

### PROFESSIONAL MEDICAL AND OFFICE FOR SALE OR LEASE

#### **BUILDING FEATURES**

- +/- 10,000 sf on .22 Acres
- 10 Suites and 10 bathrooms
- Two Story professional building
- +/- 2000 sf of Medical available
- Great opportunity for investor/user
- · Security system in building
- · Private lobby entrance
- Zoning H-1

**Asking Price: \$1,350,000** 

### **PROPERTY FEATURES**

- Located across from Barnert Medical Arts Complex
- Monument and building signage on Broadway
- Private parking PLUS ample street parking
- · Handicap access with ramp to parking
- On bus line to city
- · Minutes from GSP and Route 80, 21
- Central Station fire alarm

For more information contact:

### **NANCY STANTON-TUCKMAN**

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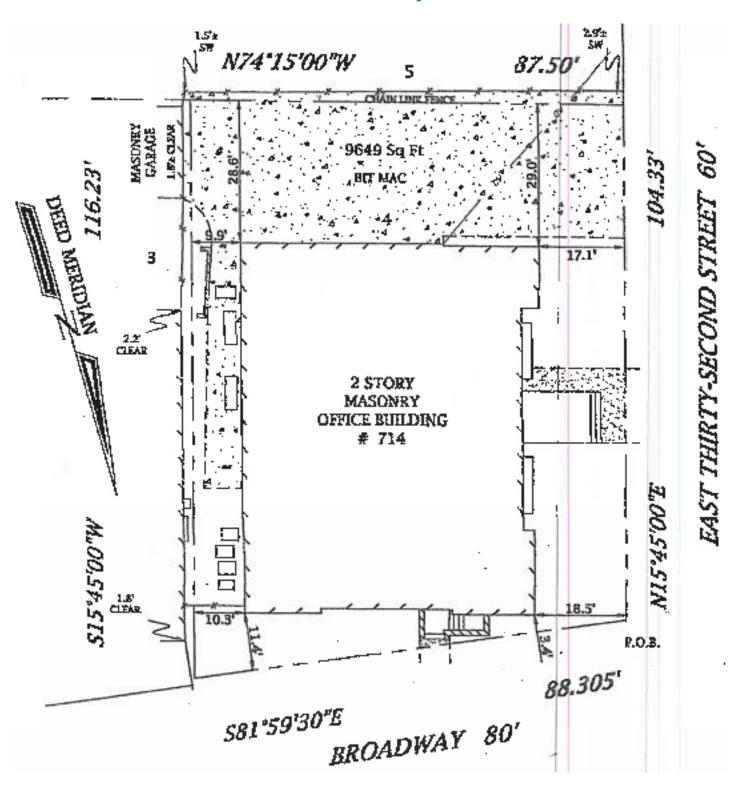
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## **Site Survey**



### **Rent Roll**

	Monthly Rent	CAM Monthly
Unit 1	Empty	
Unit 2	\$3,000.00	\$125.00
Unit 3	\$1,468.53	\$78.00
Unit 4A	\$1,300.00	\$70.00
Unit 4B	\$1,309.00	\$35.00
Unit 5	\$1,400.00	\$40.00

### **Lower-Level Gross Leases**

Unit 6A	\$700.00
Unit 6B	\$850.00
Unit 6C/D	\$900.00

# **Expenses Annually (Estimated)**

Insurance	\$4,438.00
Taxes	\$38,212.50
Water	\$1,555.01
Sewer	\$621.33
Fire Alarm	\$625.68
Landscape/snow	\$1,500.00
PSEG electric/heat	\$3,882.10
Trash	\$2,088.00

### Disclaimer: The above figures have not been verified









