

# HEALTH CARE FOR SALE

## PRISM VISION VAUXHALL

2952 VAUXHALL ROAD, UNION, NJ 07088

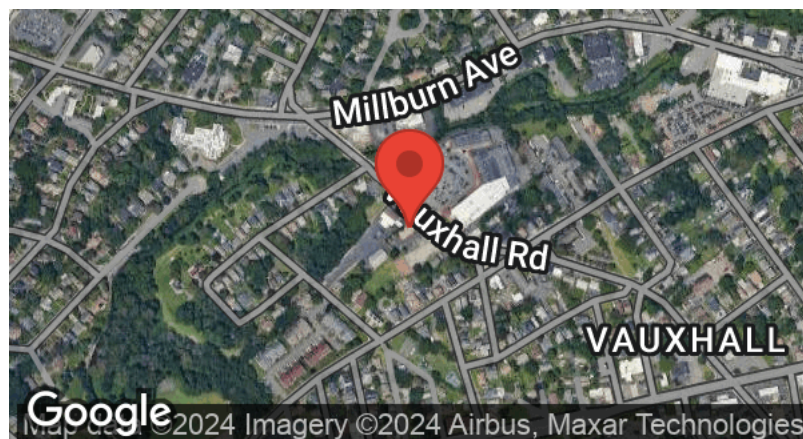


### SUMMARY

PRICE:	\$1,450,000
CAP RATE:	6.24%
OCCUPANCY:	100%
BUILDING SF:	4,212
AVAILABLE SF:	0
LEASE TERM:	112 Months
LOT SIZE:	17,102 SF
PARKING RATIO:	5.22
PARKING:	22
YEAR BUILT:	1980
ZONING:	BB

### PROPERTY OVERVIEW

This medical office building has excellent access and visibility on Vauxhall Road and is located within 1 mile of I-78. The Tenant has recently renewed its NNN lease for a term of 10 years with 2.5% annual rent increases. The practice has been in operation in the same building for 16 years. The building contains reception, back office, employee kitchen, private physician offices and patient rooms.



#### JPH REALTY ADVISORS, LLC

4 Cricket Avenue  
Ardmore, Pennsylvania 19003



#### JEFFREY HOFFMAN

Principal  
office: (610) 572-1120  
cell: (610) 505-3415  
Jeffrey@jphrealty.com

# PROPERTY SUMMARY

2952 VAUXHALL ROAD



## Property Summary

Building SF:	4,212
Lease Rate:	\$20.66
Lot Size:	17,102 SF
Parking Ratio:	5.22
Parking:	22
Price:	\$1,600,000
Year Built:	1980
Zoning:	BB

## Property Overview

This medical office building has excellent access and visibility on Vauxhall Road and is located within 1 mile of I-78. The Tenant has recently renewed its NNN lease for a term of 10 years with 2.5% annual rent increases. The practice has been in operation in the same building for 15 years. The building contains reception, back office, employee kitchen, private physician offices and patient rooms.

## Location Overview

The property is located in densely populated Vauxhall, Union Township, Union County, NJ. Vauxhall is situated north of I-78 and west of Stuyvesant Avenue. The immediate neighborhood is suburban in nature with ample services including office, retail and medical office offerings. Residential development contains single family houses along with clusters of low-rise multifamily offerings.