

2444 Hwy 34

MANASQUAN, NJ 08736



MEDICAL OFFICE CONDO

Site Description:

Medical/Office condo in prime location on Route 34 North in Manasquan. Located on Route 34 and Lakewood Rd, this property has 3 points of egress and is easily accessible from all 3 surrounding roadways. This prime corridor is full of Medical and Professional offices, and is one of the most desirable locations in Monmouth county. Perfect for Primary Care, Pediatrician, Specialist, Surgeon, or other professional services. The condo is currently Owner-Occupied by an Orthopedic surgeon and also has Sportscafe Physical Therapy as an adjacent tenant.

Medical/Office Condo - Sale

Jarrad Coletta | Broker/Owner

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1101 Richmond Ave, Suite 202, Point Pleasant Beach, NJ 08742 | www.ColettaCommercial.com | Licensed Real Estate Broker

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Condos Description

The condo is part of a (2) building association. Condo unit for sale (Unit B) is broken into two spaces: MMS and SportsCare.

Building Size

6,016 SF

Condo Unit Size

MMS Space: ~3,216 SF

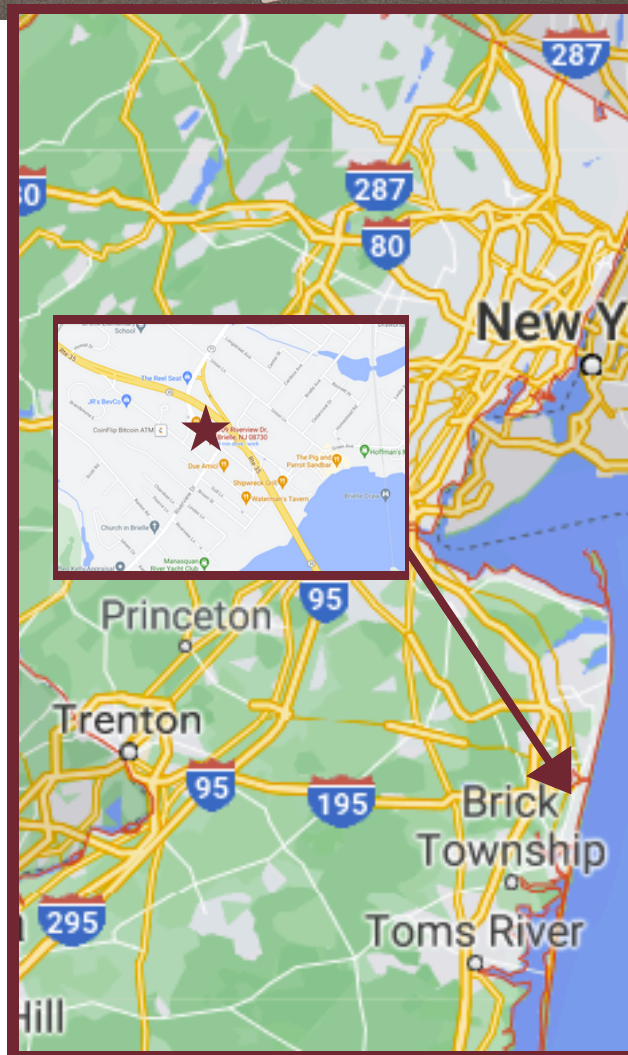
SportsCare Space: ~2,800 SF

Financial Info

- Lease Expires: July 31, 2026
- Annual Taxes (2023): \$21,763.71
 - MMS: \$6,146.64
 - SportsCare: \$6,049.07

Upgrades

- November 2023: Sidewalk/Courtyard expansion and upgrade (\$12,680)
- October 2023: Entire building power washed, 2 coats of solid stain, 2 coats of exterior painting, window trims sanded, scraped, caulked, and painted (\$14,500)
- March 2023: HVAC repairs (\$2,519.55)



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