

ASSISTED LIVING HEALTHCARE FACILITY PROPERTY

FOR SALE

REDUCED PRICE: ±20,000 SF FULLY FURNISHED & LICENSED TURNKEY ASSISTED LIVING FACILITY 1628 State Route 27, North Brunswick, NJ 08902

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

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Sales Associate

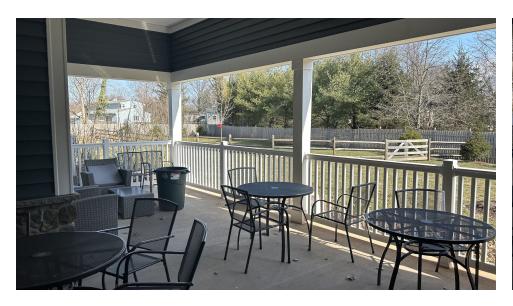
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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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#### **LOCATION DESCRIPTION**

Approx. 1.6 Miles to US Highway 1 Approx. 8.6 Miles to I-95 Exit 9

#### OFFERING SUMMARY

Sale Price:	Please Call for Reduced Sale Price
Lot Size:	2.2 Acres
Building Size:	20,000 SF



#### PROPERTY HIGHLIGHTS

- \*\*\*Owner Willing to Assist in Transition of Management\*\*\*
- Complete with 23 rooms, 27 beds (4 double rooms), natural gas generator, security system
- Every suite possesses a full bathroom, kitchen (with refrigerator, freezer and microwave), personal patio, closet space, cable TV and nurse call pendants
- Full-service kitchen and dining facilities, hair salon, library, laundry room, nursing station, and recreation room
- Lot size at ±2.2 acres (Block 18.02, Lot 61)
- Building built per code per the DCA of NJ to meet all construction requirements for a nursing home (Zoned R2)
- Taxes at \$124.375.68 (2025)
- Please Call for Reduced Sale Price

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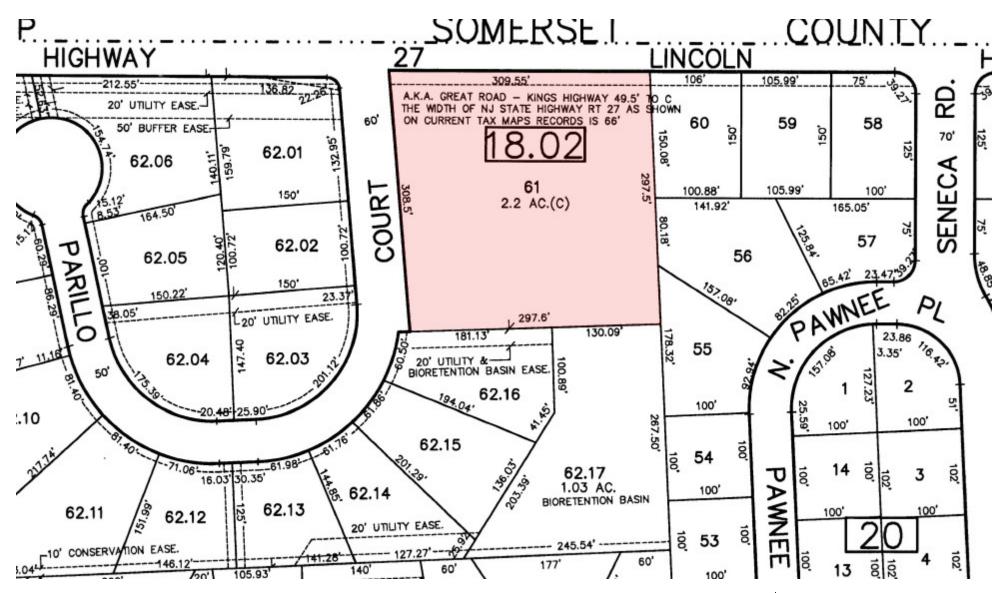
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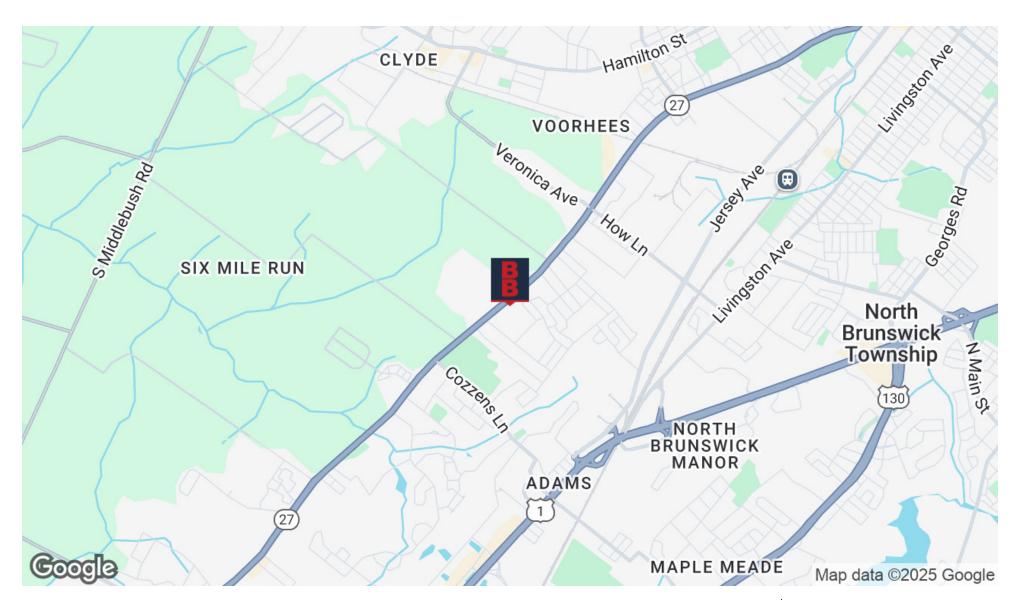
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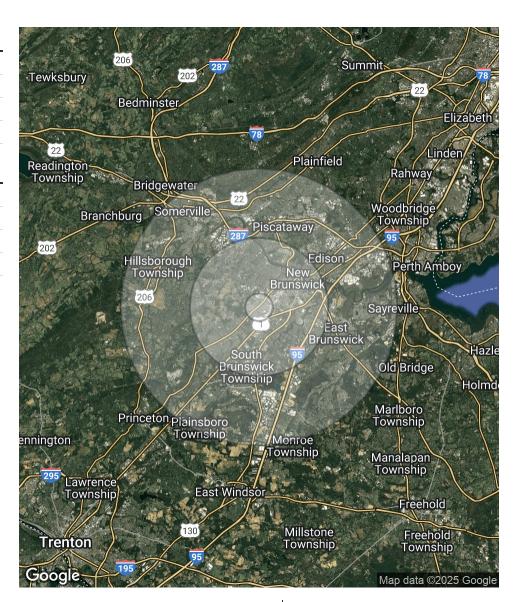


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,093	219,927	670,863
Average Age	39.6	36.2	39.7
Average Age (Male)	38.2	35.2	38.6
Average Age (Female)	41.3	37.1	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 2,653	<b>5 MILES</b> 77,455	<b>10 MILES</b> 246,395
Total Households	2,653	77,455	246,395

<sup>2020</sup> American Community Survey (ACS)



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