

KROLL

COMMERCIAL REALTY_{L.L.C.}

FOR SALE:
INVESTMENT PROPERTY
IDEAL FOR USER/INVESTOR
PROFESSIONAL OFFICE BUILDING IN EAST BRUNSWICK
MEDICAL ARTS COMMUNITY

**UTILIZE PART OF THE UNIT OR
OCCUPY THE ENTIRE SPACE.
EXISTING TENANTS ARE ON
SHORT TERM LEASES.**

**Great Income for an
Investor, or User to Occupy
part of the Space, and
derive Rental Income from
the other Tenants.**



- **9 Professional Office Suites. (+/- 4700 SF)**
- **Stable rental history**
- **Own the entire 2nd floor! Office Condo**
- **Perfect for an Investor, or User/Investor**
- **Parking Lot in very good condition**
- **Located in a clean, professional, well-managed office complex.**
- **Close Proximity to Hospitals, Highways, Restaurants, Banks, Post Office, and
Densely Populated Residential Area**

PRICE: \$953,968
CAP RATE: 6.25%

**Adrian Kroll Cell: (732) 735-1313 Email: Akroll@krollcommercial.com
www.krollcommercial.com**

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

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**Abundant
Parking !**

**Minimize your
Risk with 9
Separate Office
Suites !**



**Desirable East
Brunswick
Location.**

**Zoned :
("Office
Professional)OP-1**

Block 319, Lot 32 in East
Brunswick Twp,
Middlesex County.

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Demographics for B2 Brier Hill Court

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	10,740	57,184	165,329
2019 Total Employees	4,109	23,252	66,058
2019 Household Income: Average	\$125,856	\$121,960	\$111,973



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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.

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