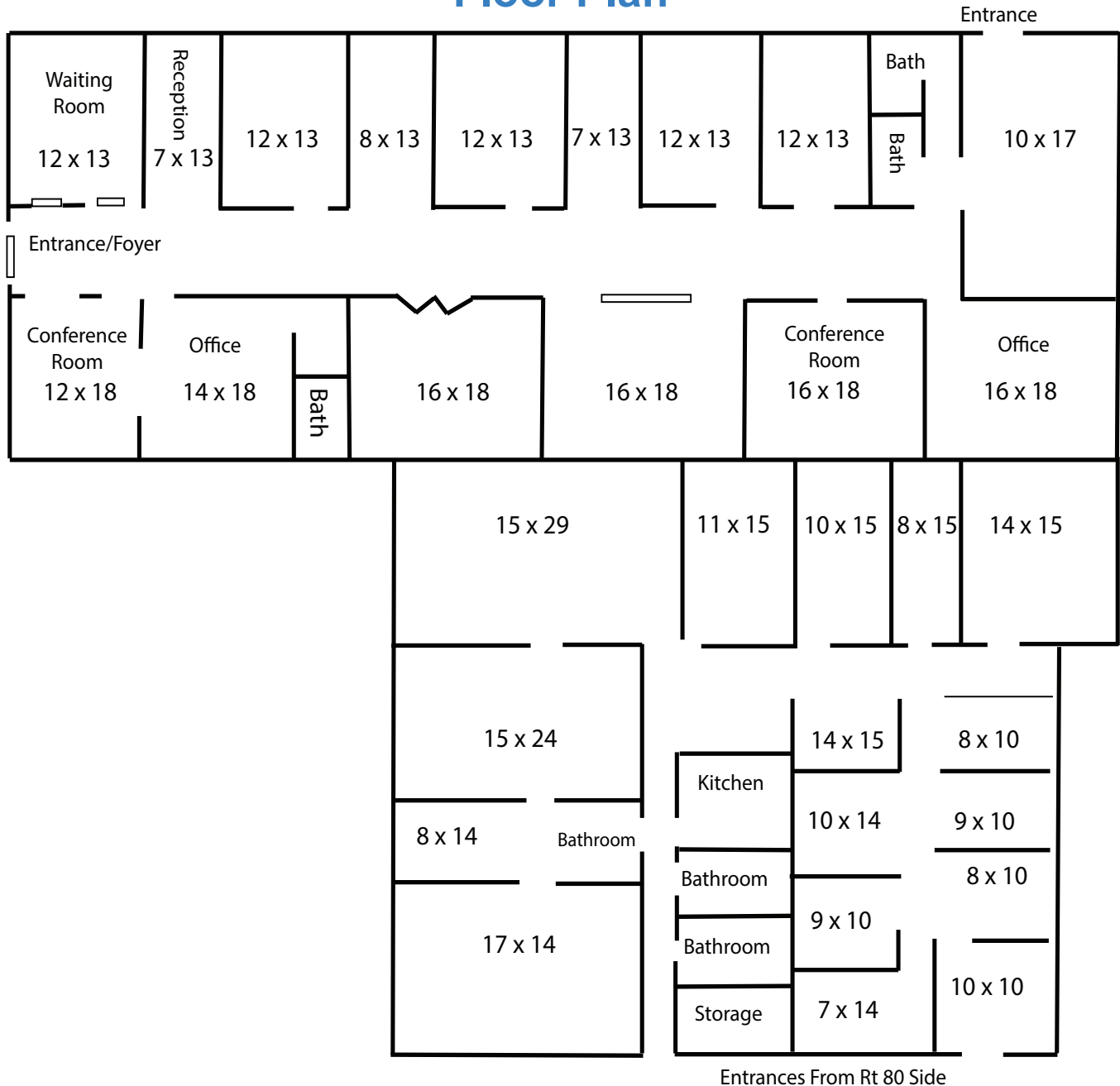
Tenant Annual Rent 8024 sf @ \$18 psf Modified Gross	\$144,432
<b>TOTAL INCOME:</b>	<b>\$144,432</b>
Less: Annual Expenses	
Trash	\$3,800
Real Estate Taxes	\$20,576
Utilities	\$5,000
Water/Sewer	\$825
Landscape/Snow	\$12,000
Building Insurance	\$2,875
Fire Inspection	\$75
Cleaning	\$5,200
Exterminating	\$500
<b>TOTAL EXPENSES</b>	<b>(\$50,851)</b>
<b>NOI</b>	<b>\$93,581</b>

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## Floor Plan



Floor plan may not be drawn to scale

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## How Does the Ten-X™ Auction Work?

### Register to Bid

Log in or create a free account at [ten-x.com](https://ten-x.com). Select a property you'd like to bid on. Click on the Register to Bid button. Our system will automatically total the minimum amount you need to deposit and the proof of funds you'll need to show.

### Do Your Research

To help you with your research, you'll find helpful documents in our Secure Data Vault. Auction specifics can be found in the auction Terms and Conditions. If you need more information, you can contact the Ten-X representative or the Newmark Broker listed.

### Show Proof of Funds

All investors will need to provide a Bidder Qualification Form and be prepared to provide a recent bank or brokerage account statement which demonstrates the funds are available. The statement must be less than 60 days old. Proof of Funds will be set at a minimum of the starting bid.

### Start Bidding

Place your bid amount and click "Bid Now". It's that easy! Remember a buyer's premium based on the winning bid price will also be payable by the winning bidder.

### Closing

Following the auction, winning bidders will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. All winning bidders must be available by phone within 2 hours of the sale.