

## SOCH Health Village

1301 Route 72 W, Manahawkin, NJ 08050



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# SOCH Health Village

\$269,000

Currently being used by Atlanticare Physicians as general practice office. Can also be leased. Must be used as medical office....

The sale comes equipped with exam tables and large sliding file system. It DOESN'T include computers, printers or other electronic devices....

- Highway access, less than 1/2 mile to Hackensack Meridian Health - Southern Ocean Medical Center



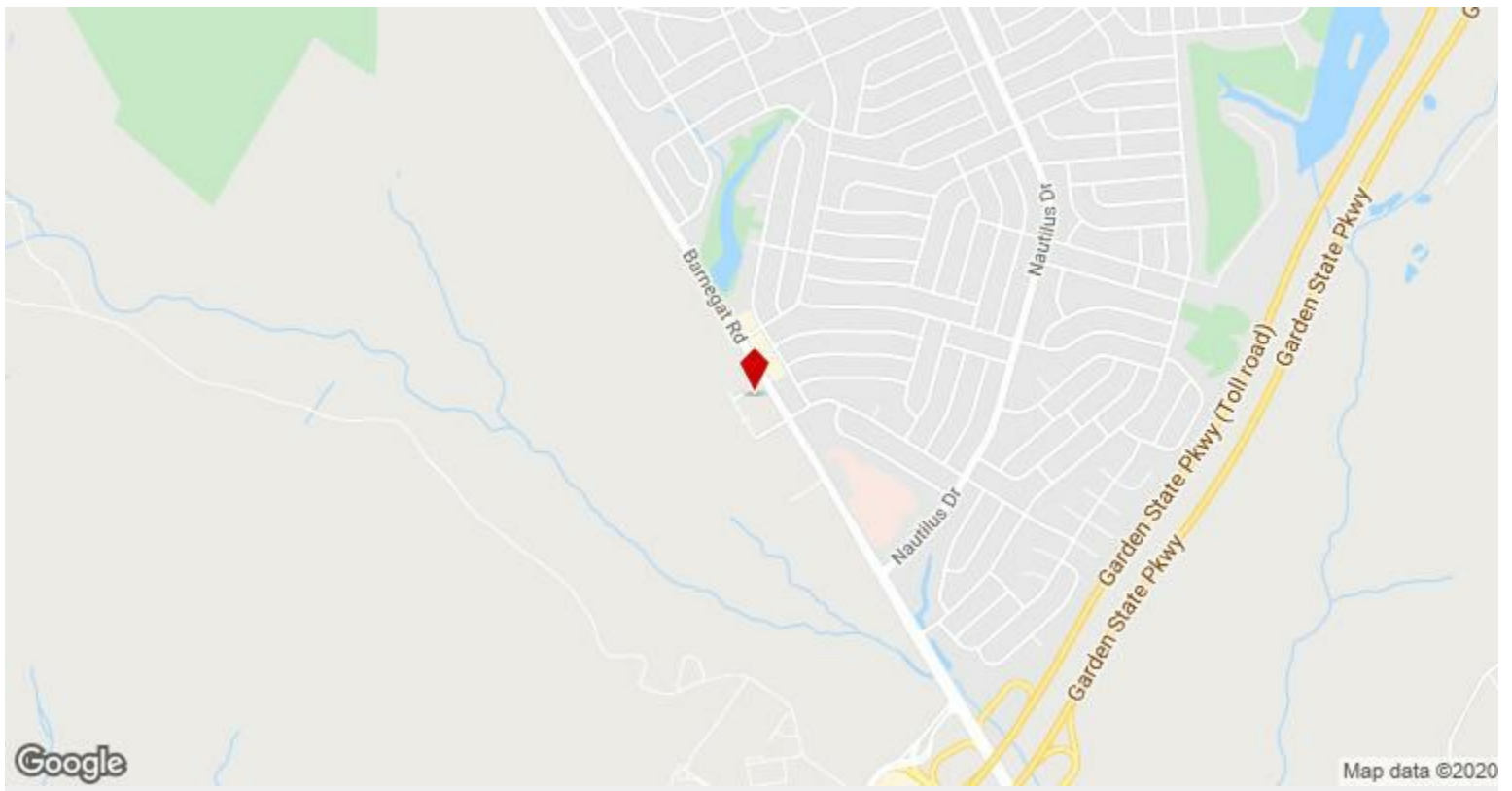
Price:	\$269,000
Unit Size:	1,796 SF
No. Units:	1
Total Building Size:	61,596 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Owner User
Building Class:	A
Floors:	3
Typical Floor Size:	20,532 SF
Year Built:	2007
Lot Size:	20.61 AC
Parking Ratio:	5.5/1,000 SF
Walk Score ®:	24 (Car-Dependent)

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Brielle Orthopedics P A	2,100	
Coastal Ear Nose & Throat	3,000	
Family Medicine Center	3,200	
Fresenius Medical Care	3,500	



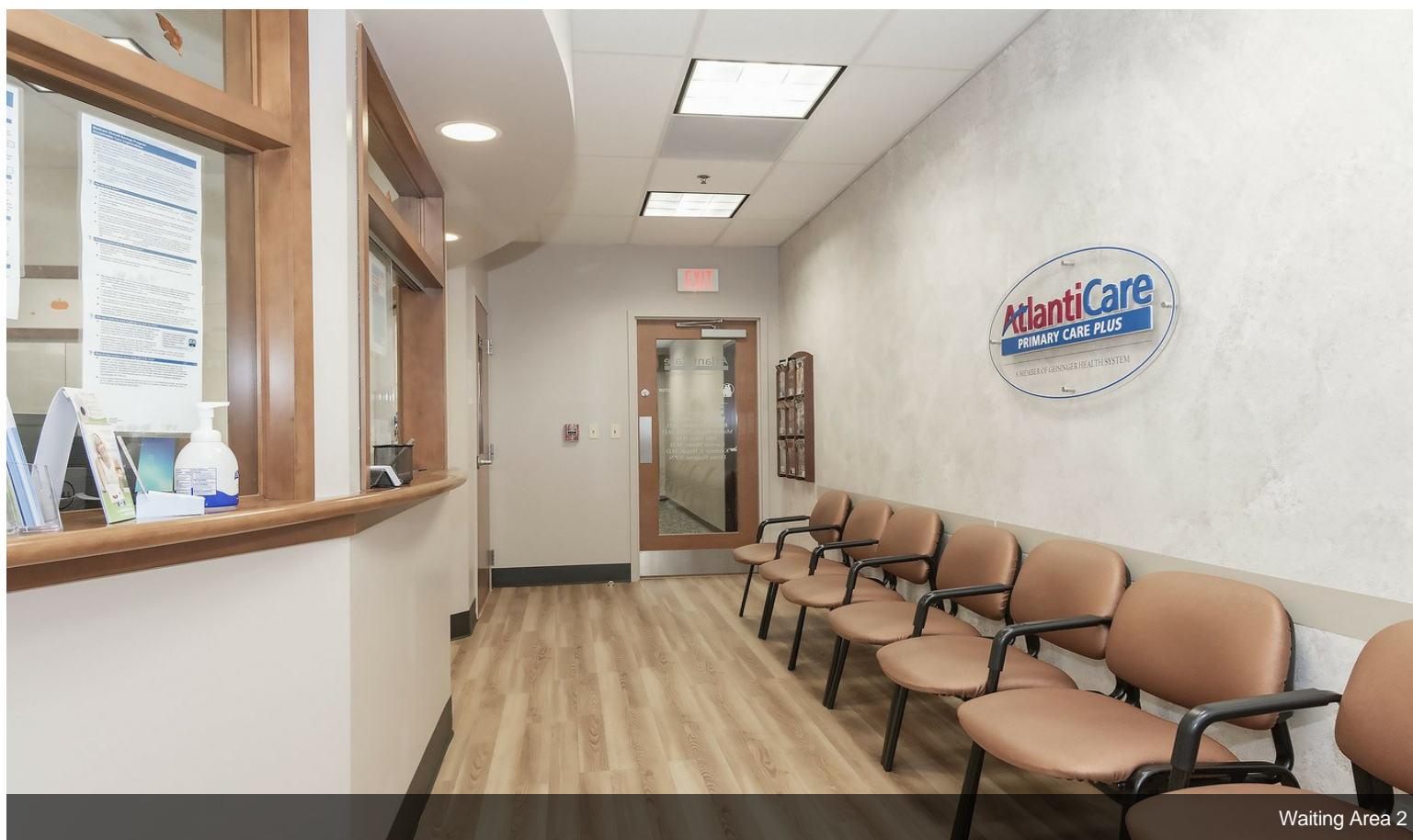
## 1301 Route 72 W, Manahawkin, NJ 08050

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# Property Photos



Waiting Area 3



Waiting Area 2

# Property Photos

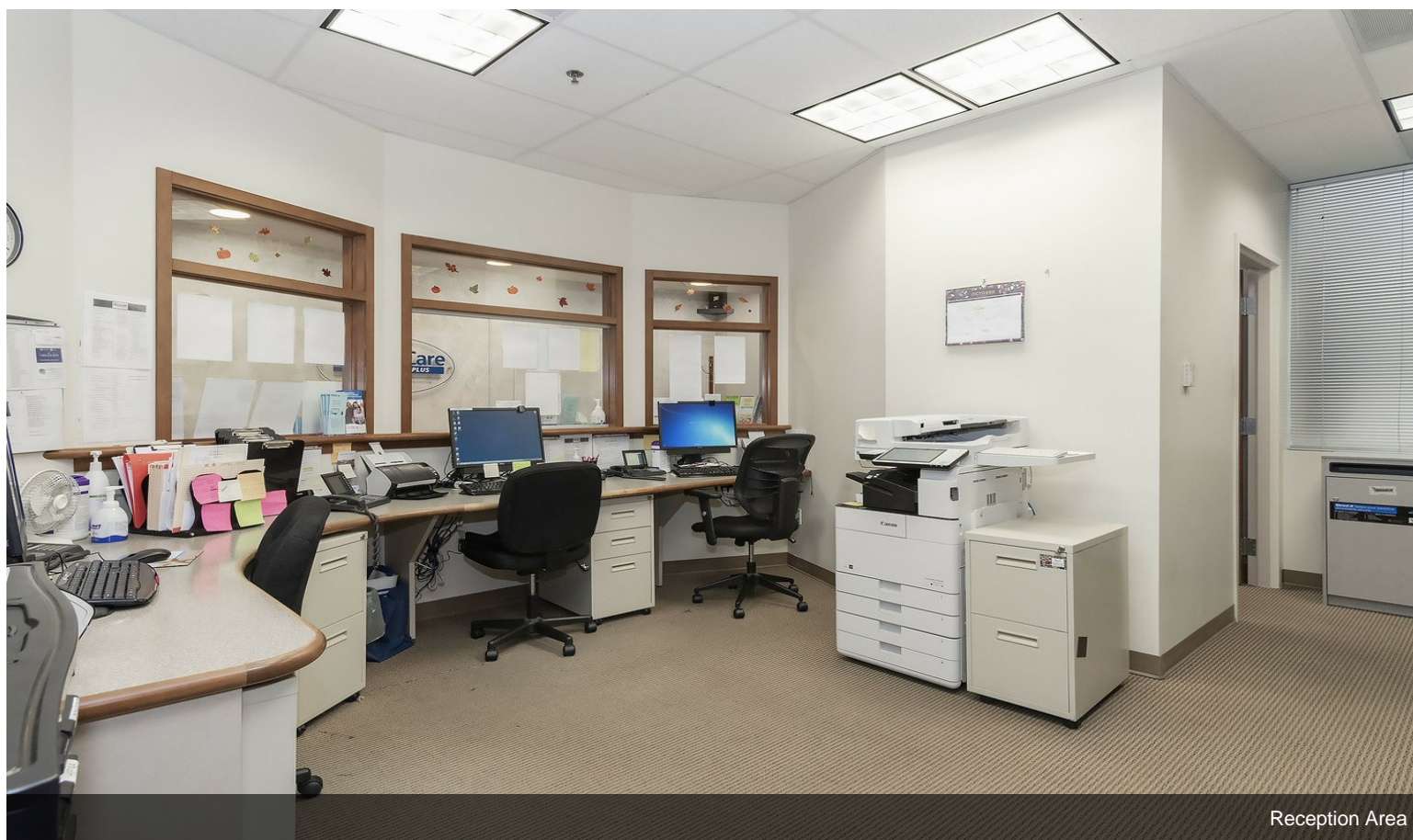


Supply Room



Records Room

# Property Photos



# Property Photos



Reception Area 2



Office 1

# Property Photos



Lobby 3



Lobby 2

# Property Photos



Lobby 1

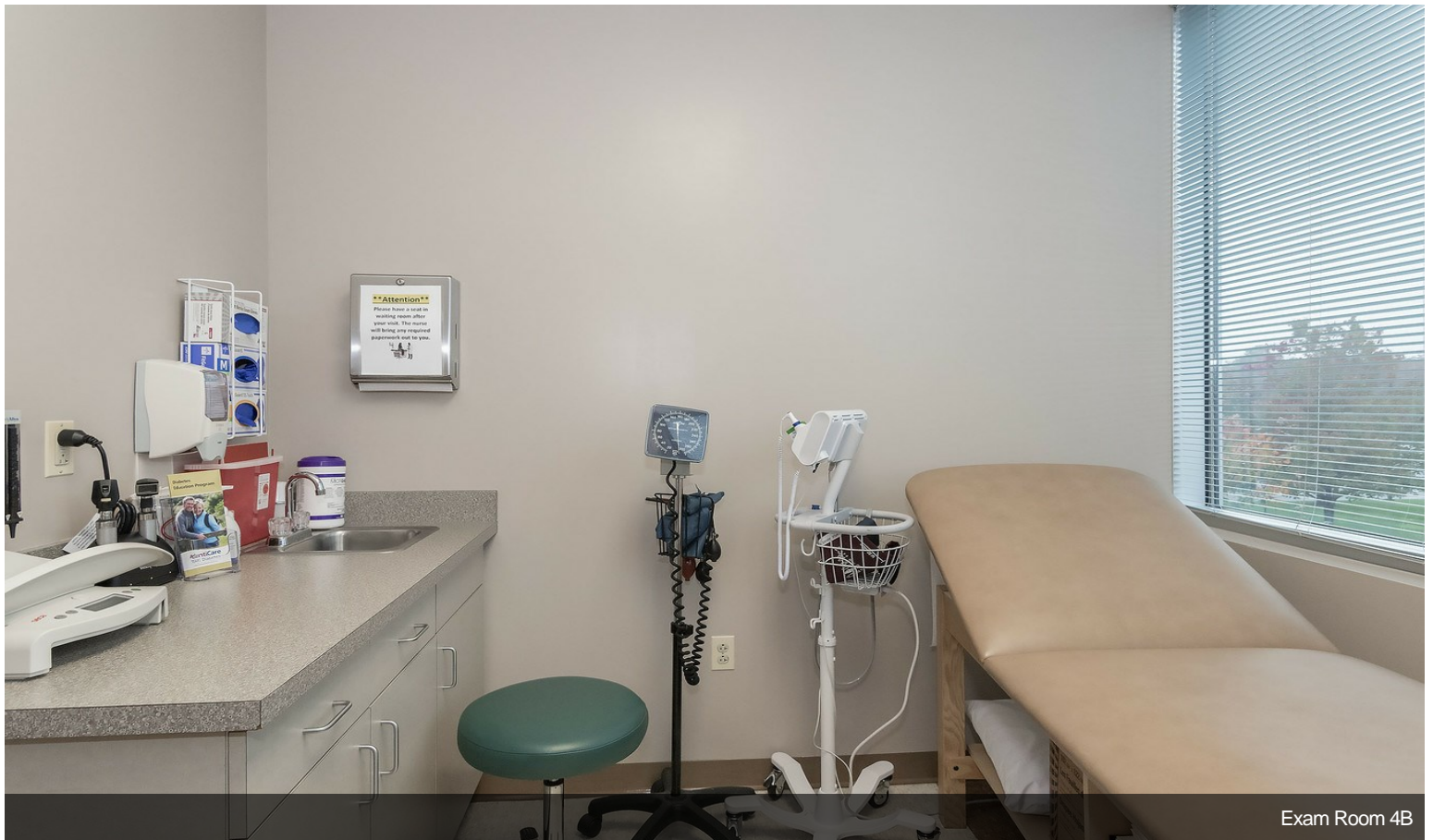


Front Desk Area

# Property Photos



Exam Room 5

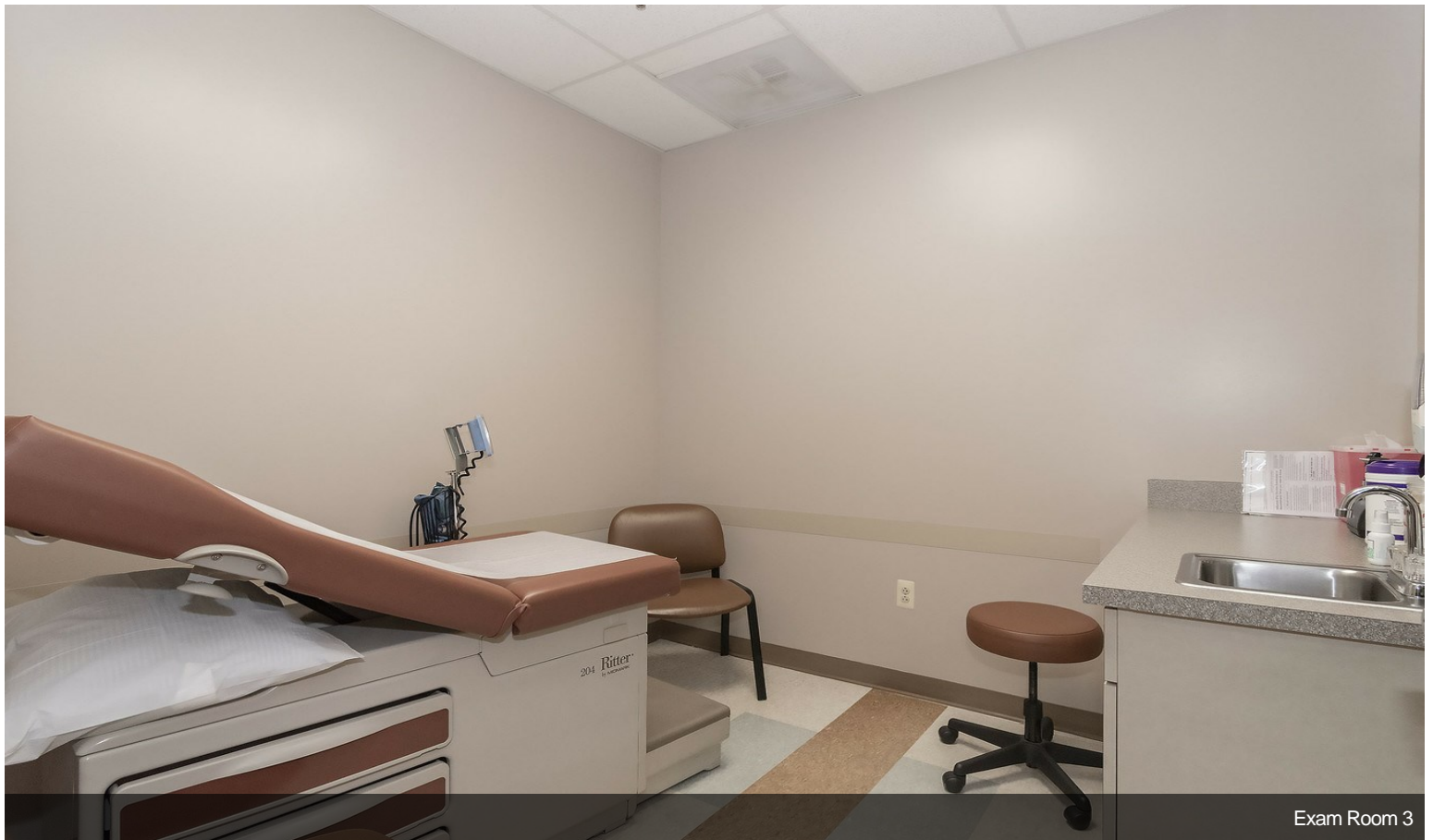


Exam Room 4B

# Property Photos



Exam Room 4

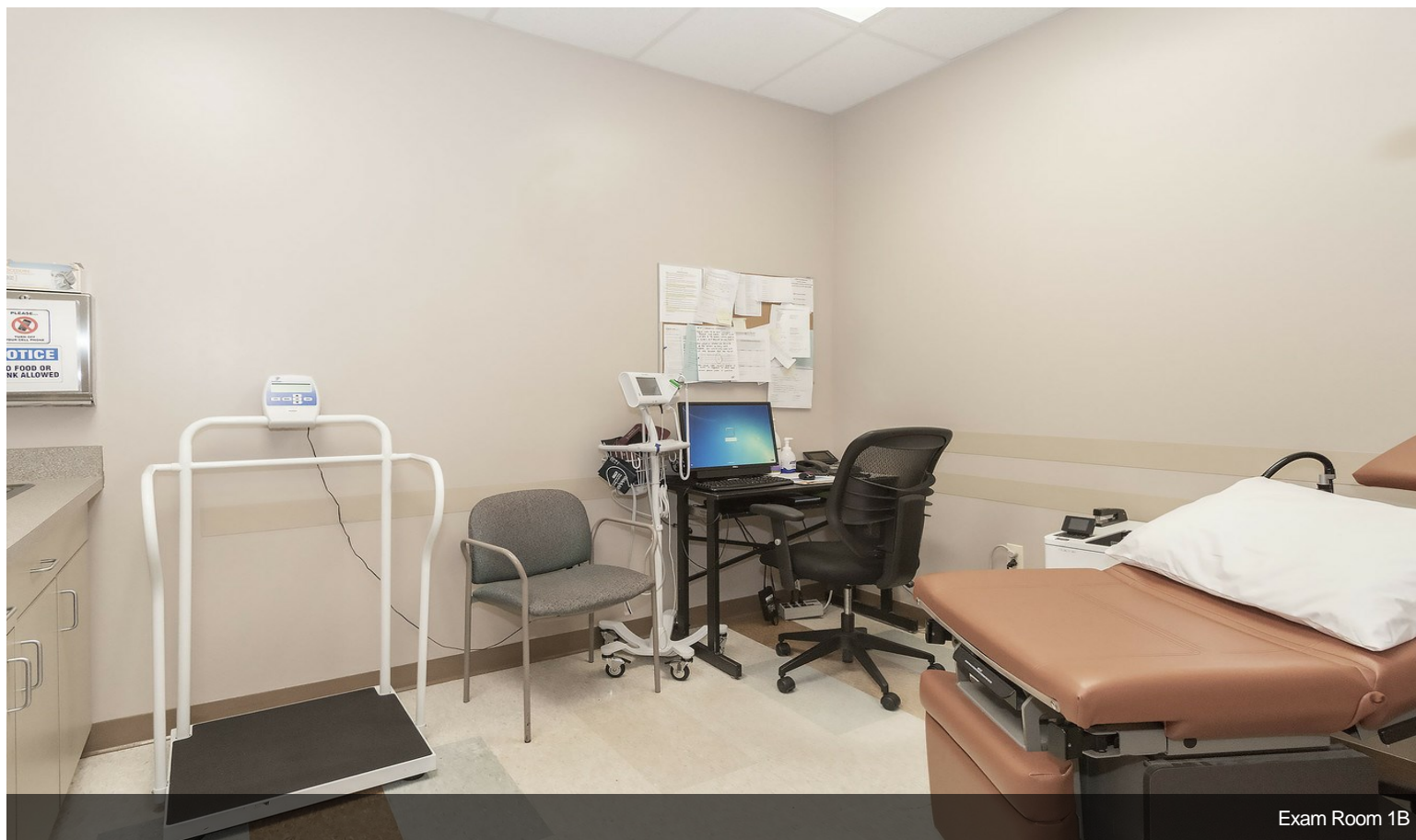


Exam Room 3

# Property Photos



Exam Room 2



Exam Room 1B

# Property Photos



Exam Room 1A



Elevator Bank

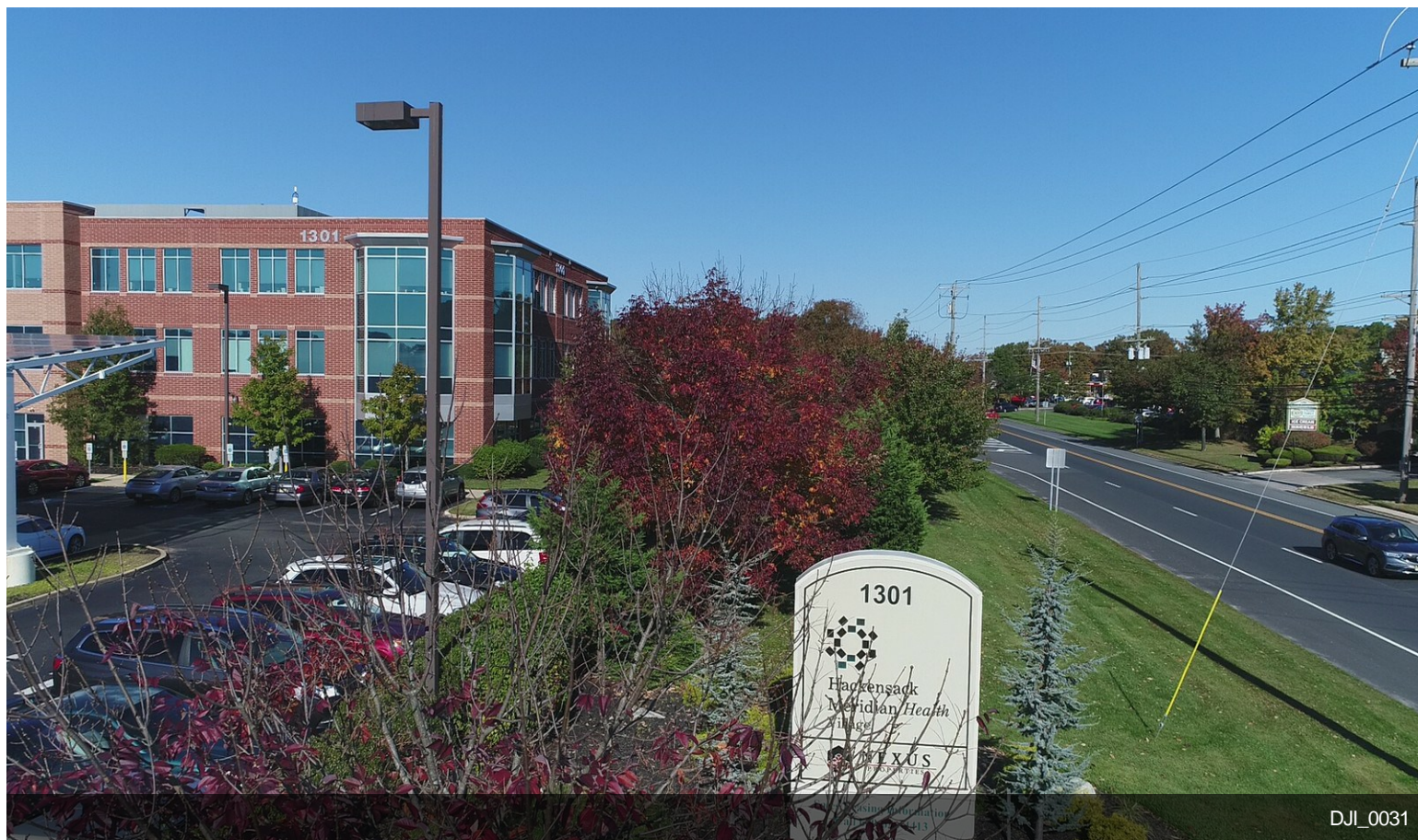
# Property Photos



# Property Photos



DJI\_0032



DJI\_0031

# Property Photos



DJI\_0030



DJI\_0027

# Property Photos



DJI\_0025



DJI\_0023

# Property Photos



# Property Photos



DJI\_0017



DJI\_0015

# Property Photos



DJI\_0014



DJI\_0012

# Property Photos



DJI\_0011



DJI\_0010

# Property Photos



DJI\_0009



DJI\_0007

# Property Photos



DJI\_0005



DJI\_0004

# Property Photos



# Property Photos



# Property Photos



Break Room 2

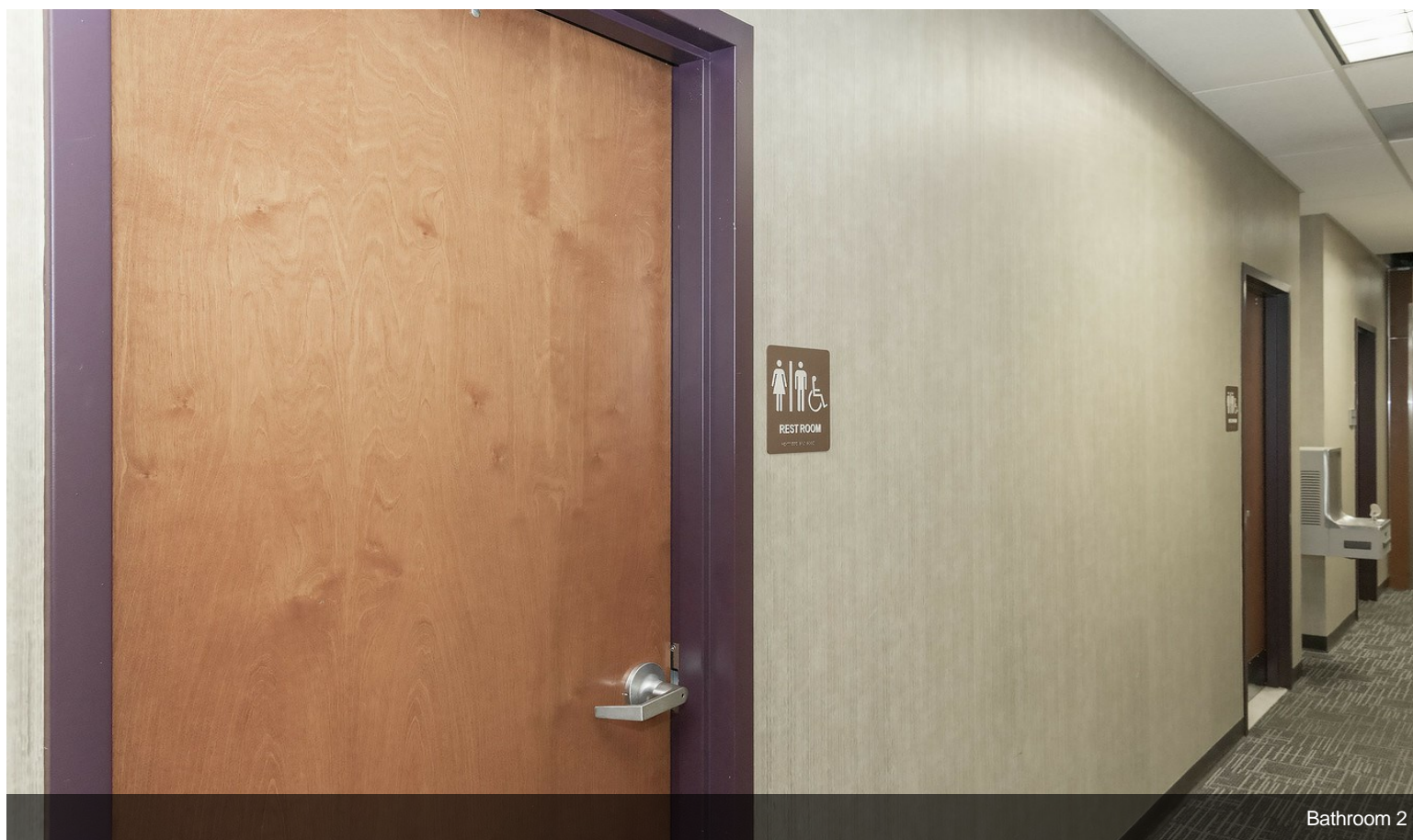


Break Room 1

# Property Photos



Billing Department



Bathroom 2

# Property Photos



Bathroom 1



Waiting Area