

OFFERING MEMORANDUM

10 Brass Castle Rd

Washington, NJ 07882

\$1,400,000

LIST PRICE

2.45 Acres of Prime Development Land
Fully Approved for a **24,000 SF Facility**

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EXECUTIVE SUMMARY

We are pleased to present a prime commercial development opportunity located at **10 Brass Castle Rd, Washington, NJ 07882**. Offered at a competitive list price of **\$1,400,000**, this shovel-ready project represents an asset fully engineered and entitled for immediate development.

Shovel-Ready Healthcare Project

All heavy regulatory lifting has been completed, completely eliminating the standard multi-year hurdle typical of specialized medical facilities. Comprehensive architectural and engineering plans are included in the purchase price.

\$1,400,000 LIST PRICE	24,000 SF APPROVED BUILDING SIZE	2.45 Acres LOT AREA
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Project Highlights

- **Full Entitlements:** Complete zoning and building permits approved specifically for a 24,000 square foot, 44-bed drug and alcohol rehabilitation center.
- **Accelerated Speed to Market:** By bypassing the lengthy and unpredictable municipal approval process, investors can significantly accelerate project timelines and returns.
- **Operational Support:** Ownership can provide access to a licensed Medical Addiction Director for technical and operational transition support.

ZONING & VERSATILE USE PROFILE

The subject property is located in the **B-1 (Highway Business District)** of Washington Borough, which provides exceptional development flexibility. In addition to its specialized medical approvals, the B-1 zone natively permits all uses from the B-2 (Central Business District) as well as expanded commercial, service, and light industrial applications.

Permitted Principal & Conditional Uses

CATEGORY	PERMITTED USES IN B-1 ZONE
Medical & Healthcare	Medical offices, clinics, behavioral health centers, and fully-approved 44-bed rehabilitation facilities.
Professional Offices	Accounting, tax preparation, bookkeeping, legal services, architectural, engineering, drafting, and general corporate offices.
Retail & Food	Supermarkets, grocery stores, convenience stores, retail specialty shops, pharmacies, food & beverage sales.
Commercial Services	Public garages, automobile/truck/tractor service and repair, personal service establishments, banks, and financial institutions.
Light Industrial	Warehousing, commercial warehouses, lumber yards, textile jobbing, and light clean manufacturing.
Institutional & Community	Religious organizations, civic and social organizations, and public utilities.
Conditional Uses	Cannabis retailers, alternative treatment centers, and medical cannabis dispensaries (subject to local code requirements).

Property Specifications Table

ATTRIBUTE	IMPERIAL UNITS	METRIC/ALTERNATIVE
Offering Price	\$1,400,000	\$58.33 / SF
Lot Area	2.45 Acres	106,722 Sq. Ft. (0.99 Ha)
Approved Building	24,000 Sq. Ft.	2,229.68 Sq. Meters
Approved Capacity	44 Patient Beds	545.45 SF per Bed

MARKET & DEMOGRAPHIC PROFILE

The surrounding Washington, New Jersey market exhibits stable demographics and strong commercial fundamentals, supporting long-term healthcare infrastructure, retail, or industrial assets.

5,518 - 5,918 LOCAL POPULATION	2,368 TOTAL HOUSEHOLDS	1,804 LOCAL EMPLOYEES
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KEY METRIC	MARKET DATA VALUE
Total Local Businesses	206 Businesses
Largest Income Bracket	\$100,000 - \$149,999
Location Advantage	Situated immediately west of the Town Center, highly accessible from Route 57 and Route 31 corridors.

Confidentiality & Disclaimer: The information contained in this Offering Memorandum has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.