

DENTAL OFFICE BUILDING FOR SALE

651 ROUTE 37 WEST TOMS RIVER, NJ

Brand New Dental Space - 8 Ops

REAL ESTATE ONLY - No Practice For Sale



4,650 SF single story
2.4 Acre Lot
43 Parking Spaces



Finished lower level
space



Located on RT 37
Appx 1 mile off Exit 82
of Garden State Parkway



Highly visible corner
lot with monument
signage and easy
accessibility
Over 45,000 VPD



15 min drive-time:
Population over
200,000 and over
\$80,000 Median HHI



Month-to-Month
tenants in place



Real Estate Taxes
Appx \$18,000 (2023)



Possible expansion
opportunity

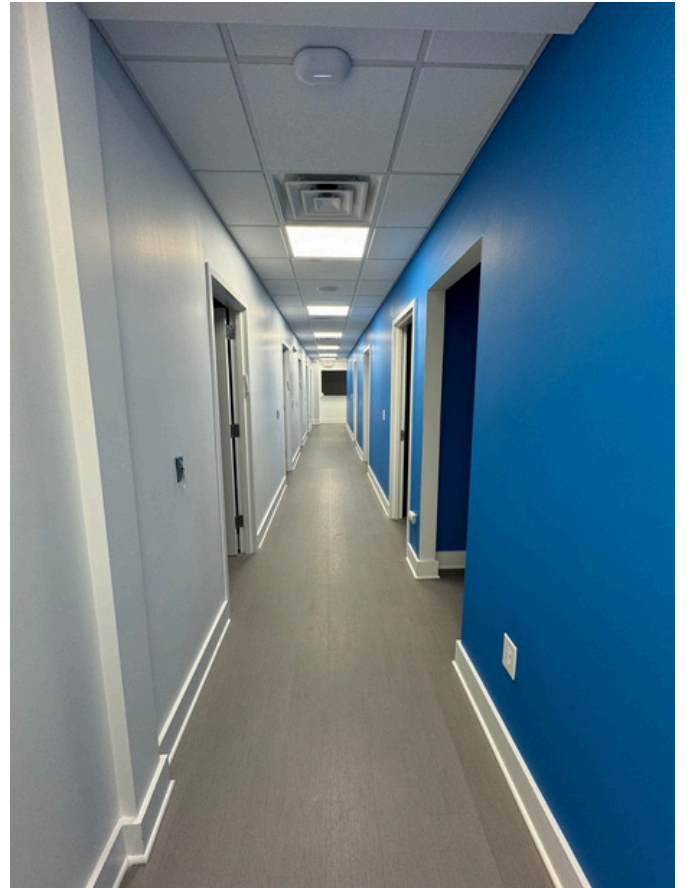


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**ALIGN HEALTHCARE
REAL ESTATE**

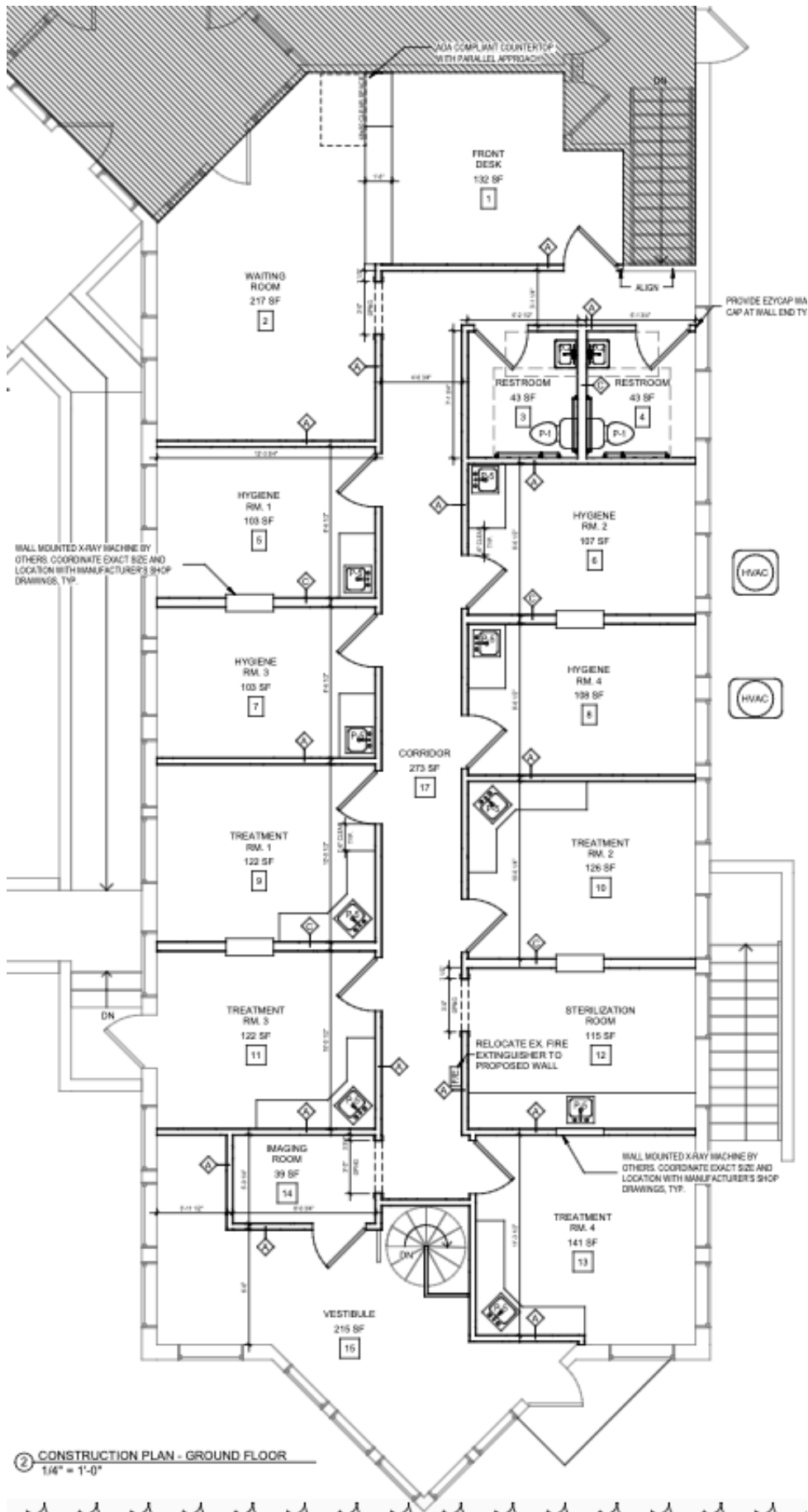
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Dental Office Interior



***Equipment sold separately**

Dental Space As-Built Plan



2 CONSTRUCTION PLAN - GROUND FLOOR
1/4" = 1'-0"

Building Exterior

