



**FOR SALE:**

**4,960 SF Medical/Professional Office**

**2355 Route 33 | Robbinsville NJ, 08691**

**OFFERING MEMORANDUM**

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**LEGACY**  
Commercial Realty, LLC







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# EXECUTIVE SUMMARY

## SALE PRICE

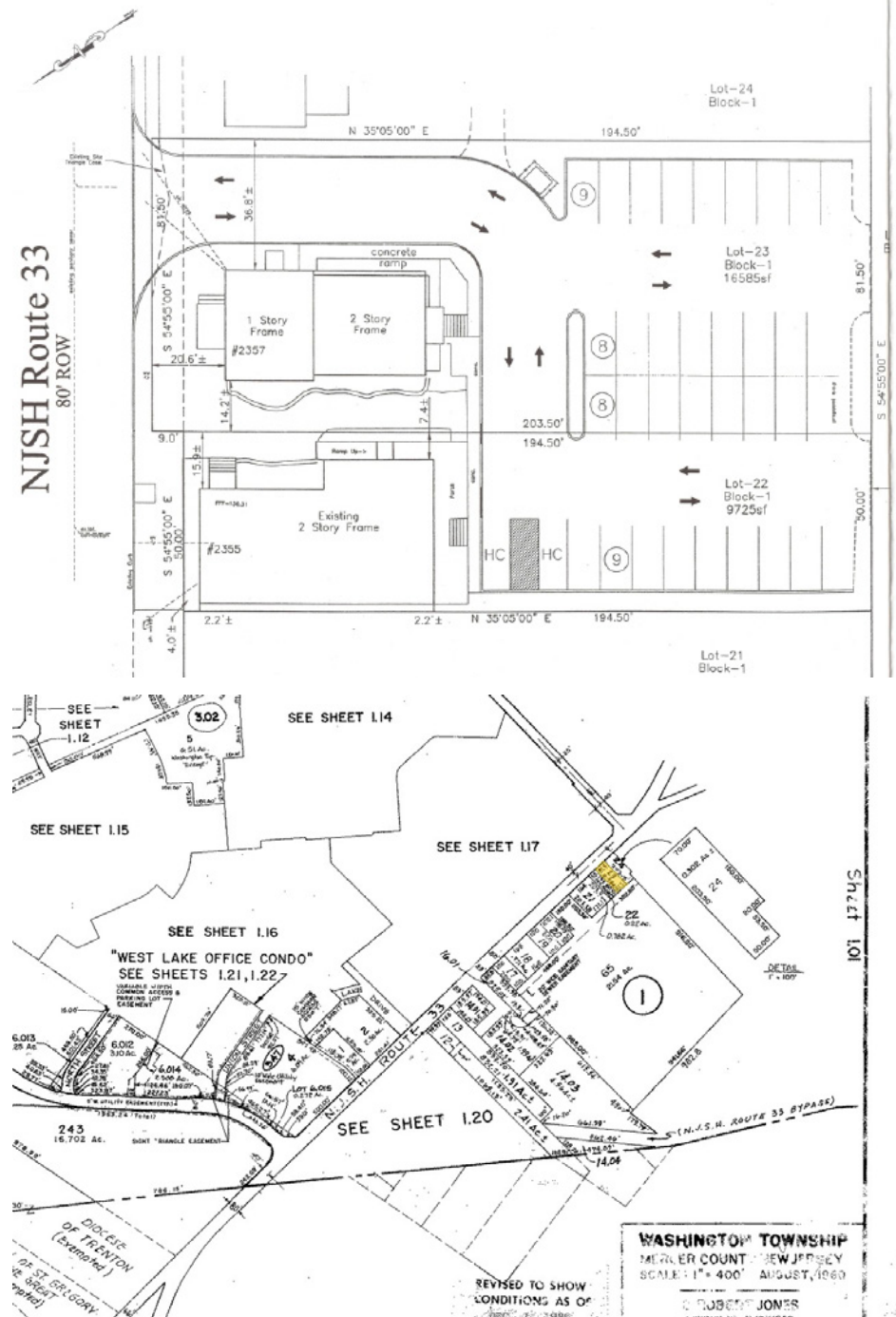
■ \$1,500,000

## PROPERTY OVERVIEW

- Easy Access to Route 130 and the New Jersey Turnpike.
- First time building is being offered for sale in 15 years.
- Perfect for an owner/user.
- 36 parking spaces.
- **Conveniently located directly across the street from Robbinsville Town Center.**

## BUILDING OVERVIEW

- The first level consists of approx. 2,200 SF of retail/office space with ceramic tile floors and acoustical tile ceilings in two large rooms. There are two (2) half bathrooms in this area. There are upgraded tile floors and ample natural lighting. There is also a security system.
- The second floor of the building consists of 1,750+ SF of office space. This floor consists of a conference room, two private offices, large open office area and plenty of storage room.
- The finished basement consists of approx. 1,000 SF. This area has built in bookshelves, Pergo floors, 2 x 2 acoustical ceiling tiles, sprinkler system, heat and central air conditioning throughout. The building has a cement clapboard exterior with Anderson high performance glazing windows.
- The building has a gable and hip design and shingle roof. A large covered rear porch and deck. The building is serviced by a gas fired hot water heating system and central air is throughout. There are separate 200 amp electrical services and individual six gallon electric hot water heaters.

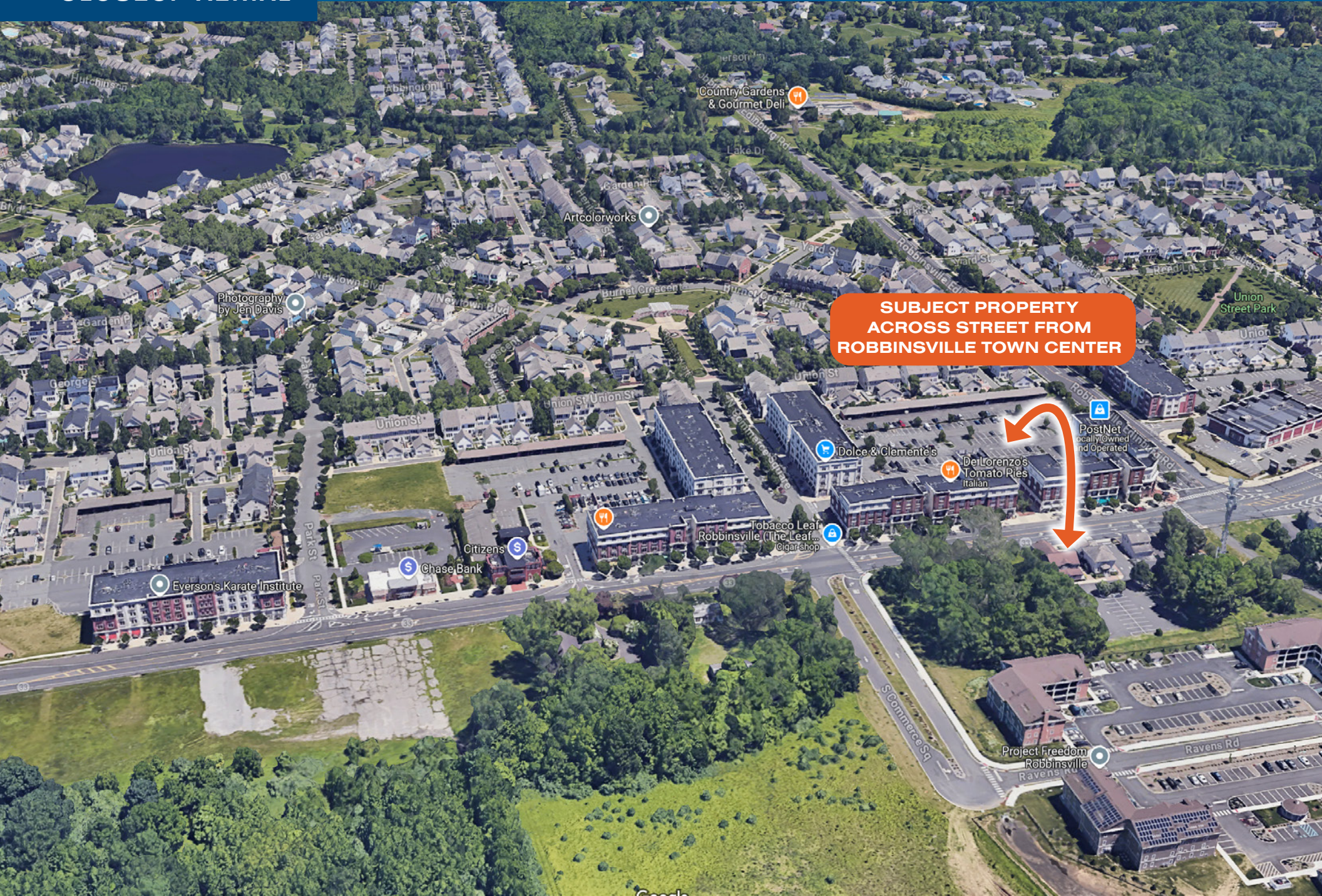




MARKET AERIAL

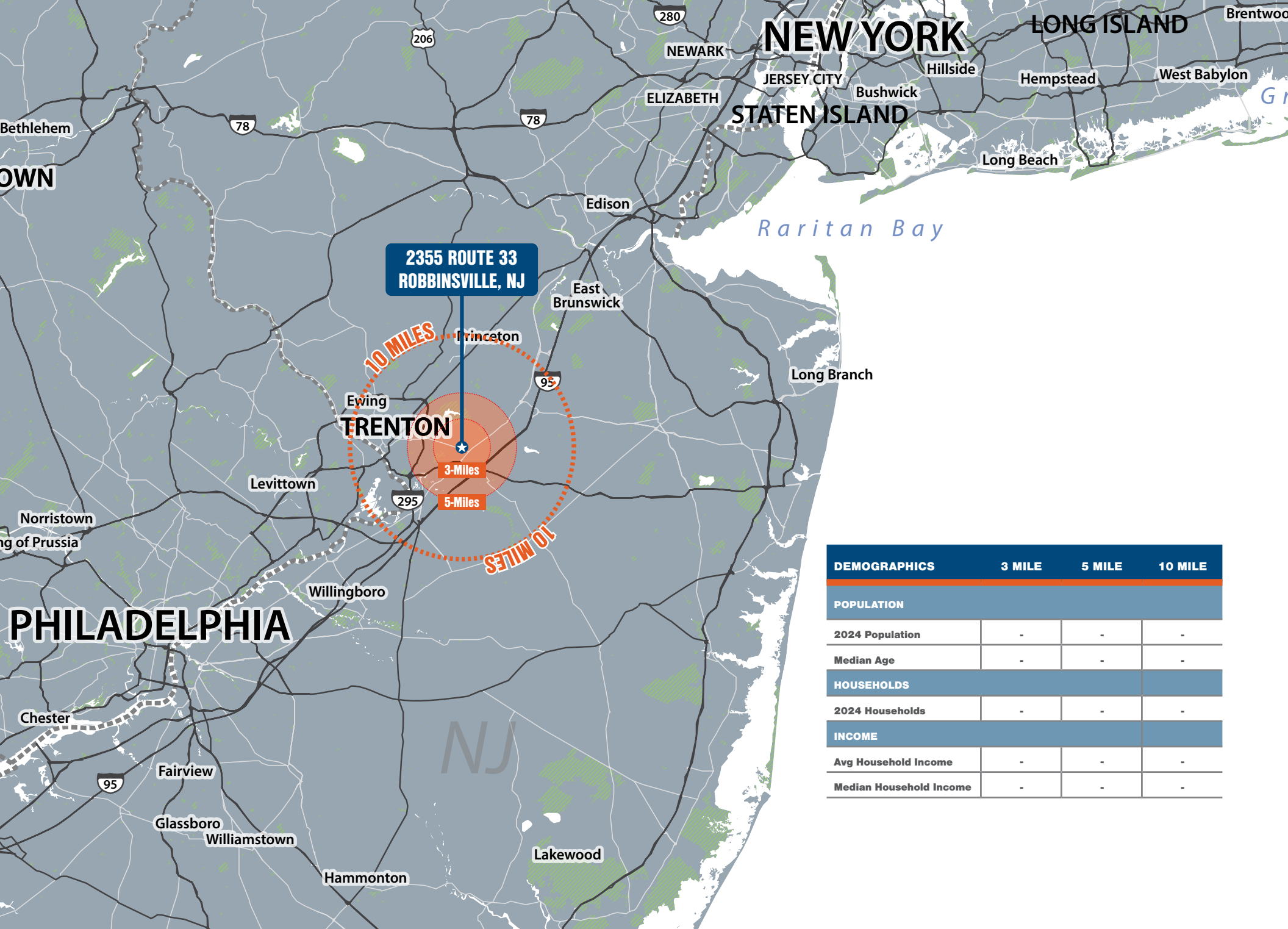






**SUBJECT PROPERTY  
ACROSS STREET FROM  
ROBBINSVILLE TOWN CENTER**





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION			
2024 Population	-	-	-
Median Age	-	-	-
HOUSEHOLDS			
2024 Households	-	-	-
INCOME			
Avg Household Income	-	-	-
Median Household Income	-	-	-

## DISCLAIMER

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the here in referenced "Property". This brochure was prepared by Legacy Commercial Realty, L.L.C. and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of LCR, L.L.C. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. 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LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.





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