

# LEGACY

Commercial Realty, LLC

## Professional Office Building for Sale – User / Investor



### 61 PEASE ROAD, MANALAPAN, NJ 07726

### OFFERING MEMORANDUM

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## INVESTMENT / PROPERTY OVERVIEW:

<b>Address:</b>	<b>61 Pease Road, Manalapan, NJ 07726</b>
<b>Lot Size:</b>	<b>0.44 AC (NJ Tax Maps)</b>
<b>Total SF:</b>	<b>+/- 3,000 SF (Two-Story)</b>
<b>Year Built:</b>	<b>1960 (NJ Tax Maps)</b>
<b>Parking:</b>	<b>17 Total Parking Spaces (1 handicap)</b>
<b>Asking Price:</b>	<b>\$585,000.00 (REDUCED!)</b>
<b>% Occupied:</b>	<b>67% (1,000 SF 2<sup>nd</sup> floor vacant)</b>
<b>Zoning:</b>	<b>R-20 Zoning</b>
<b>RE Taxes (2023):</b>	<b>\$6,521.21</b>

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

## INVESTMENT / PROPERTY OVERVIEW:

**Legacy Commercial is pleased to present 61 Pease Road, which is an approximately 3,000 SF two story freestanding professional office building for sale located in the heart of Manalapan, NJ (Monmouth County).**

**61 Pease Road is currently 67% occupied and offers an ideal opportunity for a user / investor looking to occupy the +/- 1,000 SF of 2<sup>nd</sup> floor office space. Current Tenants include Joffe Family Chiropractic and Ignite Training, LLC.**

**The Manalapan market is a community that has easy access to major employment hubs throughout Central and Northern New Jersey. New York City can be reached by rail or car in less than an hour. 61 Pease road is well positioned near Gordons Corner Road and Route 9 North and Southbound.**

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## AERIAL OVERVIEW:



Pease Rd

Pease Rd

Pease Rd

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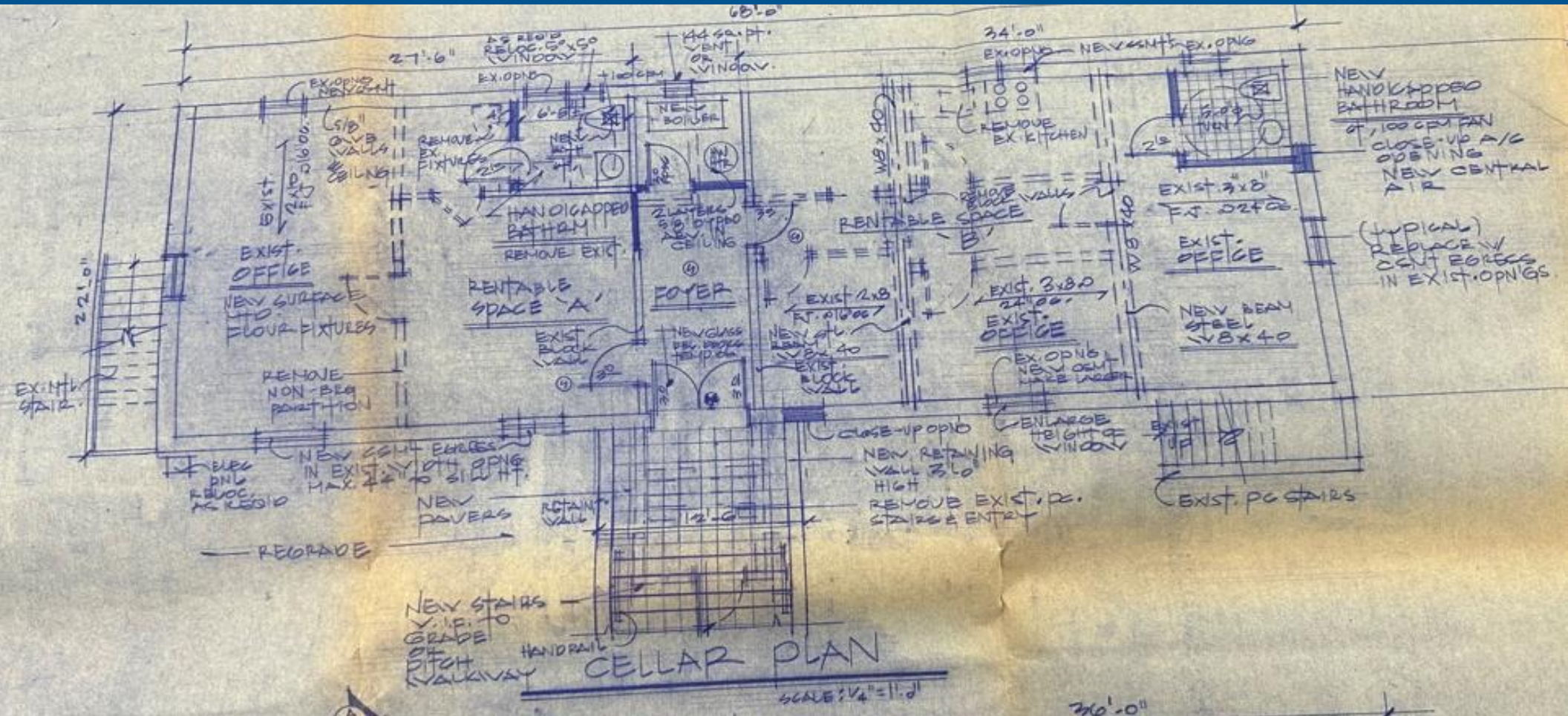
## LOCATIONAL OVERVIEW:



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## GROUND FLOOR LAYOUT:





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## 61 PEASE ROAD – ADDITIONAL PHOTO





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## 1<sup>st</sup> FLOOR CHIRO INTERIOR PHOTOS



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## 2<sup>nd</sup> FLOOR VACANT SPACE PHOTO



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