



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Medical /Office Professional Condominium For Sale or Lease

59 East Mill Road (Route 24)

Long Valley, Morris County, NJ 07853

PROPERTY DESCRIPTION

Valley Professional Center is a 40,000 SF mixed use professional building and developed as a condominium association with 24 occupants including medical, professional and restaurant uses. This unique opportunity, finished condominium in move in condition affords excellent co-tenancy mix, within close proximity to Chester, Hackettstown and Clinton and directly opposite Long Valley Village.

AVAILABLE SPACE

Block 35.01, Lot 12012

Building 1, Second floor, Unit 1: +/- 2,450 SF

OFFERING PRICE

\$297,000 all cash upon closing

RENTAL RATE

\$14.00 PSF NNN

REAL ESTATE TAXES & ASSOCIATION FEES

\$16,000 projected 2025 (\$6.53 PSF)

PARKING

165 parking spaces =4.1/1,000

TRAFFIC COUNTS

ADT 10,795 VPD East Mill Road/ Route 24

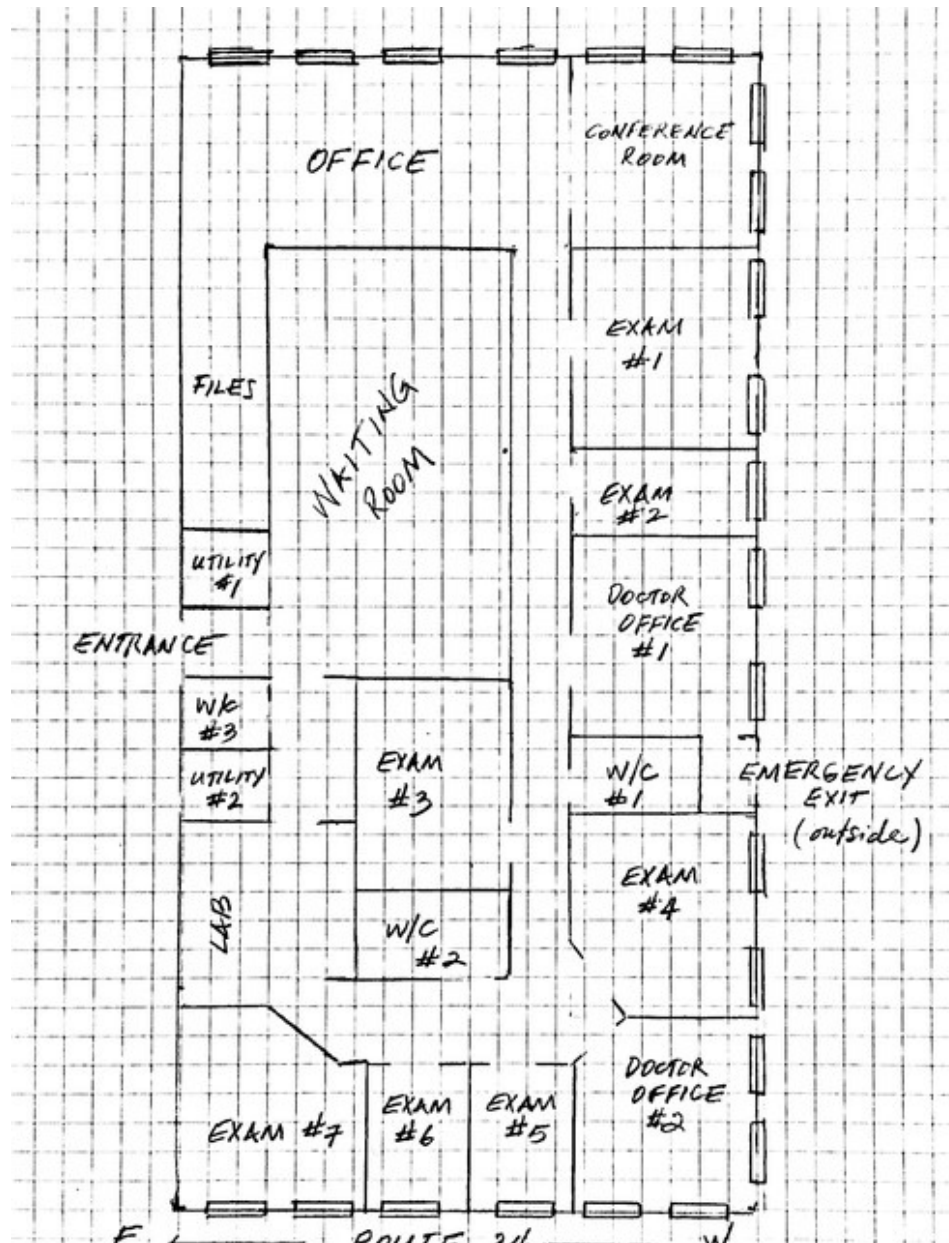
ZONING

(C-1) allows medical services, business & professional offices, personal service establishments and retail sales of goods.



Visit Our Website: WWW.SilbertRealEstate.com

Existing Conditions Layout





Existing Features:

Fully Built Out Medical Office including:

- Waiting room;
- Reception area;
- 2 private offices;
- Conference room;
- 7 exam rooms & lab space, all with plumbing;
- 3 ADA compliant bathrooms;
- Natural light with multiple windows.

Current Occupants Include:

- Mella's Orthodontics
- Family Dentist Office
- Psychotherapy Office
- Chiropractor Office
- Pediatrician Office
- Rearden Health Partners
- Animal Hospital
- Valley Restaurant
- Peapack Gladstone Bank
- Stella Valentine Salon

Existing Condition Photos

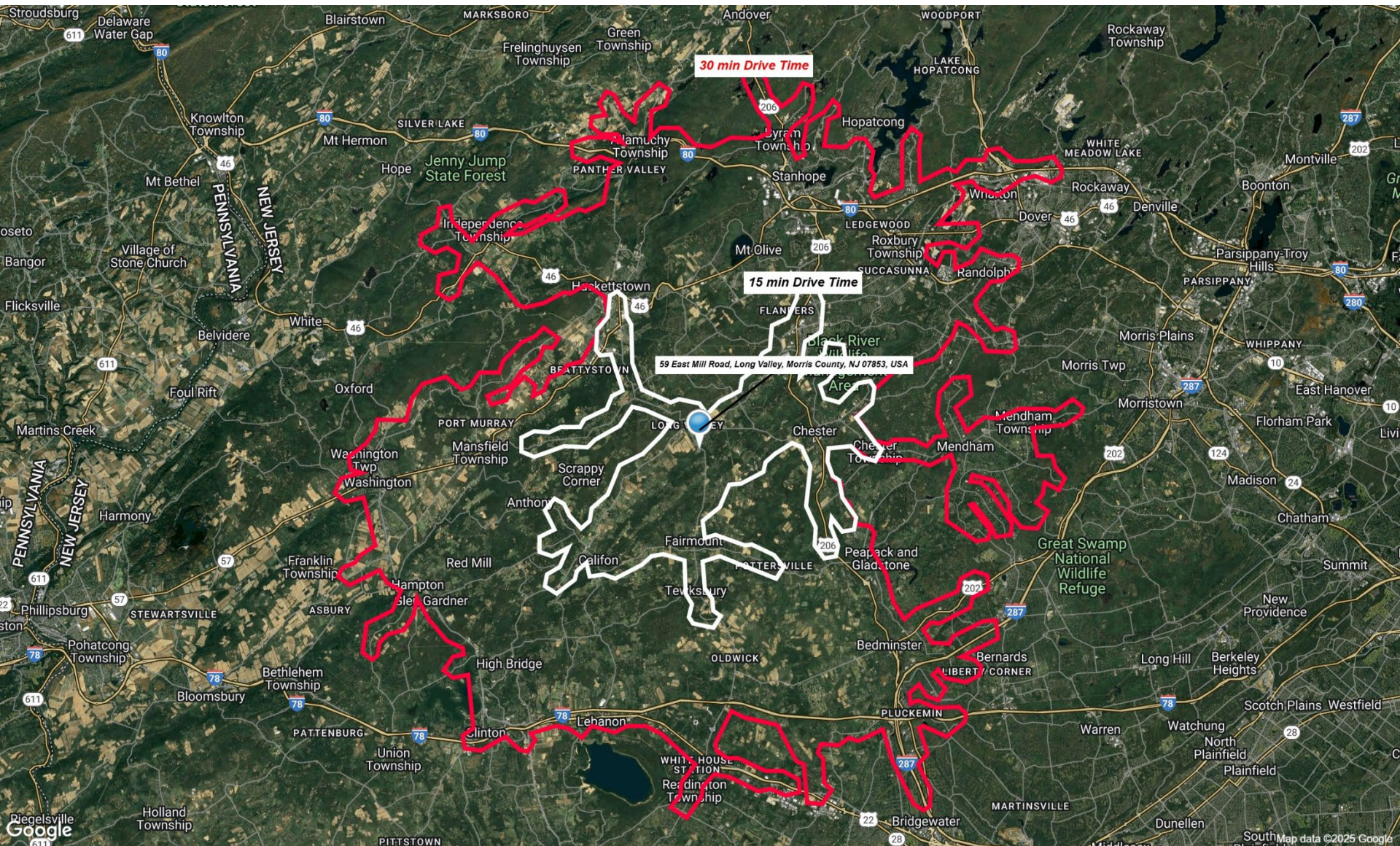


Exam Room 1



Reception Area

Drive Time Aerial



AREA DEMOGRAPHICS

3 Mile Radius

Population	11,541
Average HH Income	\$246,139
Median HH Income	\$184,632
Total Households	3,874
Median Age	43.6
Daytime Population	6,220

5 Mile Radius

Population	38,777
Average HH Income	\$198,051
Median HH Income	\$156,382
Total Households	14,012
Median Age	42.2
Daytime Population	25,881

7 Mile Radius

Population	84,325
Average HH Income	\$183,774
Median HH Income	\$146,542
Total Households	31,081
Median Age	41.3
Daytime Population	49,967

