



2345 Lamington Rd

Bedminster, NJ 07921

Unit 104 - 1,796 SF – Medical Condo



OFFERING

\$750,000

ASKING PRICE

Property Stats

Block: 22 | Lot: 42

Unit Size: 1,796 SF

Zoning : OR

Taxes: \$1,789.85/Qtr

CAM: \$1,498/month — Including Utilities

Property Highlights

Completely Renovated Unit

High End Designer Finishes Throughout

4 Exam Rooms and Private Office Space

Located in Medical Complex

Close Proximity to Route
206 & Route 287

Meticulously designed and well thought out office space within Lamington Rd's medical complex that includes a generous waiting area, break room/kitchenette, 4 exam rooms and backend private office space with tree lined views. Designer finishes throughout include custom blinds, wall sconces, a welcoming teardrop chandelier, high-end tile/flooring combinations and woodwork. Everything in the unit has been remodeled, including a new HVAC system, wifi boosters, surveillance system, solid wood doors, mud room, server room, upgraded electrical and nest thermostat. Located on a convenient corridor right off Route 206 with easy access to Route 287. Ideal scenario for an owner/user or investor.





Exterior Photos





Interior Photos





Interior Photos

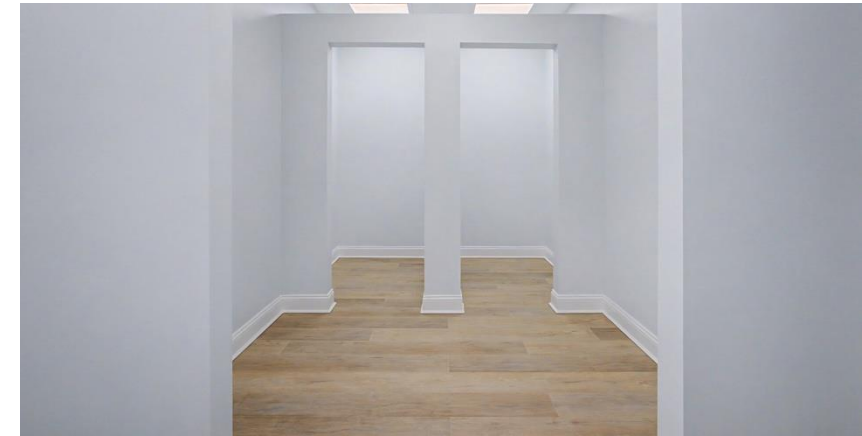


Interior Photos





Interior Photos



LOCATION



LOCATION



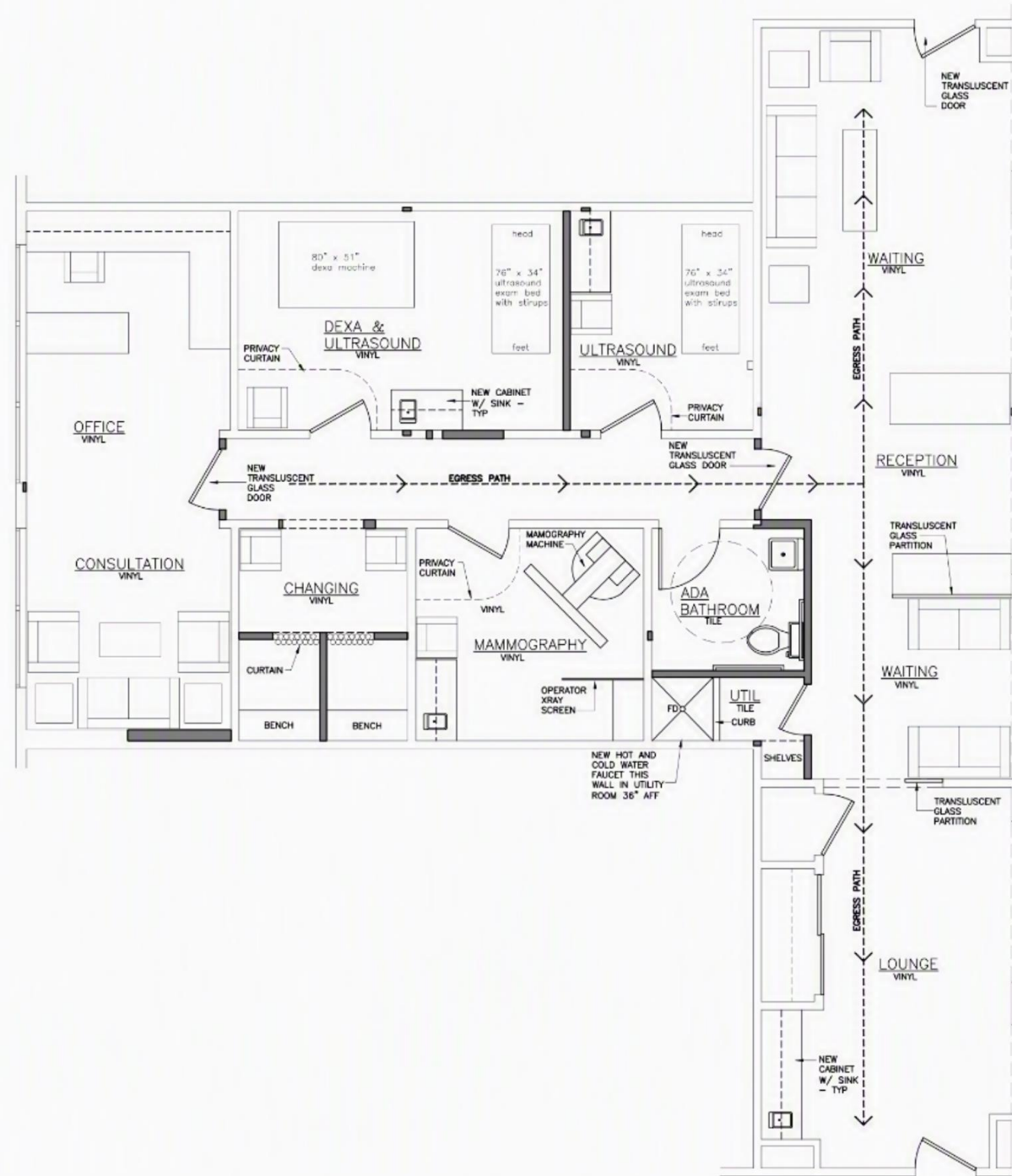
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LOCATION

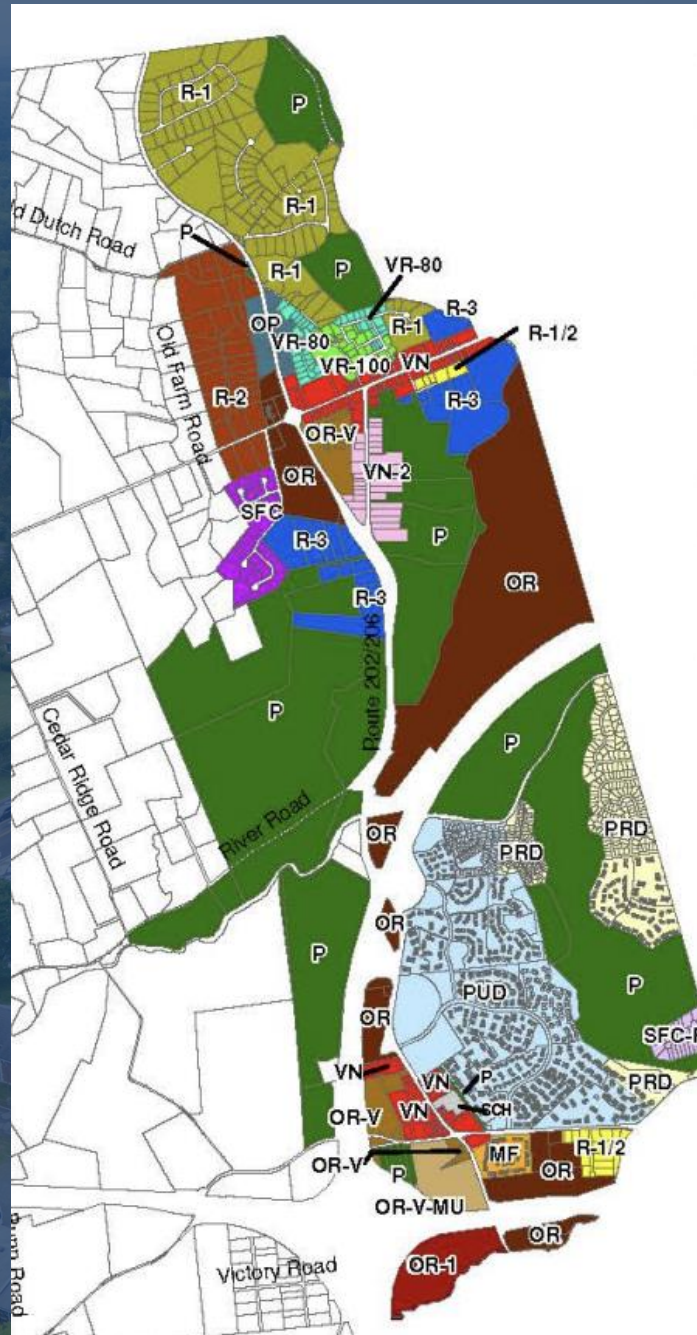


Floor Plan



Zoning

OR Zone



Legend

- MF
- OP
- OR
- OR-1
- OR-V
- OR-V-MU
- P
- PRD
- PUD
- R-1
- R-1/2
- R-2
- R-3
- SCH
- SFC
- SFC-RD
- VN
- VN-2
- VN-3
- VR-100
- VR-80
- R-10

OR (Office/ Research)

Zoning

OR Zone

Principal Permitted Uses.

1. Public playgrounds, conservation areas, parks and public purpose uses.
2. Office buildings.
3. Research and engineering activities involving scientific investigation, engineering study, product development and similar activities not involving the manufacturing, sale, processing, warehousing, distribution or fabrication of material, products or goods except as incidental to the principal permitted uses.
4. Public utility uses as conditional uses under N.J.S.A. 40:55D-67. (See Section 13-601 for additional standards.)
5. Corporate Suites as defined in Section 13-200.
6. A hotel, which may be operated in conjunction with Corporate Suites or independently.

Accessory Uses.

1. Off-street parking.
2. Fences and walls not exceeding six (6') feet in height in rear yard areas (see Section 13-503).
3. Signs.
4. Garages, storage buildings and tool sheds.
5. Temporary construction trailer(s) are permitted during the time of actual construction activities on the site. The trailers shall be located on the site where construction is taking place and shall comply with the setback requirements for principal buildings. The period of construction shall be deemed to commence no sooner than with the issuance of a building permit and shall end no later than with the issuance of a certificate of occupancy. In the event actual construction activities on the site should cease for any reason (including, without limitation bankruptcy or abandonment of the project) for a period in excess of 45 days, any trailers shall be removed. No signs advertising the on-site project, or the contractors or subcontractors involved in the project, shall be permitted to be attached to or painted onto the side of any construction trailers.
6. Employee services as part of a principal building or as the entire use of an accessory building, provided the services are limited in service to the employees of the principal use designated on the site plan as approved by the Board.
7. Satellite dish antennas (see Section 13-520 for standards).
8. Roof-mounted solar photovoltaic energy systems subject to Section 13-527.
9. Parking lot canopy-mounted solar photovoltaic energy systems for nonresidential use subject to Section 13-527.
10. Ground-mounted solar photovoltaic energy systems subject to Section 13-527.



Zoning

OR Zone

Maximum Building Height

1. No hotel or building containing corporate suites shall exceed fifty-five (55') feet and four stories above grade, except as provided in Section 13-602 of this chapter. Except for hotels and buildings containing corporate suites, no building shall exceed forty (40') feet and three stories in height except as provided in Section 13-602 of this chapter.

Area and Yard Requirements for the "OP" District.

Principal Building Minimum

Lot area	15 ac.
Lot frontage	400'
Lot width	400'
Lot depth	400'
Side yard (each)	100'
Front yard	100'
Rear yard	100' (1)
Distance to other building	50'

Accessory Building Minimum

Distance to side line	75'
Distance to rear line	75' (1)
Distance to other building	50'

Maximum

Floor area ratio - (2) (3)	12.5% office, research and engineering 30% hotel and corporate suites
Lot coverage - (3)	35%



Demographics

POPULATION

2026

1- MILE

1,451

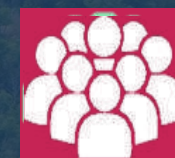
3- MILES

16,058

5- MILES

42,623

3- MILE RADIUS DEMOGRAPHICS



16,058
POPULATION

HOUSEHOLDS

1 – MILE
585

3 - MILES
7,162

5 - MILES
17,020



7,162
TOTAL HOUSEHOLDS

INCOME
Average HH

1 – MILE
\$165,972

3 - MILES
\$164,299

5 - MILES
\$199,213



\$164,299
AVERAGE HOUSEHOLD
INCOME



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Exclusively
Marketed By:



Jason Trembicki

917.526.2982

jtrembicki@kwcommercial.com

301 Route 17, Suite 204

Rutherford, NJ 07070