



# Owner Occupant Free-Standing Medical Building For Sale

3055 State Route 27, Franklin Township, Somerset County, New Jersey, 08823

### PROPERTY DESCRIPTION

Two-story 4,483 SF impeccably maintained, beautifully landscaped turn-key medical building originally built in 1970 and fully renovated in 1993 and 2010 offering a state of the art hi-tech and fully functional operating room. Ideally located at the corner of State Route 27 and Pleasant Plains Road, with two road entrance/exit, affording 153' of frontage and situated on 0.46 acres. This rare specialty medical building is potentially divisible to allow for 3 private tenants, each with separate entrances. The property is serviced with PSE&G for electric and gas and Franklin DPW for water services.

### OFFERING PRICE

\$1,695,000 all cash upon closing

### REAL ESTATE TAXES

\$11,685.76 Projected 2024

### TRAFFIC COUNTS

ADT 19,424 at the intersection State Route 27 and Pleasant Plains Road

### ZONING

NBH – Neighborhood Business (Historic) Zone, which uses include, medical/professional offices, restaurants, Banks/financial & retail

**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE SALE AGENT**

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**SILBERT**

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# PROPERTY FEATURES

## **Operating Room Amenities:**

Formerly State & Medicare certified facility – which complies with federal requirements including impervious surfaces. In pristine operating condition ready for local anesthesia and oral sedation cases. Appropriate for all surgical specialties including but not limited to, GI, pulmonary, pain management, oral surgery, etc. A new provider will be required to obtain a surgical license or be a licensed health care facility to utilize general anesthesia.

- Area equating to 225 SF;
- 2 bed PACU (Post-anesthesia care unit);
- Clean and Dirty Utility Rooms;
- “Tank room” for medical gases, vacuum pump, outside access for deliveries;
- Jumbo washer/dryer;
- Dedicated bathroom;
- Changing room with 8 lockers;
- Piped for oxygen in OR and RR with monitoring panel and central vacuum surgical suction in OR and RR;
- Wired for 220 V in OR and clean utility room for sterilizer;
- Dedicated positive pressure HVAC system with HEPA filters, ultraviolet light within ducts.

## **Other Building and Site Amenities:**

- Interior premises divisible to support 3 separate tenants;
- Reception/waiting rooms;
- 3 exam rooms;
- Executive office with private bathroom/shower;
- +/- 2,100 SF of 2nd floor offices;
- Fireproof/Bombproof file room (Former Bank Vault);
- 3 bathrooms downstairs, 2 bathrooms upstairs;
- Side entrance for dedicated second floor tenant;
- Emergency backup generator (OR wing plus other outlets throughout building);
- 3 zone state of the art HVAC systems;
- 2 hot water heaters – one tankless;
- Comprehensive security system with locking doors;
- Nest camera throughout facility;
- On-site 21 parking spaces with Tesla EV;
- Exterior site lighting and illuminated flagpole.

# TAX MAP



# INTERIOR PHOTOS



Operating Room



Executive Office with bathroom and shower



Post Operating Room



Waiting Room

# INTERIOR PHOTOS



Second Floor Storage



Exam Room 1



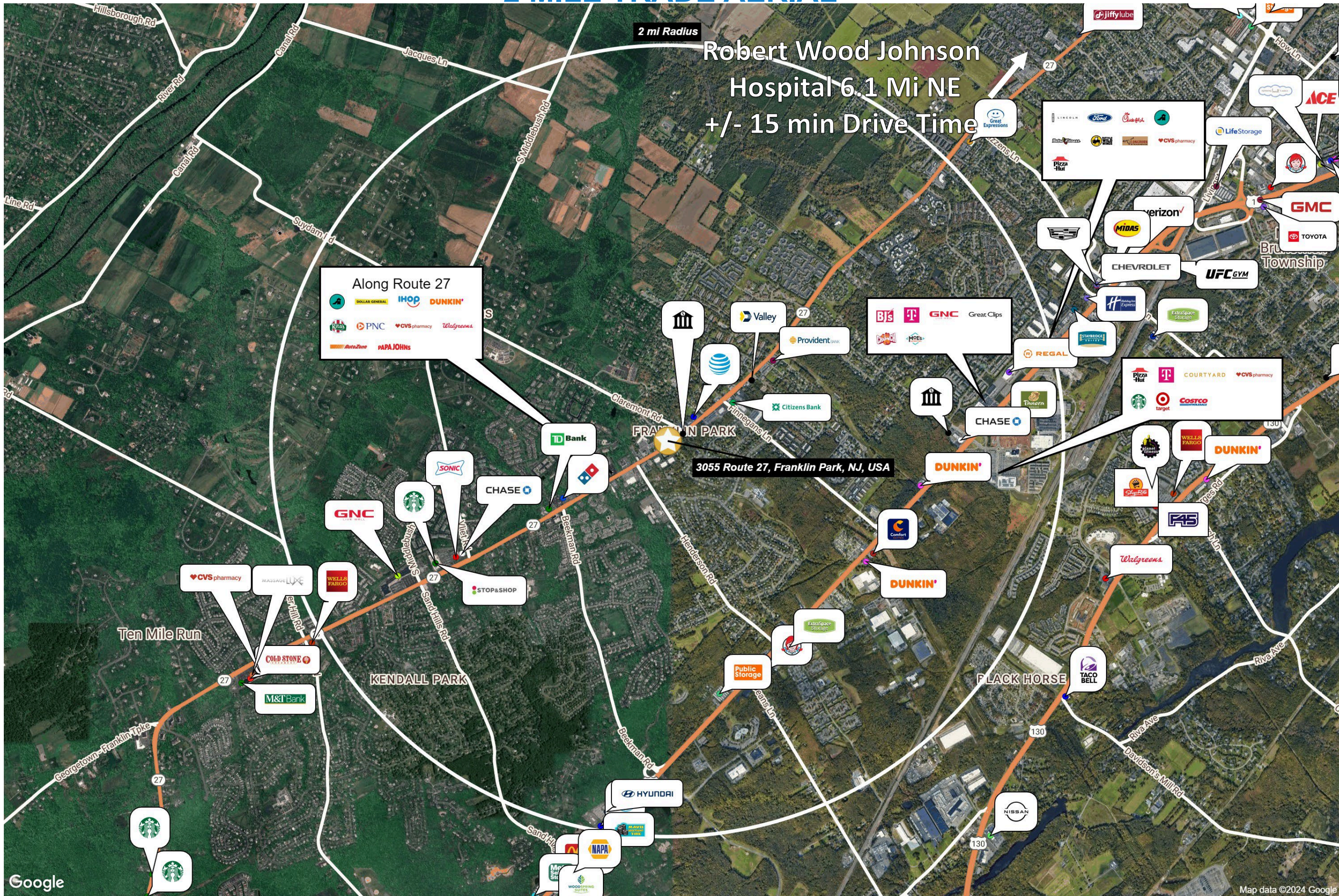
Exam Room 2



Exam Room 3

# 2 MILE TRADE AERIAL

Robert Wood Johnson  
Hospital 6.1 Mi NE  
+/- 15 min Drive Time



Google

Map data ©2024 Google

# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	35,255
Median HH Income	\$131,487
Average HH Income	\$163,897
Median Age	37.8
Total Households	13,484
Daytime Population	17,150

## 5 Mile Radius

Population	138,416
Median HH Income	\$141,075
Average HH Income	\$185,207
Median Age	39.2
Total Households	48,969
Daytime Population	81,444

## 7 Mile Radius

Population	287,627
Median HH Income	\$133,846
Average HH Income	\$173,028
Median Age	38.3
Total Households	99,376
Daytime Population	214,993

