

# 13,725 SF MEDICAL/OFFICE BUILDING

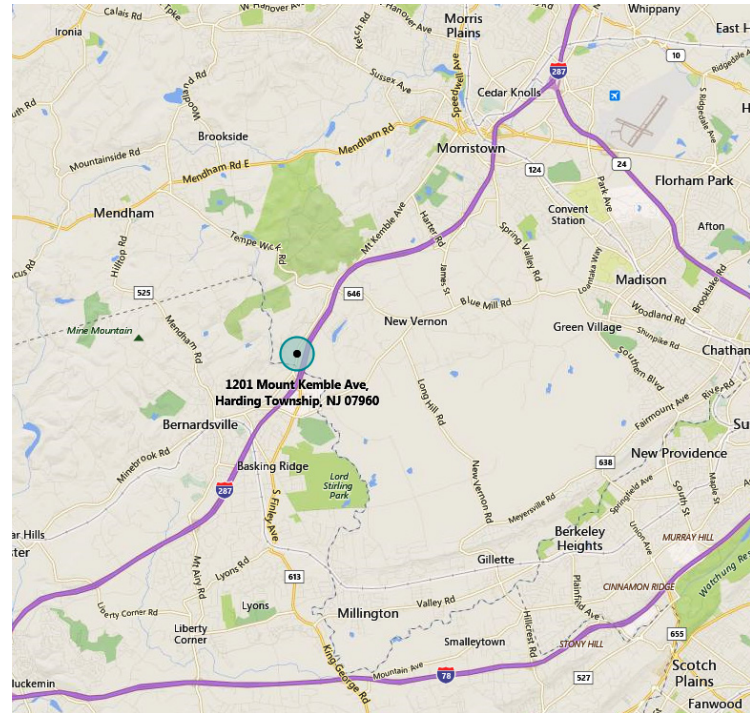
JOCKEY HOLLOW PROFESSIONAL BUILDING  
1201 Mt. Kemble Avenue (Route 202)  
Morristown, NJ (Morris County)

## INVESTMENT FOR SALE



## PROPERTY HIGHLIGHTS

- 13,725 Square Foot Office Condominium; part of an 18,802 Square Foot Office/Medical Complex on 2.52 Acres.
- Outstanding visibility on Route 202 (Mt. Kemble Avenue) on the Country Mile, a notable shopping and business area, between Bernardsville and Morristown.
- Traffic Count on Mt. Kemble Avenue (Route 202) is 10,184 vehicles per day.
- 89% Occupied with quality long term medical and office tenant leases. Anchor tenant is Radiology Center of Harding and co-condominium owner is Dental Associates of Basking Ridge.
- One vacancy of 1,595 SF now showing.
- Leases are long term with stable tenancies.
- Own a commercial real estate investment in Harding Township, one of New Jersey's most prestigious communities.



**Sale Price: \$2,450,000.00**

**Proposed 2017 CAP Rate: 7%**



Exclusively listed by:

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