# 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.



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# 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 if 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.