

800 Coventry Drive

PHILLIPSBURG, NEW JERSEY

3,500 SF
MEDICAL OFFICE CONDO
FOR SALE \$299,990



Prime 3,500 SF Office Condo – Medical, Lab, or Professional Use

Former ophthalmology practice, thoughtfully built out for medical, life sciences, or office use. Ready for immediate use or easy reconfiguration. Flexible, well-designed space—bring your office users and explore the potential!

Property Features

- 6 Private Exam Rooms (all with plumbing)
- Spacious Reception & Waiting Area
- Doctor's Office and Dedicated Lens Room
- Fully Equipped Optical Shop
- 2 Modern Restrooms
- 11 Total Rooms with Plumbing (excl. bathrooms)
- Large Business Office
- Central Nurse's Station
- Visual Field/Testing Room
- Spacious, dry basement with high ceilings and separate entry served by exterior stairwell
- Ideal for Lab, Admin, or Technical Uses
- 2 HVAC Units and Propane Backup
- Generator Tie-In Ready
- Landscaped and well maintained grounds
- Clean, crisp architecture

FOR MORE INFORMATION

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

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LOCATION OVERVIEW



Location Description

Located in the Coventry Center business park off the well-traveled Red School Lane, this location offers strong regional connectivity. Just minutes from Route 22 and 57 with nearby access to Interstate 78, this site provides access to Pennsylvania's Lehigh Valley region across the Easton-Phillipsburg bridge and links to the surrounding central Jersey communities and New York metro region.

The building is ideally situated within a short drive of St. Luke's Hospital - Warren Campus (approximately 1.5 miles away). The Coventry Center boasts other medical and healthcare professional tenants. Nearby amenities include retail and shopping options near bustling corridors.

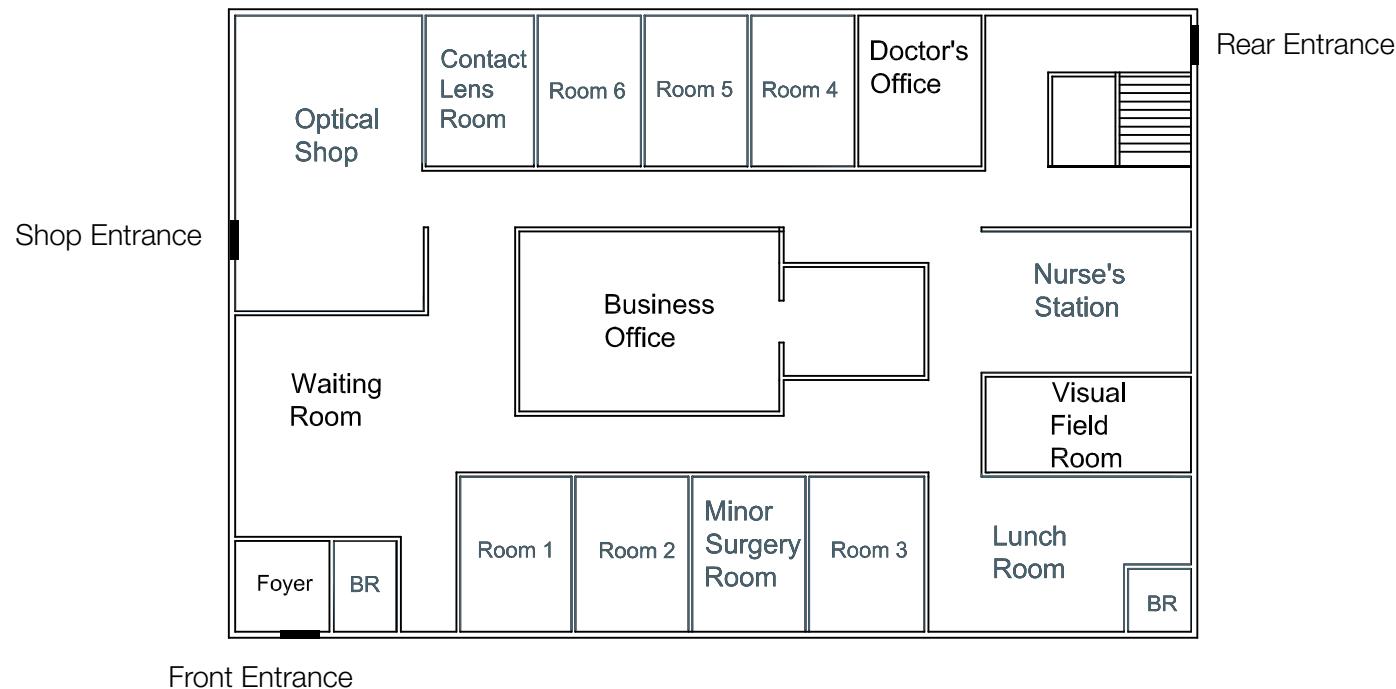


Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,434	60,598	107,451
Average HH Income	\$90,834	\$93,400	\$100,042

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PROPERTY FLOOR PLAN



*For Discussion Purposes Only
Not to Scale*

Prepared by:
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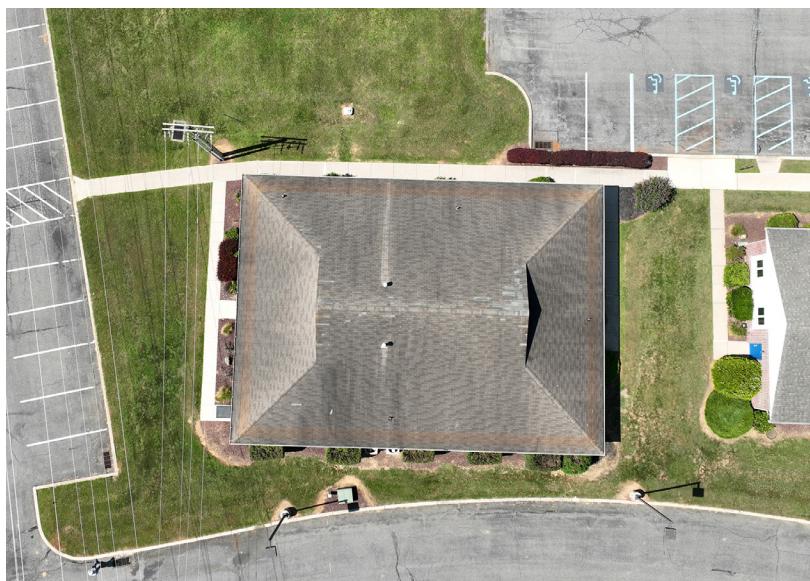
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PROPERTY PHOTOS



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