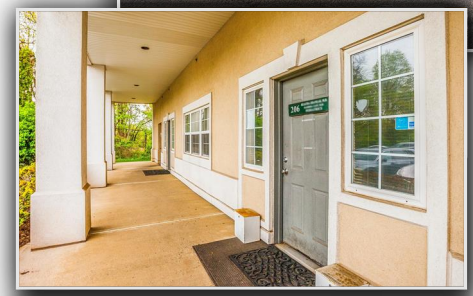
See the Virtual Tour! www.tourfactory.com/3242096

$550,000



206 Bridge St
Metuchen, NJ 08840

| 1500 Sq. Ft. | MLS #2614720R

• Turnkey First-Floor Medical/Professional Office - Prime End Unit
Exceptional opportunity to own a turnkey medical office in a well-maintained 10,000 sq. ft. professional building. This first-floor end unit offers excellent accessibility and visibility, complete with elevator access within the building. Spanning approximately 1,500 sq. ft., the space is thoughtfully designed and fully built out for medical use, while also being easily adaptable for general professional office purposes. The unit features a spacious front office with transaction window, a generous reception area, and five exam rooms, each equipped with its own vanity. Additional highlights include a central nurse station/common area, private office, dedicated storage area, and utility closet. The layout is complemented by one full bath and one half bath, along with two separate entrancesone for patients/clients and a secondary entrance for staff. Equipped with central HVAC, along with 75-gallon and 40-gallon water heaters, this unit is designed for efficiency and functionality. The building features a stucco exterior with durable metal roofing, offering a professional and modern appearance. Utilities (gas - Elizabethtown Gas, electric - PSEG, water - Middlesex Water) are paid based on usage. Potential for subdivision into two office suites, subject to Township approvals, zoning regulations, and HOA/bylaws; buyer to conduct due diligence. Ideal for medical practitioners, specialists, or professional office users seeking a move-in ready space in a convenient and professional setting.

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