



ASSISTED LIVING HEALTHCARE FACILITY PROPERTY

FOR SALE & LEASE

±20,000 SF FULLY FURNISHED & LICENSED TURNKEY ASSISTED LIVING FACILITY

1628 State Route 27, North Brunswick, NJ 08902

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

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NICHOLAS A. SAVASTANO

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LOCATION DESCRIPTION

Approx. 1.6 Miles to US Highway 1

Approx. 8.6 Miles to I-95 Exit 9

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lease Rate:	Please Call for Lease Rate
Lot Size:	2.2 Acres
Building Size:	20,000 SF

PROPERTY HIGHLIGHTS

- ***Owner Willing to Assist in Transition of Management***
- Complete with 23 rooms, 27 beds (4 double rooms), natural gas generator, security system
- Every suite possesses a full bathroom, kitchen (with refrigerator, freezer and microwave), personal patio, closet space, cable TV and nurse call pendants
- Full-service kitchen and dining facilities, hair salon, library, laundry room, nursing station, and recreation room
- Lot size at ±2.2 acres (Block 18.02, Lot 61)
- Building built per code per the DCA of NJ to meet all construction requirements for a nursing home
- Zoned R2
- Taxes at \$122,137.86 (2023)

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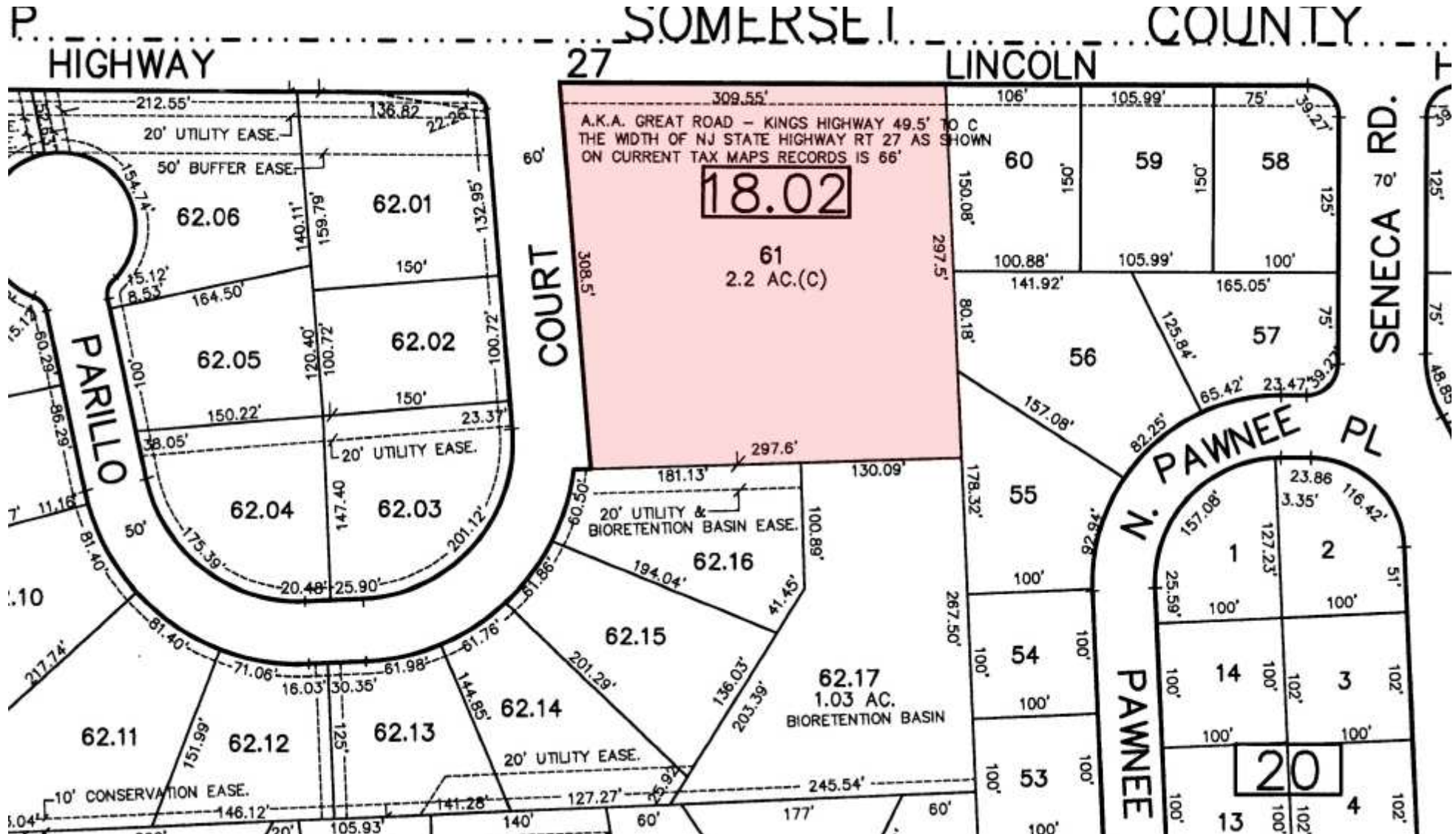
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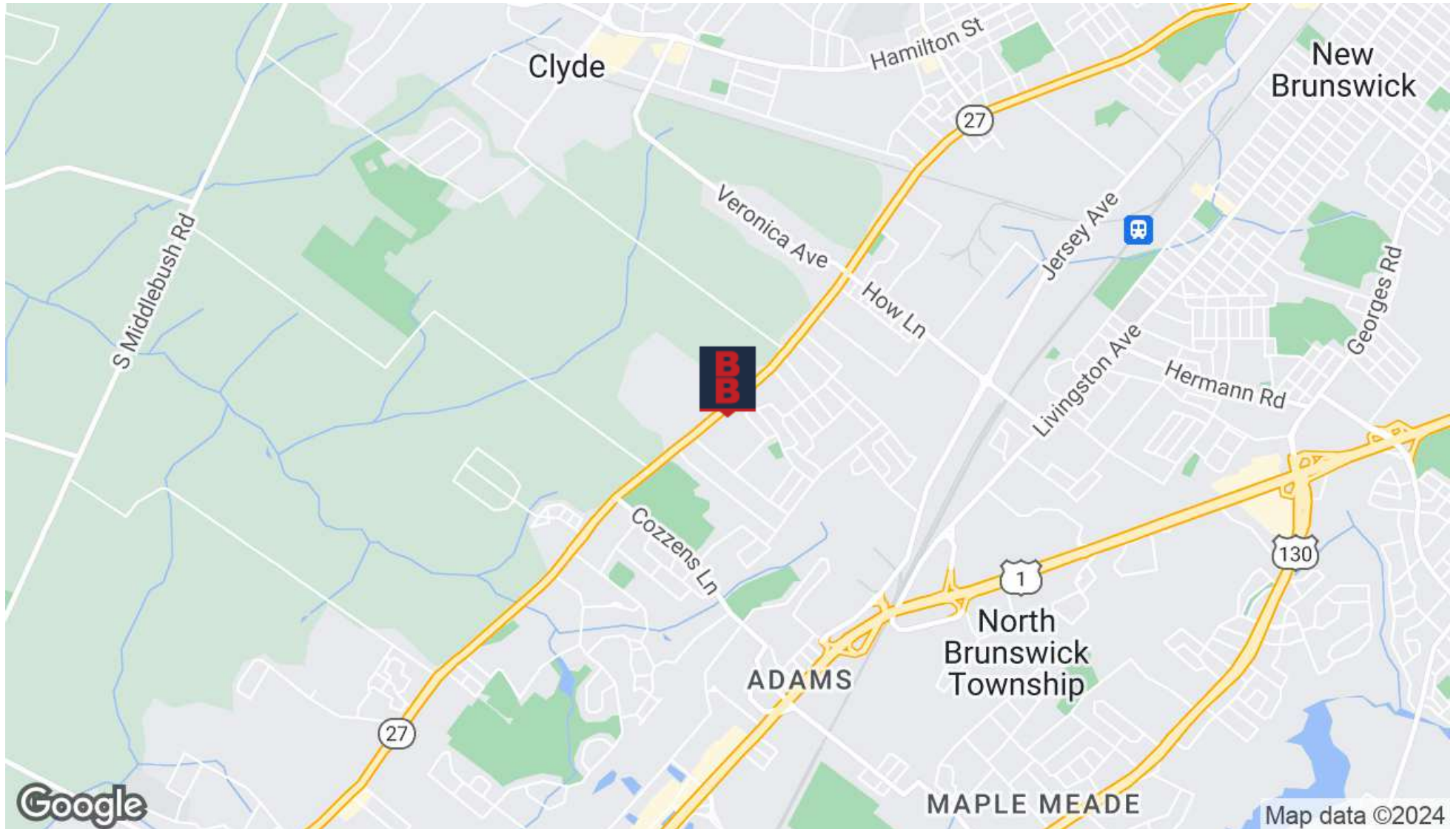
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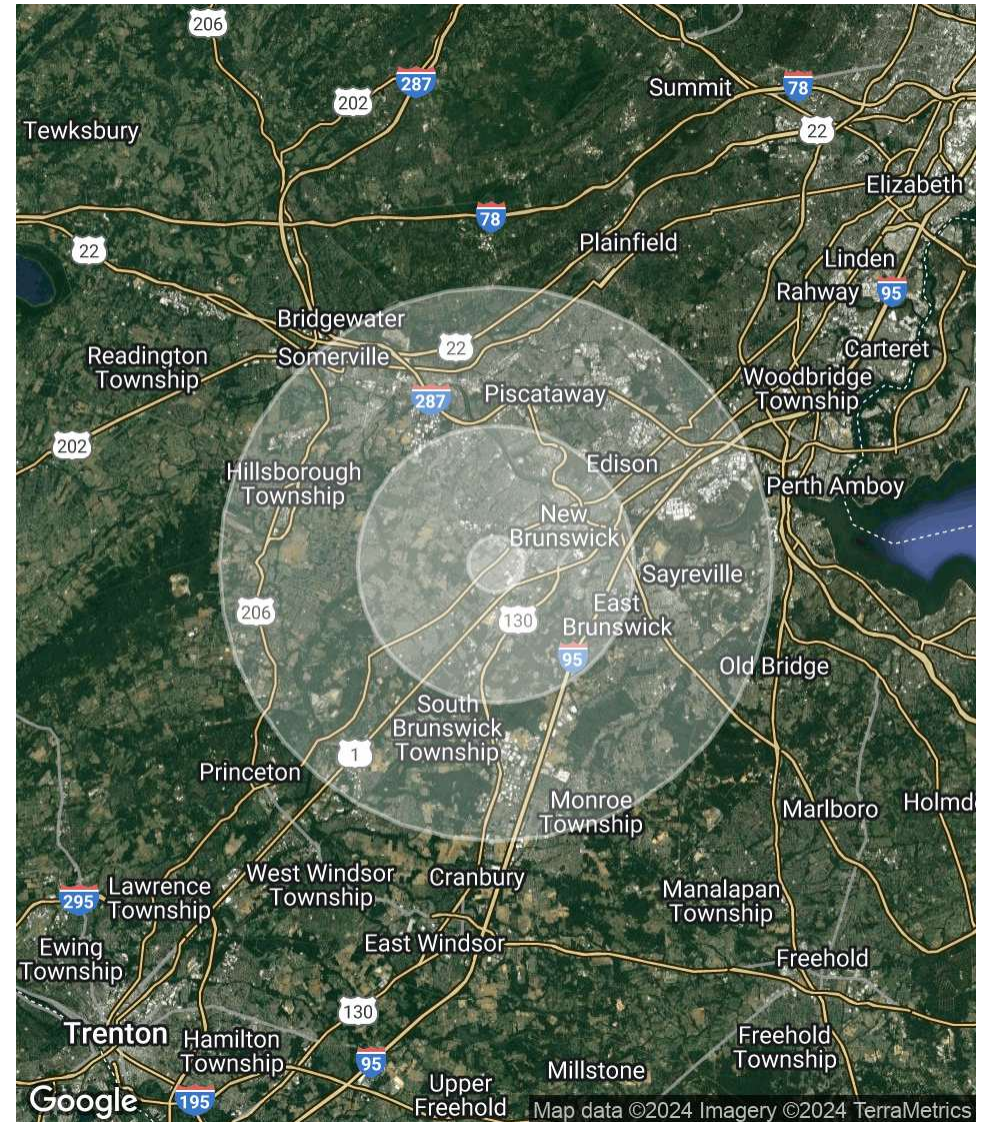
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,093	219,927	670,863
Average Age	39.6	36.2	39.7
Average Age (Male)	38.2	35.2	38.6
Average Age (Female)	41.3	37.1	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,653	77,455	246,395
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$119,468	\$106,094	\$118,112
Average House Value	\$367,589	\$311,899	\$347,990

2020 American Community Survey (ACS)



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