

2,000 SQ FT **MEDICAL OFFICE CONDO** FOR SALE  
**BRIELLE HILLS PROFESSIONAL PARK**



**ADDRESS:** 2640 Highway 70, Manasquan

**DESCRIPTION:** 2,000 (+-) sq ft free standing building medical office condo for sale consisting of one large waiting room with vaulted ceiling and full wall of glass with lavatory, receptionist area with private lavatory, four exam rooms, one private office, one large corner office with private lavatory, operable windows, two zone gas fired heat and central air, full basement and much more. Exceptionally well designed.

**PARKING:** 14 reserved spaces directly in front of the building with additional shared parking on site

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**E X C L U S I V E L Y   P R E S E N T E D   B Y :**  
GEOFFREY M. BROTHERS, CCIM  
LICENSED REAL ESTATE BROKER  
BROTHERS COMMERCIAL BROKERAGE, INC.  
227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575  
geof@thesavvybroker.com

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<b>ASSESSMENT</b>	Land: \$165,000 Improvements: \$151,100 Total: \$316,100
<b>TAXES</b>	\$5,860
<b>HVAC</b>	Two zone gas fired heat with central air conditioning
<b>OTHER:</b>	Professionally designed office suite ideal for a continuing use as a medical office. This is a separate single occupant free standing building located within the Brielle Hills Office Park. Ideal for a medical professional seeking quality space. Zoned for two offices.
<b>CONDO FEES:</b>	\$950 per month
<b>SPECIAL ASSESSMENT:</b>	\$1,600 per month for an additional year to cover macadam, signage and curbs.
<b>PRICE:</b>	\$595,000

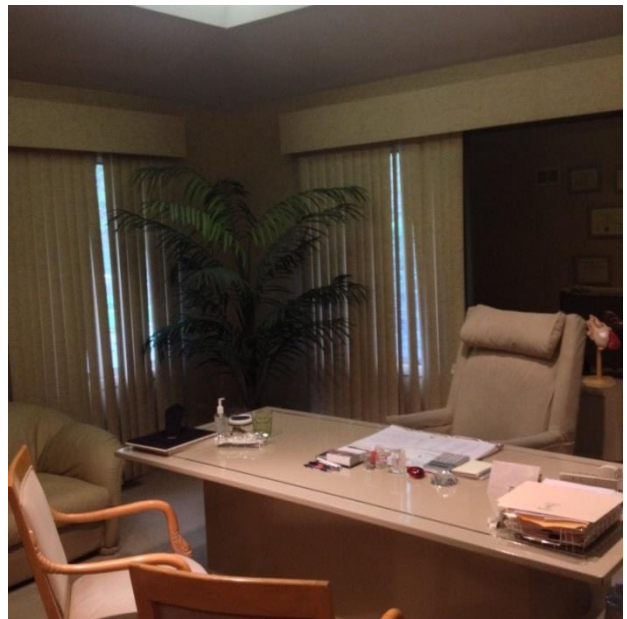


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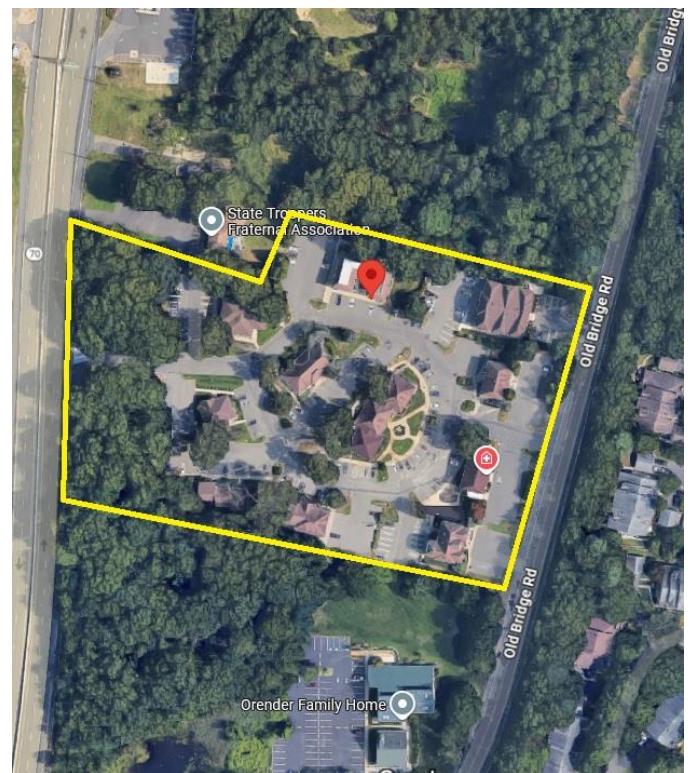
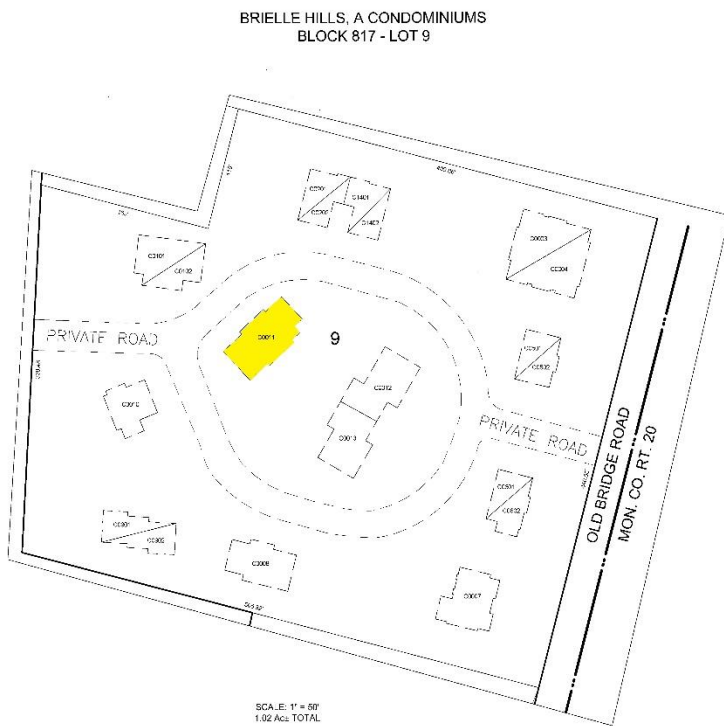
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