

UNION BEACH **MEDICAL OFFICE BUILDING** FOR SALE



ADDRESS: 809 Highway 36, Union Beach, NJ

SPACE: 2,800 (+-) square foot office building to be delivered vacant.

First floor is approximately 1,327 square feet while the second floor of approximately 1,400 square feet.

There is a large walkup attic with high ceilings providing ample room for storage.

The building was meticulously remodeled in 2008 and boasts of high end carpet, moldings, woodwork and lavatories throughout the building.

Perfect for owner/user looking to occupy with the possibility to collect income by leasing out one level. Currently zone for medical & professional office use.

SITE: Building is located at a traffic light on the corner of Sea Gate Ave and Highway 36 and provides easy access to the Garden State Parkway exit 117 and Routes 35 and 36.

HVAC: Each level has independently controlled metered gas forced hot air heat, central a/c, and separately metered electric.

PARKING: There are ten parking spaces plus one handicapped.

This information is provided for informal discussion purposes only and is subject to error, modification and withdrawal without notice. All information should be independently confirmed.

EXCLUSIVELY PRESENTED BY :

CHARLES J. FRANK

LICENSED REAL ESTATE SALESPERSON

BROTHERS COMMERCIAL BROKERAGE, INC.

227 E BERGEN PLACE, SUITE 3 ■ RED BANK, NEW JERSEY, 07701 ■ 732-747-5575

charles@thesavvybroker.com

UNION BEACH MEDICAL OFFICE BUILDING FOR SALE

SALE PRICE: \$495,000

TAXES 2015: \$8,950



ADA Assessable Side Entrance



High End Executive Office Suite



Beautiful Front Entrance Foyer

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