

LEGACY

Commercial Realty, LLC

Medical / Professional Office Building for Sale



3176 ROUTE 27, SOUTH BRUNSWICK NJ (MIDDLESEX COUNTY) 08824
OFFERING MEMORANDUM

MATT MILLER
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PROPERTY SUMMARY:

FINANCIAL SUMMARY:

Address:	3176 Route 27	Asking Price:	\$2,100,000.00
Building SF:	9,580 +/-	Price / SF:	\$219.00
Year Built / Fully Renovated:	1975 / 2015	Lease Type(s):	NNN
Parking:	62 Surface Spaces	NOI	137,775.60
% Occupied	100%	CAP RATE:	6.56

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

INVESTMENT OVERVIEW:

Legacy Commercial is pleased to present a fully stabilized multi-tenanted NNN investment located at 3176 Route 27. Property is 1.50 AC and has upside to add an additional +/- 6,600 SF office extension or a +/- 6,840 SF flex building on the property.

3176 Route 27 is a +/- 9,580 SF Two-Story Medical / Professional Office Building located in South Brunswick/Kendall Park, NJ (Middlesex County). This property is 100% leased consisting of local / regional healthcare professionals and businesses that serve the needs of the surrounding community. The property is located directly on heavily traveled Route 27.

The building has a diversified and specialized Tenant roster which includes Brunswick Valley Orthodontics, Advanced Dental Arts of South Brunswick, NJ Foot Surgeon/Foot & Ankle Specialists, Integrated Psychology of NJ, Menx and Luxenberg Attorneys at Law, Mastro Associates CPA, Chadwick City Planner, and Nail 27.

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LOCATION OVERVIEW / ROAD NETWORK EXPOSURE

SUBJECT PROPERTY



3176 NJ-27, Franklin Park, NJ 08823



27,013 VPD



Brunswick Urgent Care

Domino's Pizza
Takeout · Delivery

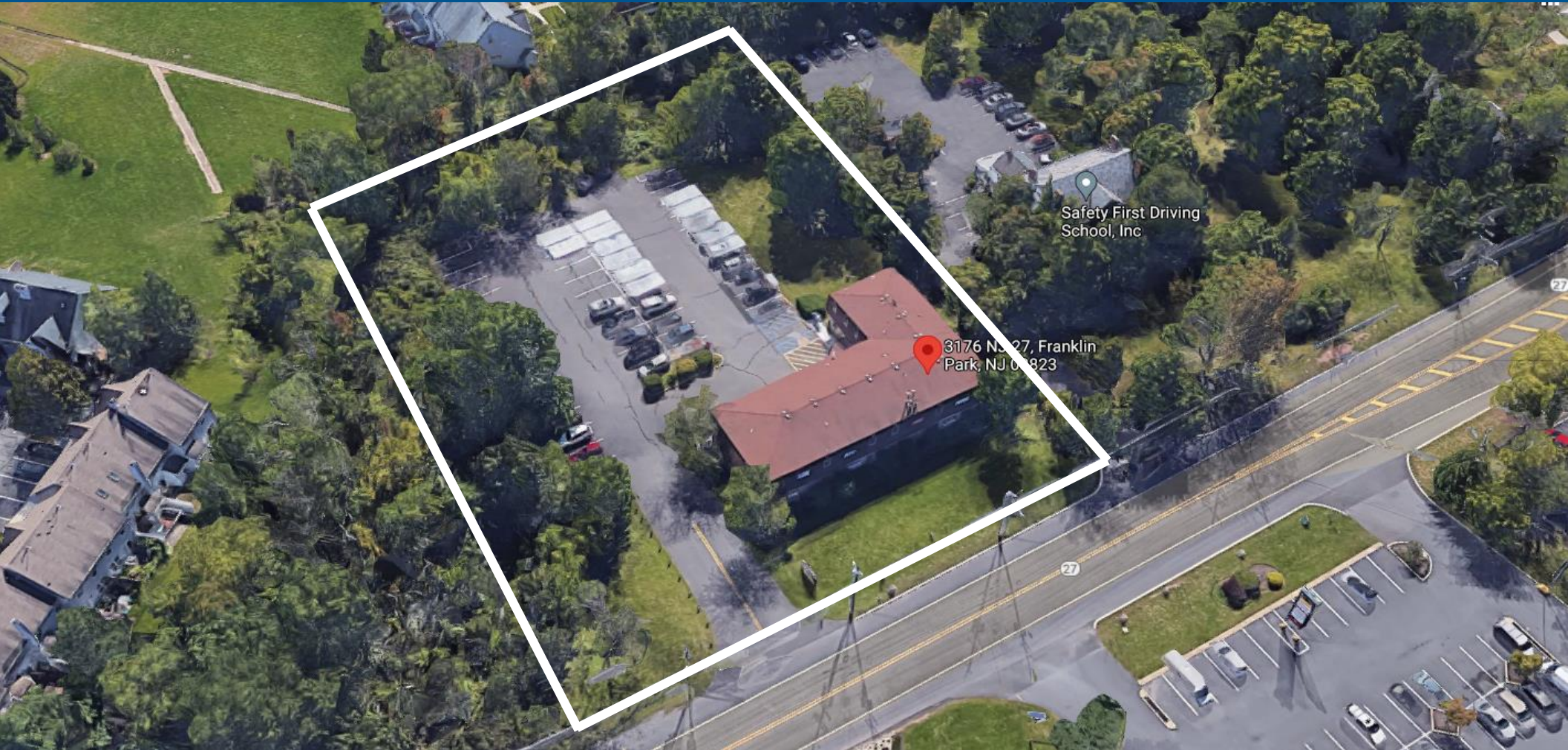
Safety First Driving School, Inc

Montessori Sch

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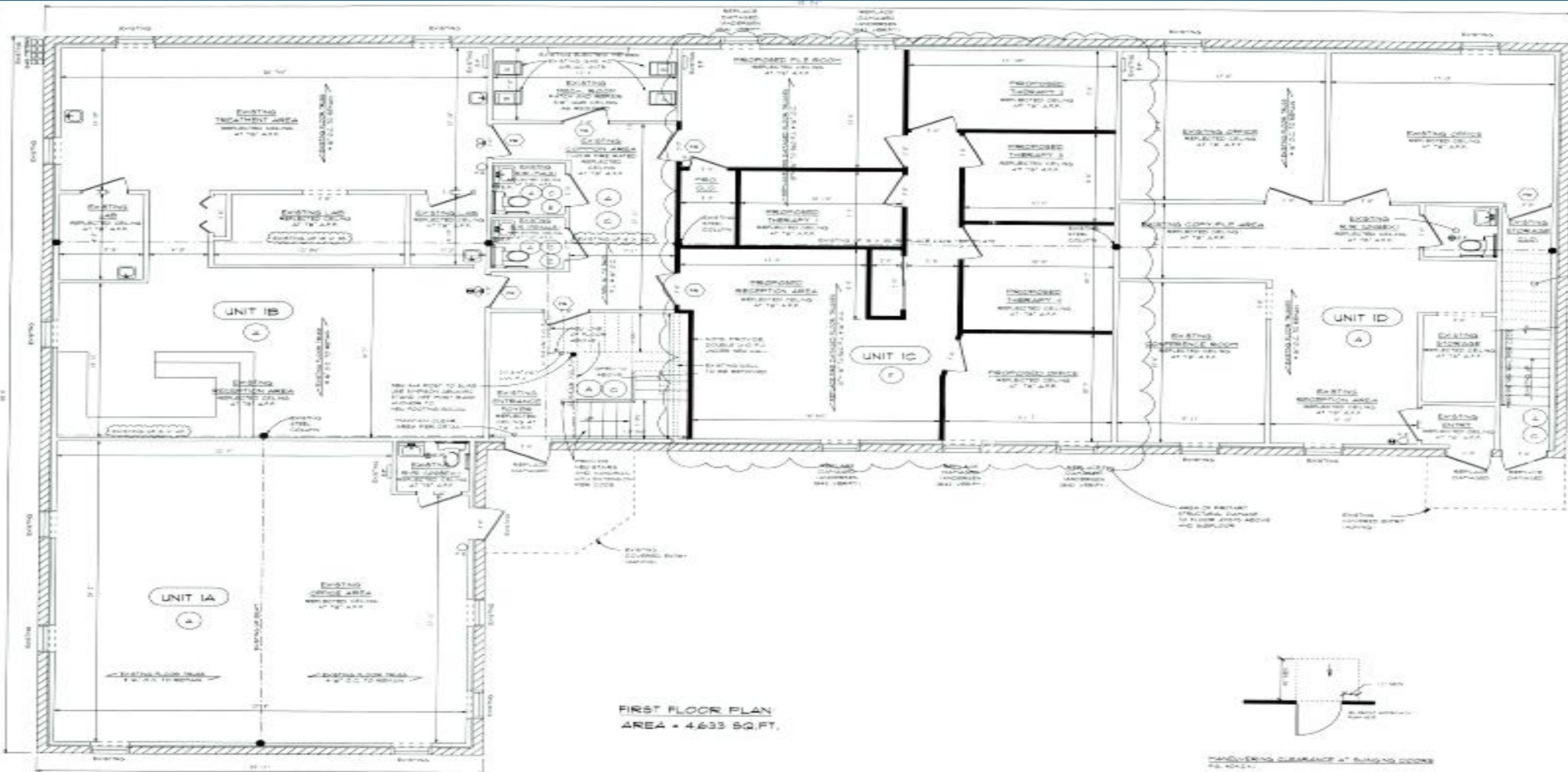
AERIAL OVERVIEW:



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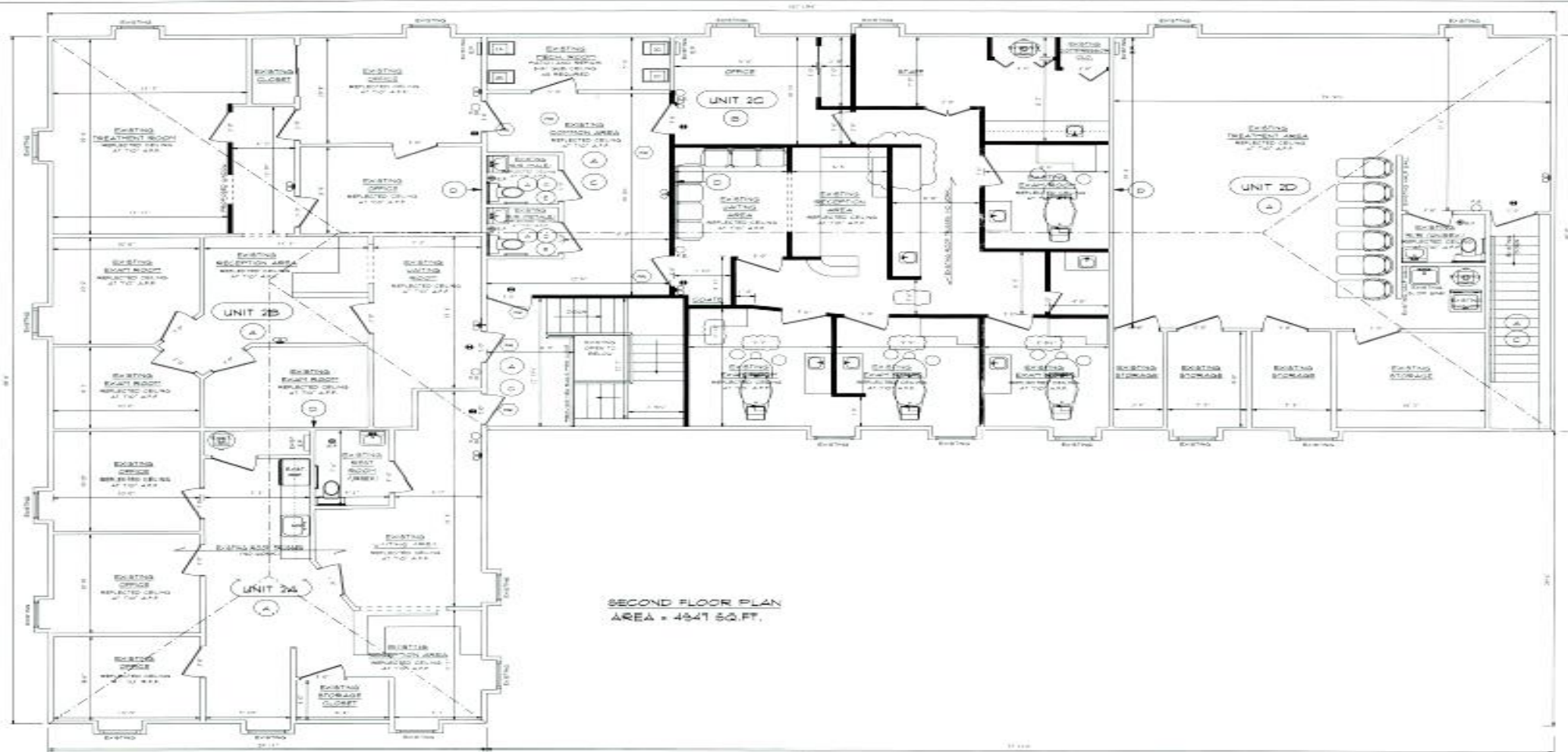
FLOOR PLAN – FIRST FLOOR



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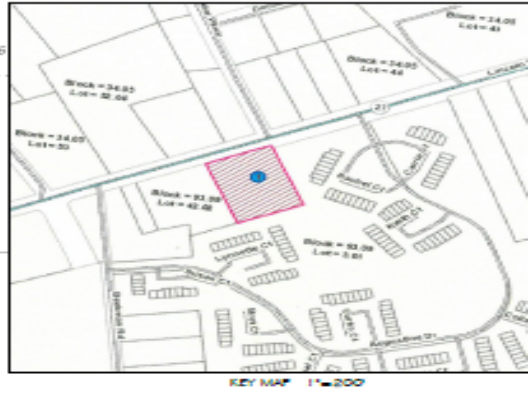
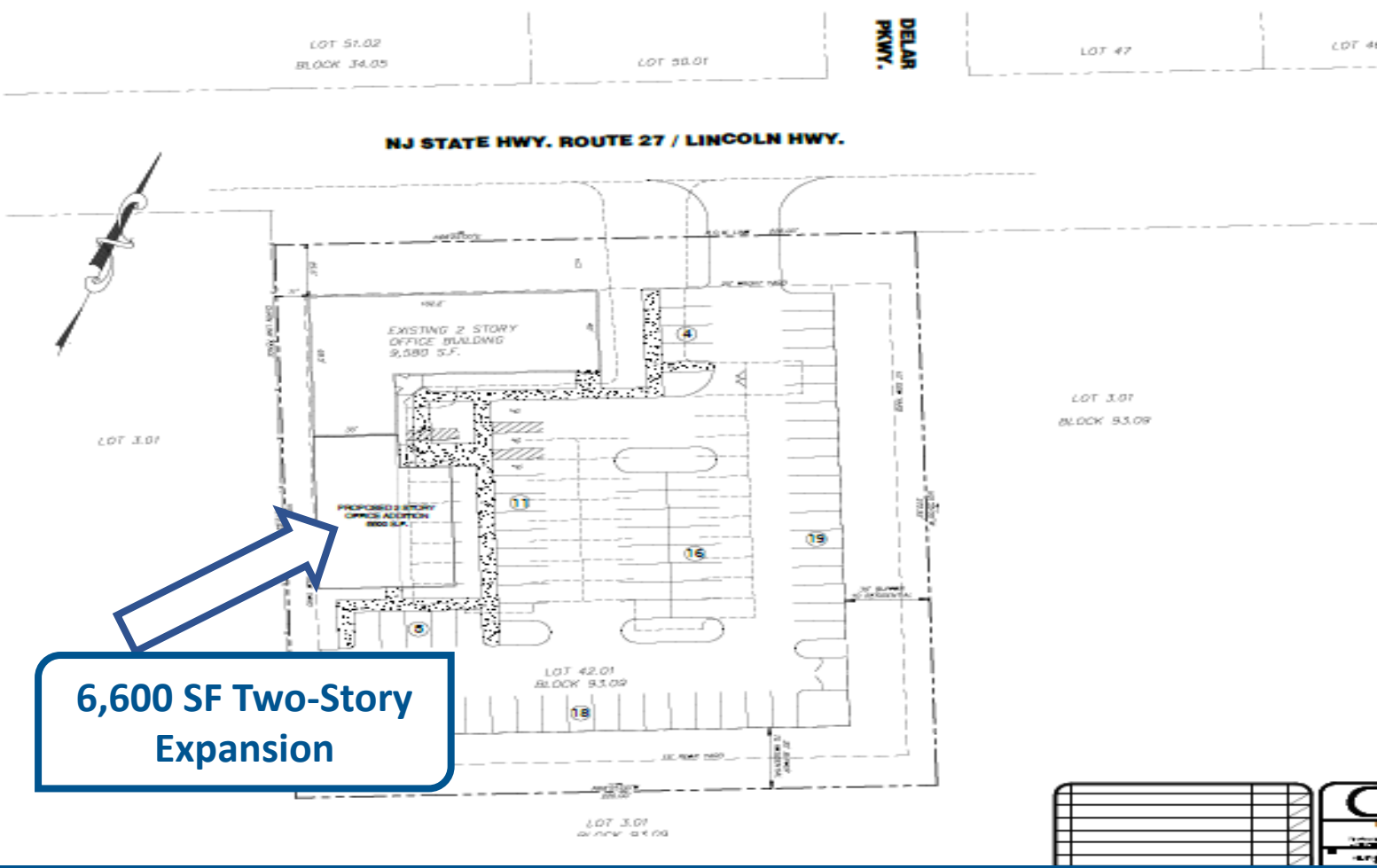
FLOOR PLAN – SECOND FLOOR



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CONCEPT PLAN FOR 6,600 SF OFFICE BUILDING EXPANSION



ZONING SCHEDULE C1-ZONE:

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 S.F.	61,680 S.F.
MIN. SIDE YARD	10 FT.	10 FT.
MIN. REAR YARD	15 FT.	15 FT.
MIN. FRONT YARD	25 FT.	25 FT.
MAX. LOT COVERAGE	80%	<80%
MAX. BUILDING HEIGHT	40FT.	40 FT.
PARKING	REQUIRED	PROVIDED
	16,180 S.F. @ 4.5/1000 S.F.	72.8
		73

6,600 SF Two-Story Expansion

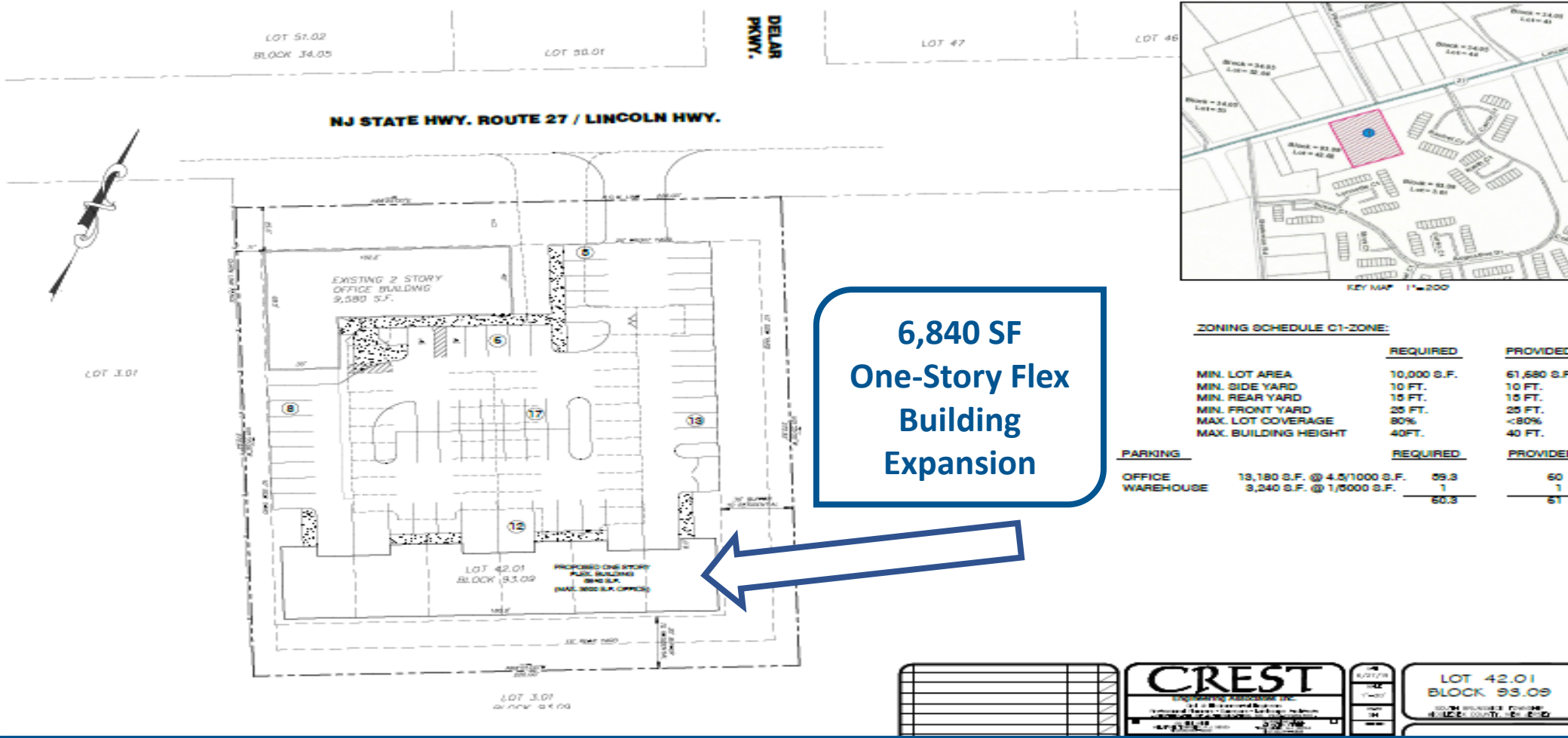
CREST
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LOT 42.01
BLOCK 93.09
SOUTH PRINCIPAL CORNER
MULLEN COUNTY, N.C. 27560

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CONCEPT PLAN FOR 6,840 SF FLEX BUILDING EXPANSION



**6,840 SF
One-Story Flex
Building
Expansion**

ZONING SCHEDULE C1-ZONE:

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 S.F.	61,580 S.F.
MIN. SIDE YARD	10 FT.	10 FT.
MIN. REAR YARD	15 FT.	15 FT.
MIN. FRONT YARD	25 FT.	25 FT.
MAX. LOT COVERAGE	80%	<80%
MAX. BUILDING HEIGHT	40 FT.	40 FT.

PARKING

	REQUIRED	PROVIDED
OFFICE	13,180 S.F. @ 4.5/1000 S.F.	60
WAREHOUSE	3,240 S.F. @ 1,000 S.F.	1
	60.3	61

CREST

LOT 42.01 BLOCK 93.09

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ADDITIONAL PHOTOS:



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ADDITIONAL PHOTOS:



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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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