

**PRICE REDUCED**



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# Medical /Office Professional Condominium For Sale or Lease

59 East Mill Road (Route 24)  
Long Valley, Morris County, NJ 07853

### PROPERTY DESCRIPTION

Valley Professional Center is a 40,000 SF mixed use professional building and developed as a condominium association with 24 occupants including medical, professional and restaurant uses. This unique opportunity, finished condominium in move in condition affords excellent co-tenancy mix, within close proximity to Chester, Hackettstown, Califon and Clinton and directly opposite Long Valley Village.

### AVAILABLE SPACE

Block 35.01, Lot 12012  
Building 1, Second floor, Unit 1: +/- 2,450 SF

### OFFERING PRICE

\$297,000 all cash upon closing

### RENTAL RATE

\$18.00 PSF NNN

### REAL ESTATE TAXES & ASSOCIATION FEES

\$16,000 projected 2026 (\$6.53 PSF)

### PARKING

165 parking spaces =4.1/1,000

### TRAFFIC COUNTS

ADT 10,795 VPD East Mill Road/ Route 24

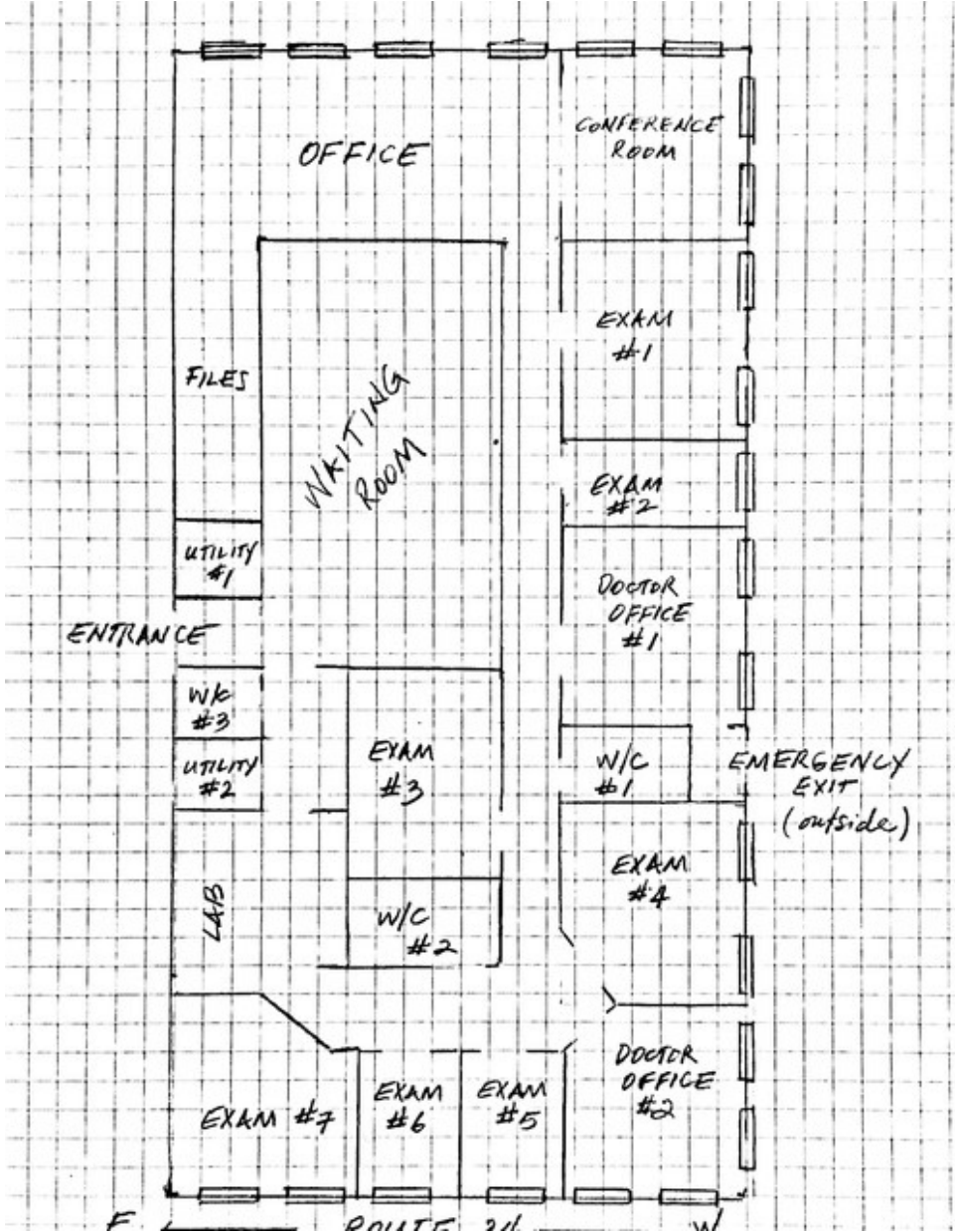
### ZONING

(C-1) allows medical services, business & professional offices, personal service establishments and retail sales of goods.



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# Existing Conditions Layout





### Existing Features:

#### Fully Built Out Medical Office including:

- Waiting room;
- Reception area;
- 2 private offices;
- Conference room;
- 7 exam rooms & lab space, all with plumbing;
- 3 ADA compliant bathrooms;
- Natural light with multiple windows.

#### Current Occupants Include:

- Mella's Orthodontics
- Family Dentist Office
- Psychotherapy Office
- Chiropractor Office
- Pediatrician Office
- Rearden Health Partners
- Animal Hospital
- Valley Restaurant
- Peapack Gladstone Bank
- Stella Valentine Salon

# Existing Condition Photos

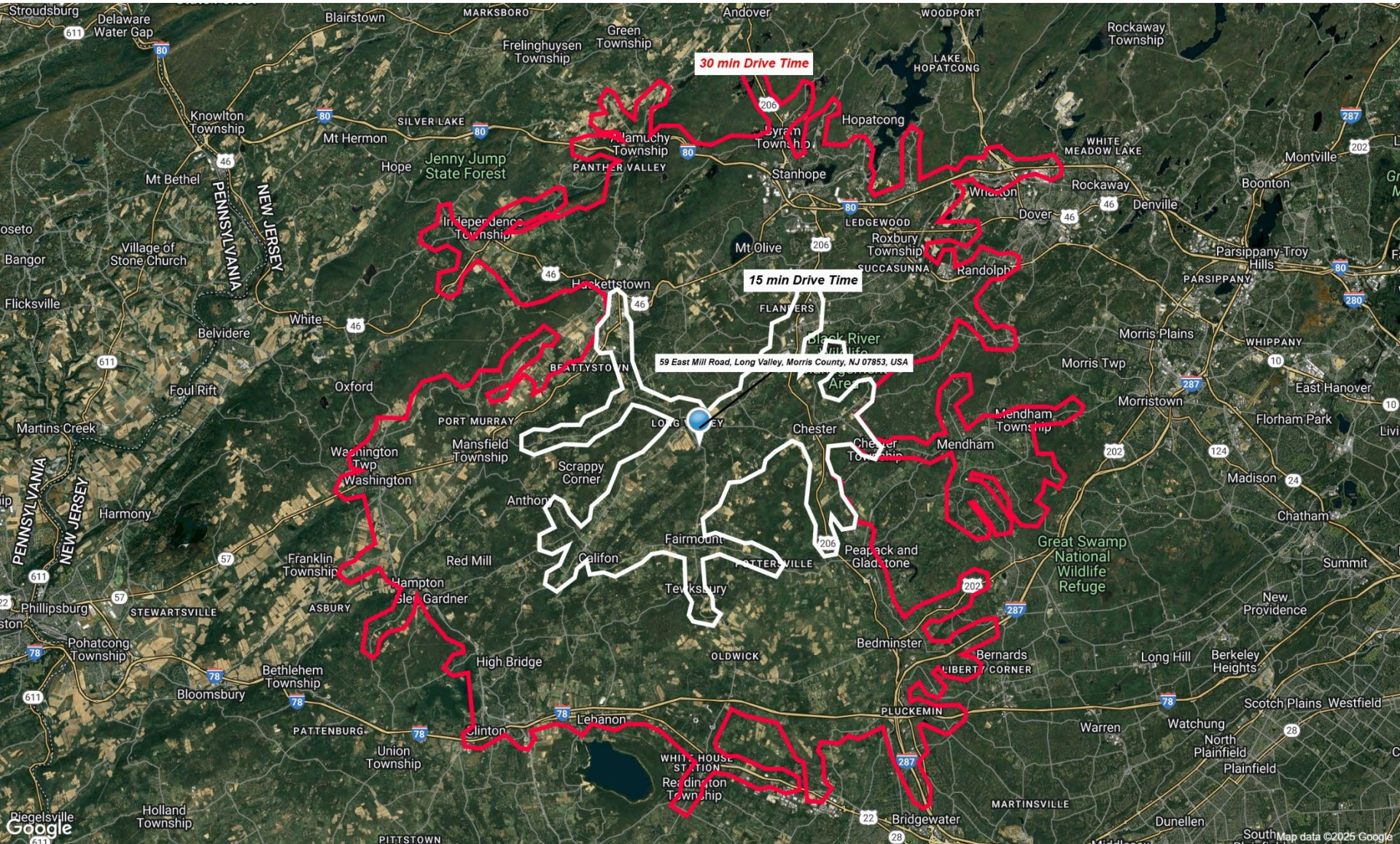


Exam Room 1



Reception Area

# Drive Time Aerial



# AREA DEMOGRAPHICS

## 3 Mile Radius

Population	11,541
Average HH Income	\$246,139
Median HH Income	\$184,632
Total Households	3,874
Median Age	43.6
Daytime Population	6,220

## 5 Mile Radius

Population	38,777
Average HH Income	\$198,051
Median HH Income	\$156,382
Total Households	14,012
Median Age	42.2
Daytime Population	25,881

## 7 Mile Radius

Population	84,325
Average HH Income	\$183,774
Median HH Income	\$146,542
Total Households	31,081
Median Age	41.3
Daytime Population	49,967

